2025 ECF ANALYSIS
GROUP #1

05-10 BITTEN BEACH (SUPPORTED USING BITTEN LAKE EST/VILLA HTS SALES D/T LACK OF SALES IN SUB)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-04-101-019	10415 LEE ANN	07/01/22	$415,000	WD	03-AL	$415,000	$131,500	31.69	$408,104	$110,068	$304,932	$211,074	1.445	1,318	04-10	0.9530	RANCH	$110,068	63
4712-04-101-034	158 FONRO	04/22/22	$380,000	WD	03-AL	$380,000	$135,400	35.63	$372,052	$82,516	$297,484	$205,054	1.451	1,696	04-10	1.5619	TWO-STORY	$82,516	63
4712-04-101-035	146 FONRO	08/21/23	$432,000	WD	03-AL	$432,000	$178,200	41.25	$404,170	$87,498	$344,502	$224,272	1.536	1,856	04-10	10.0949	TWO-STORY	$86,419	58
4712-04-101-051	151 FONRO	06/08/23	$330,000	WD	03-AL	$330,000	$131,800	39.94	$322,712	$69,625	$260,375	$179,240	1.453	1,464	04-10	1.7519	RANCH	$65,000	54
4712-04-101-053	175 FONRO	07/18/23	$336,000	WD	03-AL	$336,000	$135,700	40.39	$325,487	$66,580	$269,420	$183,362	1.469	1,604	04-10	3.4194	RANCH	$65,000	55
4712-04-102-002	10597 VILLA	11/03/23	$327,500	WD	03-AL	$327,500	$137,500	41.98	$306,979	$67,018	$260,482	$169,944	1.533	1,654	04-10	9.7610	TRI-LEVEL	$65,000	53
4712-04-102-003	10565 VILLA	09/26/22	$324,000	WD	03-AL	$324,000	$121,800	37.59	$340,025	$68,811	$255,189	$192,078	1.329	1,729	04-10	10.6571	TWO-STORY	$65,000	63
4712-04-102-006	10435 VILLA	06/29/23	$355,000	WD	03-AL	$355,000	$150,500	42.39	$335,402	$65,000	$290,000	$191,503	1.514	1,912	04-10	7.9197	TWO-STORY	$65,000	55
4712-04-102-032	445 FONRO	02/16/24	$347,000	WD	03-AL	$347,000	$157,200	45.30	$366,216	$65,000	$282,000	$213,326	1.322	1,353	04-10	11.3219	RANCH	$65,000	71
4712-04-102-040	10639 LEE ANN	03/05/24	$310,000	WD	03-AL	$310,000	$150,800	48.65	$331,576	$66,703	$243,297	$187,587	1.297	1,796	04-10	13.8160	TWO-STORY	$65,000	55
4712-04-102-043	10551 LEE ANN	04/26/22	$330,000	WD	03-AL	$330,000	$130,000	39.39	$345,779	$66,703	$263,297	$197,646	1.332	1,694	04-10	10.2976	QUAD-LEVEL	$65,000	61
4712-05-101-016	9525 BITTEN	04/24/23	$340,000	WD	03-AL	$340,000	$133,300	39.21	$321,232	$106,654	$233,346	$153,270	1.522	1,212	05-10	8.7309	RANCH	$106,654	57
4712-28-102-009	4151 VILLAGE	01/16/24	$289,900	WD	03-AL	$289,900	$113,700	39.22	$283,748	$62,917	$226,983	$147,812	1.536	1,551	28-10	10.0479	QUAD-LEVEL	$60,000	50
4712-28-102-038	10340 CARRIAGE	08/18/22	$331,000	WD	03-AL	$331,000	$118,200	35.71	$358,973	$61,186	$269,814	$199,322	1.354	1,536	28-10	8.1482	RANCH	$60,000	59
		Totals:	**$4,847,400**			**$4,847,400**	**$1,925,600**		**$4,822,455**		**$3,801,121**	**$2,655,489**				**0.3721**			
							Sale. Ratio =>	**39.72**				**E.C.F. =>**	**1.431**						
							Std. Dev. =>	**4.19**				**Ave. E.C.F. =>**	**1.435**						

Std. Deviation=> **0.090311**
Ave. Variance=> **7.7487** **Coeff of Var=>** **5.3992**

ECF USED (71-100%): 1.30
ECF USED (70-61%): 1.40
ECF USED (0-60%): 1.45

Set proportionally w/other groups d/t lack of sales

04-10 BITTEN LK/VILLA HTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-04-101-019	10415 LEE ANN	07/01/22	$415,000	WD	03-AL	$415,000	$131,500	31.69	$408,104	$110,068	$304,932	$211,074	1.445	1,318	04-10	3.3534	RANCH	$110,068	63
4712-04-101-034	158 FONRO	04/22/22	$380,000	WD	03-AL	$380,000	$135,400	35.63	$372,052	$82,516	$297,484	$205,054	1.451	1,696	04-10	3.9623	TWO-STORY	$82,516	63
4712-04-101-035	146 FONRO	08/21/23	$432,000	WD	03-AL	$432,000	$178,200	41.25	$404,170	$87,498	$344,502	$224,272	1.536	1,856	04-10	12.4953	TWO-STORY	$86,419	58
4712-04-101-051	151 FONRO	06/08/23	$330,000	WD	03-AL	$330,000	$131,800	39.94	$322,712	$69,625	$260,375	$179,240	1.453	1,464	04-10	4.1524	RANCH	$65,000	54
4712-04-101-053	175 FONRO	07/18/23	$336,000	WD	03-AL	$336,000	$135,700	40.39	$325,487	$66,580	$269,420	$183,362	1.469	1,604	04-10	5.8198	RANCH	$65,000	55
4712-04-102-002	10597 VILLA	11/03/23	$327,500	WD	03-AL	$327,500	$137,500	41.98	$306,979	$67,018	$260,482	$169,944	1.533	1,654	04-10	12.1614	TRI-LEVEL	$65,000	53
4712-04-102-003	10565 VILLA	09/26/22	$324,000	WD	03-AL	$324,000	$121,800	37.59	$340,025	$68,811	$255,189	$192,078	1.329	1,729	04-10	8.2567	TWO-STORY	$65,000	63
4712-04-102-006	10435 VILLA	06/29/23	$355,000	WD	03-AL	$355,000	$150,500	42.39	$335,402	$65,000	$290,000	$191,503	1.514	1,912	04-10	10.3201	TWO-STORY	$65,000	55
4712-04-102-032	445 FONRO	02/16/24	$347,000	WD	03-AL	$347,000	$157,200	45.30	$366,216	$65,000	$282,000	$213,326	1.322	1,353	04-10	8.9215	RANCH	$65,000	71
4712-04-102-040	10639 LEE ANN	03/05/24	$310,000	WD	03-AL	$310,000	$150,800	48.65	$331,576	$66,703	$243,297	$187,587	1.297	1,796	04-10	11.4156	TWO-STORY	$65,000	55
4712-04-102-043	10551 LEE ANN	04/26/22	$330,000	WD	03-AL	$330,000	$130,000	39.39	$345,779	$66,703	$263,297	$197,646	1.332	1,694	04-10	7.8972	QUAD-LEVEL	$65,000	61
4712-04-102-047	10606 LEE ANN	06/12/23	$294,900	WD	03-AL	$294,900	$145,000	49.17	$323,833	$66,247	$228,653	$182,426	1.253	1,892	04-10	15.7738	QUAD-LEVEL	$65,000	55
		Totals:	**$4,181,400**			**$4,181,400**	**$1,705,400**		**$4,182,335**		**$3,299,631**	**$2,337,511**				**0.0463**			
							Sale. Ratio =>	**40.79**				**E.C.F. =>**	**1.412**						
							Std. Dev. =>	**5.03**				**Ave. E.C.F. =>**	**1.411**						

Std. Deviation=> **0.098988**
Ave. Variance=> **8.7108** **Coeff of Var=>** **6.1729**

ECF USED (0-80% GOOD): 1.412
ECF USED (81-100% GOOD): 1.312

2025 ECF ANALYSIS
GROUP #1

OUTLIERS (04-10)

4712-04-101-003	221 CHATEAU	02/01/23	$319,000	WD	03-AL	$319,000	$120,600	37.81	$358,107	$110,099	$208,901	$175,643	1.189	1,485	04-10	#REF!	QUAD-LEVEL	$110,099	51
4712-04-101-062	10560 LAFOLLETTE	11/20/23	$310,000	WD	03-AL	$310,000	$106,000	34.19	$262,434	$65,350	$244,650	$139,578	1.753	1,520	04-10	34.1648	TRI-LEVEL	$65,000	49

08-40 BIDWELL PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-08-401-002	9948 MEVIS	05/08/24	$300,000	WD	03-AL	$300,000	$124,400	41.47	$282,437	$53,600	$246,400	$145,756	1.690	1,196	08-40	11.7127	RANCH	$53,600	53
4712-08-401-025	9963 MEVIS	09/28/23	$318,000	WD	03-AL	$318,000	$130,500	41.04	$327,564	$69,737	$248,263	$164,221	1.512	1,522	08-40	6.1607	RANCH	$65,919	58
4712-08-401-027	9874 MEVIS	03/09/23	$310,000	WD	03-AL	$310,000	$102,700	33.13	$317,865	$81,092	$228,908	$150,811	1.518	1,440	08-40	5.5520	RANCH	$75,802	50
		Totals:	**$928,000**			**$928,000**	**$357,600**		**$927,866**		**$723,571**	**$460,788**				**0.3078**			
							Sale. Ratio =>	**38.53**				**E.C.F. =>**	**1.570**						
							Std. Dev. =>	**4.69**				**Ave. E.C.F. =>**	**1.573**						

Std. Deviation=> **0.101481**
Ave. Variance=> **7.8085** **Coeff of Var=>** **4.9629**

ECF USED: 1.57

NOTE: Expanded sales period d/t lack of sales within the study period.

08-41 COUNTRY SIDE ESTS/09-20 CHASE SUBDIVISION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-08-402-003	1816 SHERLYNN	11/04/21	$298,000	WD	03-AL	$298,000	$122,300	41.04	$322,486	$59,154	$238,846	$215,846	1.107	2,052	08-41	4.5296	TRI-LEVEL	$59,154	60
4712-08-402-035	9837 WALFRAN	06/30/21	$283,550	WD	03-AL	$283,550	$119,200	42.04	$313,675	$63,233	$220,317	$205,280	1.073	2,177	08-41	7.8604	BI-LEVEL	$62,349	62
4712-08-402-041	1819 RODANDE	04/12/21	$327,500	WD	03-AL	$327,500	$114,300	34.90	$329,822	$66,668	$260,832	$215,700	1.209	1,454	08-41	5.7381	RANCH	$65,694	67
4712-08-402-044	1801 SHERLYNN	05/20/22	$315,000	WD	03-AL	$315,000	$128,900	40.92	$315,329	$68,672	$246,328	$202,178	1.218	2,120	08-41	6.6519	TRI-LEVEL	$66,136	56
		Totals:	**$1,224,050**			**$1,224,050**	**$484,700**		**$1,281,312**		**$966,323**	**$839,004**				**0.0104**			
							Sale. Ratio =>	**39.60**				**E.C.F. =>**	**1.152**						
							Std. Dev. =>	**3.25**				**Ave. E.C.F. =>**	**1.152**						

ECF USED (81-100%): 1.10
ECF USED (71-80%): 1.22
ECF USED (0-70%): 1.27

Std. Deviation=> **0.07291**
Ave. Variance=> **6.1950** **Coeff of Var=>** **5.3783**

NOTE: Expanded sales period d/t lack of sales within the study period.
No sales in Chase Subdivision. Supporting ECF used based on Country Side Estates
Used higher ECF than indicated d/t sales being older. Newer sales support higher ECF.
Used 1.27 for all of Chase sub d/t no newer homes

2025 ECF ANALYSIS
GROUP #1

02-20 VALLEY VIEW ESTATES/28-20 ANDERSEN ACRES/32-22 MARTINS HOME

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-02-201-010	106 S PLEASANT VALLEY	06/24/22	$345,000	WD	03-AL	$345,000	$107,100	31.04	$295,362	$75,435	$269,565	$173,171	1.557	1,499	02-20	16.2259	RANCH	$65,000	51
4712-28-201-014	4421 ANDERSEN	10/27/22	$297,500	WD	03-AL	$297,500	$126,100	42.39	$310,605	$52,739	$244,761	$201,773	1.213	1,356	28-20	18.1332	RANCH	$51,000	68
4712-28-201-028	10801 SPENCER	09/22/22	$280,000	WD	03-AL	$280,000	$83,600	29.86	$266,754	$57,729	$222,271	$163,556	1.359	1,108	28-20	3.5395	RANCH	$57,000	58
4712-32-205-010	4987 CULVER	11/15/23	$305,000	WD	03-AL	$305,000	$153,700	50.39	$318,489	$62,806	$242,194	$201,325	1.203	1,562	32-22	19.1383	RANCH	$61,200	58
4712-32-205-017	5039 CULVER	06/26/23	$315,000	WD	03-AL	$315,000	$119,700	38.00	$255,410	$51,000	$264,000	$160,953	1.640	1,882	32-22	24.5851	BI-LEVEL	$51,000	56
		Totals:	**$1,542,500**			**$1,542,500**	**$590,200**		**$1,446,620**		**$1,242,791**	**$900,778**				**1.4696**			
							Sale. Ratio =>	**38.26**				**E.C.F. =>**	**1.380**						
							Std. Dev. =>	**8.47**				**Ave. E.C.F. =>**	**1.394**						

Std. Deviation=>	**0.198452**		
Ave. Variance=>	**16.3244**	**Coeff of Var=>**	**11.707**

NOTE: Newer homes are given a lower ECF to avoid being overvalued d/t less depreciation

MARTINS HOME SUB
ECF USED: 1.30

Set ECF based on historical sales d/t lack of sales

ANDERSEN ACRES
ECF USED (0-80% GOOD): 1.380
ECF USED (81-90% GOOD): 1.180
ECF USED (91-100% GOOD): 0.87

VALLEY VIEW ESTATES
ECF USED: 1.38

GROUP #1

2025 ECF ANALYSIS
28-10 COLONIAL VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-28-102-009	4151 VILLAGE	01/16/24	$289,900	WD	03-AL	$289,900	$113,700	39.22	$253,594	$62,917	$226,983	$147,812	1.536	1,551	2.6962	QUAD-LEVEL	$60,000	50
4712-28-102-038	10340 CARRIAGE	08/18/22	$331,000	WD	03-AL	$331,000	$118,200	35.71	$318,311	$61,186	$269,814	$199,322	1.354	1,536	15.5001	RANCH	$60,000	59
4712-28-102-041	10306 CARRIAGE	09/27/23	$317,500	WD	03-AL	$317,500	$118,400	37.29	$264,225	$66,000	$251,500	$153,663	1.637	1,561	12.8039	QUAD-LEVEL	$66,000	50
		Totals:	**$938,400**			**$938,400**	**$350,300**		**$836,130**		**$748,297**	**$500,796**			**1.4447**			
							Sale. Ratio =>	**37.33**				**E.C.F. =>**	**1.494**					
							Std. Dev. =>	**1.76**				**Ave. E.C.F. =>**	**1.509**					

Std. Deviation=>	**0.143433**		
Ave. Variance=>	**10.3334**	**Coeff of Var=>**	**6.85**

ECF USED (0-81%): 1.494
ECF USED (91-100%): 1.20

NOTE: Newer homes are given a lower ECF to avoid being overvalued d/t less depreciation

2025 ECF ANALYSIS
GROUP #2

09-30 MORGAN LAKE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-09-301-008	10056 ROSEMARIE	09/09/22	$615,000	WD	03-AL	$615,000	$240,500	39.11	$632,629	$98,701	$516,299	$640,201	0.806	3,169	0.1182	TWO-STORY	$95,700	76
4712-09-301-023	10216 ROSEMARIE	05/08/23	$672,000	WD	03-AL	$672,000	$271,200	40.36	$639,612	$101,937	$570,063	$644,694	0.884	2,789	7.6593	TWO-STORY	$100,000	76
4712-09-301-025	10181 ROSEMARIE	12/12/22	$783,000	WD	03-AL	$783,000	$311,700	39.81	$821,135	$151,097	$631,903	$803,403	0.787	3,211	2.1112	TWO-STORY	$125,000	76
4712-09-301-038	1823 MORGAN LAKE	07/26/22	$755,000	WD	03-AL	$755,000	$287,100	38.03	$805,259	$90,671	$664,329	$856,820	0.775	3,193	3.2303	TWO-STORY	$87,000	89
4712-09-301-044	10315 ROSEMARIE	08/14/23	$695,000	WD	03-AL	$695,000	$299,200	43.05	$702,957	$127,489	$567,511	$690,010	0.822	2,856	1.4823	TWO-STORY	$87,000	80
4712-09-301-056	1801 KRISS CROSSING	05/09/22	$830,000	WD	03-AL	$830,000	$354,500	42.71	$897,904	$167,518	$662,482	$875,763	0.756	4,047	5.1182	TWO-STORY	$125,000	77
4712-09-301-075	1570 TOMS HOLLOW	11/08/23	$690,000	WD	03-AL	$690,000	$255,500	37.03	$670,644	$87,000	$603,000	$699,813	0.862	2,602	5.4014	TWO-STORY	$87,000	96
4712-09-301-076	1558 TOMS HOLLOW	05/13/22	$599,500	WD	03-AL	$599,500	$246,100	41.05	$680,689	$91,777	$507,723	$706,130	0.719	3,209	8.8623	TWO-STORY	$87,000	80
4712-09-301-078	1585 TOMS HOLLOW	10/07/22	$797,492	WD	25-PC	$797,492	$116,800	14.65	$778,950	$95,208	$702,284	$819,835	0.857	2,542	4.8972	TWO-STORY	$87,000	96
		Totals:	**$6,436,992**			**$6,436,992**	**$2,382,600**		**$6,629,779**		**$5,425,594**	**$6,736,668**			**0.2263**			
							Sale. Ratio =:	**37.01**				**E.C.F. =>**	**0.805**					
							Std. Dev. =>	**8.73**				**Ave. E.C.F. =>**	**0.808**					

Std. Deviation=> **0.054044**
Ave. Variance=> **4.3200** **Coeff of Var= 5.34892**

ECF USED: 0.83

NOTE: Used ECF greater than indicated d/t newer sales (2023) trending up significantly

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-09-301-077	1577 TOMS HOLLOW	01/12/23	$632,000	WD	03-AL	$632,000	$289,800	45.85	$783,834	$92,126	$539,874	$829,386	0.651	3,827	15.6713	TWO-STORY	$87,000	80
4712-09-301-001	1856 COBBLE	06/29/22	$555,000	WD	03-AL	$555,000	$250,000	45.05	$667,174	$95,700	$459,300	$685,221	0.670	3,125	13.7350	TWO-STORY	$95,700	74

09-31 SHENANDOAH RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-09-302-006	10183 SHENANDOAH RIDGE	04/13/23	$500,000	WD	03-AL	$500,000	$231,000	46.20	$498,014	$89,530	$410,470	$514,463	0.798	2,480	0.3912	TWO-STORY	$80,000	92
4712-09-302-008	10238 SHENANDOAH RIDGE	01/03/24	$535,000	WD	03-AL	$535,000	$256,100	47.87	$553,337	$82,831	$452,169	$592,577	0.763	2,955	3.0892	TWO-STORY	$80,000	91
4712-09-302-009	10218 SHENANDOAH RIDGE	04/21/23	$575,000	WD	03-AL	$575,000	$248,600	43.23	$550,539	$101,825	$473,175	$565,131	0.837	2,118	4.3336	RANCH	$80,000	90
4712-09-302-014	10108 SHENANDOAH RIDGE	10/28/22	$485,000	WD	03-AL	$485,000	$203,500	41.96	$493,433	$85,354	$399,646	$513,953	0.778	2,111	1.6356	RANCH	$80,000	91
		Totals:	**$2,095,000**			**$2,095,000**	**$939,200**		**$2,095,323**		**$1,735,460**	**$2,186,125**			**0.0096**			
							Sale. Ratio =:	**44.83**				**E.C.F. =>**	**0.794**					
							Std. Dev. =>	**2.70**				**Ave. E.C.F. =>**	**0.794**					

Std. Deviation=> **0.032224**
Ave. Variance=> **2.3624** **Coeff of Var= 2.97553**

ECF USED: 0.794

2025 ECF ANALYSIS
GROUP #2

08-31 SANDILA ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-08-302-025	1910 OLD SANDILA	04/28/22	$675,000	WD	03-AL	$675,000	$258,100	38.24	$676,545	$100,000	$575,000	$674,322	0.853	2,627	0.2645	TWO-STORY	$100,000	93
4712-08-302-027	1894 OLD SANDILA	04/22/22	$650,000	WD	03-AL	$650,000	$254,300	39.12	$668,744	$85,000	$565,000	$682,742	0.828	2,907	2.7808	TWO-STORY	$85,000	92
4712-08-302-029	9036 SANDILA	11/14/22	$587,500	WD	03-AL	$587,500	$228,400	38.88	$570,219	$90,620	$496,880	$560,935	0.886	2,422	3.0453	TWO-STORY	$85,000	92
		Totals:	**$1,912,500**			**$1,912,500**	**$740,800**		**$1,915,508**		**$1,636,880**	**$1,917,998**			**0.1922**			
							Sale. Ratio =:	**38.73**				**E.C.F. =>**	**0.853**					
							Std. Dev. =>	**0.46**				**Ave. E.C.F. =>**	**0.855**					

Std. Deviation=> **0.029221**
Ave. Variance=> **2.0302** **Coeff of Var= 2.37355**

ECF USED: 0.87

NOTE: Used ECF greater than indicated d/t sales being older

08-22 DEERFIELD PRESERVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-08-202-009	9849 HAVENDALE	06/09/22	$574,825	WD	25-PC	$574,825	$137,900	23.99	$598,034	$80,000	$494,825	$528,606	0.936	2,036	4.4375	RANCH	$80,000	96
4712-08-202-051	1129 CANDLELIGHT	03/28/23	$538,200	WD	25-PC	$538,200	$41,000	7.62	$546,518	$80,000	$458,200	$476,039	0.963	1,902	1.7943	RANCH	$80,000	97
4712-08-202-057	9872 HAVENDALE	02/22/24	$625,000	WD	25-PC	$625,000	$146,700	23.47	$592,185	$80,000	$545,000	$522,638	1.043	2,025	6.2318	RANCH	$80,000	97
		Totals:	**$1,738,025**			**$1,738,025**	**$325,600**		**$1,736,737**		**$1,498,025**	**$1,527,283**			**0.0374**			
							Sale. Ratio =:	**18.73**				**E.C.F. =>**	**0.981**					
							Std. Dev. =>	**9.31**				**Ave. E.C.F. =>**	**0.980**					

Std. Deviation=> **0.055564**
Ave. Variance=> **4.1545** **Coeff of Var= 4.23729**

ECF USED: 0.981

2025 ECF ANALYSIS
14-10 WOODLORE SITE CONDOS/05-20 ORCHARD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-05-201-003	10023 APPLEGATE	07/22/22	$1,300,000	WD	03-AL	$1,300,000	$538,000	41.38	$1,286,680	$198,665	$1,101,335	$1,326,848	0.830	5,073	2.3237	TWO-STORY	$190,000	76
4712-14-101-006	12440 CHERRY LEAF	09/06/23	$700,000	WD	03-AL	$700,000	$266,900	38.13	$681,283	$127,038	$572,962	$701,576	0.817	3,162	0.9877	TWO-STORY	$118,000	76
4712-20-401-018	3740 POINTE SHORE	06/23/23	$968,888	PTA	25-PC	$968,888	$302,600	31.23	$966,902	$145,000	$823,888	$933,980	0.882	2,504	7.5325	RANCH	$145,000	96
4712-20-401-018	3740 POINTE SHORE	10/23/23	$975,000	WD	25-PC	$975,000	$302,600	31.04	$966,902	$145,000	$830,000	$933,980	0.889	2,504	8.1869	RANCH	$145,000	96
4712-20-401-029	9767 LAKE EDGE	06/27/22	$915,000	WD	03-AL	$915,000	$332,100	36.30	$957,036	$125,088	$789,912	$945,395	0.836	3,604	2.8735	TWO-STORY	$120,000	80
4712-23-102-003	12445 SCENIC VIEW	11/04/22	$950,000	WD	03-AL	$950,000	$359,400	37.83	$942,641	$128,111	$821,889	$1,031,051	0.797	5,134	0.9664	RANCH	$128,111	76
4712-23-102-007	3030 BEACH LAKE DR E	07/05/23	$610,000	WD	03-AL	$610,000	$300,400	49.25	$658,395	$97,502	$512,498	$709,991	0.722	3,541	8.4964	TWO-STORY	$94,225	72
4712-23-102-034	3238 BEACH LAKE DR E	06/15/23	$710,000	WD	03-AL	$710,000	$293,500	41.34	$734,735	$108,150	$601,850	$793,146	0.759	3,628	4.7987	TWO-STORY	$103,000	74
4712-23-201-052	3163 BEACH LAKE DR E	08/11/22	$735,000	WD	03-AL	$735,000	$265,400	36.11	$738,271	$136,573	$598,427	$761,643	0.786	3,334	2.1096	TWO-STORY	$98,338	73
4712-29-101-019	4070 DOMINION	08/15/22	$700,000	WD	03-AL	$700,000	$298,300	42.61	$780,197	$176,172	$523,828	$719,077	0.728	3,216	7.8329	TWO-STORY	$105,000	78
4712-29-101-036	4169 WYNDHAM	10/10/23	$750,000	WD	03-AL	$750,000	$337,000	44.93	$778,780	$127,369	$622,631	$775,489	0.803	3,055	0.3914	TWO-STORY	$125,000	87
4712-29-101-071	9202 RIDGEFIELD	09/15/23	$860,000	WD	03-AL	$860,000	$372,000	43.26	$846,110	$167,023	$692,977	$808,437	0.857	3,460	5.0380	TWO-STORY	$125,000	78
4712-29-101-075	9138 RIDGEFIELD	07/07/23	$605,000	WD	03-AL	$605,000	$292,400	48.33	$667,931	$125,000	$480,000	$646,346	0.743	3,192	6.4166	TWO-STORY	$125,000	79
4712-29-101-086	9085 RIDGEFIELD	11/01/23	$720,000	WD	03-AL	$720,000	$309,000	42.92	$694,910	$113,687	$606,313	$691,932	0.876	3,335	6.9459	TWO-STORY	$105,000	79
4712-29-101-088	9117 RIDGEFIELD	01/10/24	$700,000	WD	03-AL	$700,000	$303,000	43.29	$681,946	$117,370	$582,630	$672,114	0.867	3,271	6.0060	TWO-STORY	$105,000	79
4712-29-101-108	4310 DOMINION	12/22/22	$625,000	WD	03-AL	$625,000	$292,100	46.74	$705,675	$105,000	$520,000	$715,089	0.727	3,458	7.9620	TWO-STORY	$105,000	79
4712-29-401-110	9387 LEXFORD	03/01/24	$650,000	WD	03-AL	$650,000	$285,800	43.97	$669,686	$101,586	$548,414	$676,310	0.811	3,202	0.4091	TWO-STORY	$97,000	79
4712-29-401-115	9487 KERRINGTON	07/22/22	$650,000	WD	03-AL	$650,000	$239,100	36.78	$682,399	$97,000	$553,000	$696,904	0.794	2,935	1.3291	TWO-STORY	$97,000	84
		Totals:	**$14,123,888**			**$14,123,888**	**$5,689,600**		**$14,440,479**		**$11,782,554**	**$14,539,307**			**0.3592**			
							Sale. Ratio =>	**40.28**				**E.C.F. =>**	**0.810**					
							Std. Dev. =>	**5.27**				**Ave. E.C.F. =>**	**0.807**					

Std. Deviation=> **0.055131**
Ave. Variance=> **4.4781** **Coefficient of Var=>** **5.55**

ECF USED: 0.810
ECF USED: 0.820 (ORCHARD EST)

NOTES:
USED GROUP ECF FOR ORCHARD EST AND WOODLORE D/T LACK OF SALES IN THESE SUBS
SLIGHTLY HIGHER ECF USED FOR ORCHARD EST D/T HISTORICAL SALES IN SUB.

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-14-301-007	12385 BOULDER PASS	11/20/23	$1,625,000	WD	03-AL	$1,625,000	$470,200	28.94	$1,301,341	$229,054	$1,395,946	$1,128,723	1.237	3,865	42.9946	TWO-STORY	$120,000	91
4712-20-401-024	9782 LAKE EDGE	06/09/23	$1,303,539	WD	25-PC	$1,303,539	$253,100	19.42	$1,005,215	$245,000	$1,058,539	$863,881	1.225	2,556	41.8529	RANCH	$245,000	96
4712-23-201-059	3051 BEACH LAKE DR E	05/18/22	$840,000	WD	03-AL	$840,000	$397,400	47.31	$1,084,099	$130,872	$709,128	$1,206,617	0.588	5,953	21.9102	TWO-STORY	$100,961	79
4712-20-401-007	3584 POINTE SHORE	12/07/22	$550,000	WD	03-AL	$550,000	$284,700	51.76	$765,566	$107,843	$442,157	$747,413	0.592	3,355	21.5218	TWO-STORY	$100,000	79
4712-20-401-028	9785 LAKE EDGE	10/21/22	$848,102	WD	25-PC	$848,102	$164,000	19.34	$772,364	$110,000	$738,102	$752,686	0.981	2,489	17.3822	RANCH	$110,000	96
4712-14-301-026	12492 STONE VALLEY	08/25/22	$1,115,000	WD	03-AL	$1,115,000	$364,700	32.71	$1,052,945	$132,695	$982,305	$968,684	1.014	3,010	20.7260	RANCH	$120,000	93

2025 ECF ANALYSIS
14-30 STONE VALLEY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-14-301-007	12385 BOULDER PASS	11/20/23	$1,625,000	WD	03-AL	$1,625,000	$470,200	28.94	$1,301,341	$229,054	$1,395,946	$1,128,723	1.237	3,865	11.1343	TWO-STORY	$120,000	91
4712-14-301-026	12492 STONE VALLEY	08/25/22	$1,115,000	WD	03-AL	$1,115,000	$364,700	32.71	$1,052,945	$132,695	$982,305	$968,684	1.014	3,010	11.1343	RANCH	$120,000	93
		Totals:	**$2,740,000**			**$2,740,000**	**$834,900**		**$2,354,286**		**$2,378,251**	**$2,097,407**			**0.8496**			
							GROUPG	**30.47**				**E.C.F. =>**	**1.134**					
							Std. Dev. =>	**2.67**				**Ave. E.C.F. =>**	**1.125**					

Std. Deviation=>	**0.157463**		
Ave. Variance=>	**11.1343**	**Coefficient of Var=>**	**9.894**

ECF USED: 1.134

2025 ECF ANALYSIS

20-40 PENINSULA - DETACHED

GROUP #3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-20-401-018	3740 POINTE SHORE	06/23/23	$968,888	PTA	25-PC	$968,888	$302,600	31.23	$861,428	$145,000	$823,888	$716,428	1.150	2,504	12.0485	RANCH	$145,000	96
4712-20-401-018	3740 POINTE SHORE	10/23/23	$975,000	WD	25-PC	$975,000	$302,600	31.04	$861,428	$145,000	$830,000	$716,428	1.159	2,504	12.9016	RANCH	$145,000	96
4712-20-401-028	9785 LAKE EDGE	10/21/22	$848,102	WD	25-PC	$848,102	$164,000	19.34	$772,364	$115,000	$733,102	$752,686	0.974	2,489	5.5528	RANCH	$110,000	96
4712-20-401-029	9767 LAKE EDGE	06/27/22	$915,000	WD	03-AL	$915,000	$332,100	36.30	$957,036	$125,088	$789,912	$945,395	0.836	3,604	19.3973	TWO-STORY	$120,000	80
		Totals:	**$3,706,990**			**$3,706,990**	**$1,101,300**		**$3,452,256**		**$3,176,902**	**$3,130,938**			**1.4828**			
							Sale. Ratio =>	**29.71**				**E.C.F. =>**	**1.015**					
							Std. Dev. =>	**7.18**				**Ave. E.C.F. =>**	**1.030**					

Std. Deviation=>	**0.15478**			**ECF USED: 1.015**
Ave. Variance=>	**12.4751**	**Coeff of Var=>**	**12.1**	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-20-401-024	9782 LAKE EDGE	06/09/23	$1,303,539	WD	25-PC	$1,303,539	$253,100	19.42	$1,005,215	$245,000	$1,058,539	$863,881	1.225	2,556	19.5821	RANCH	$245,000	96
4712-20-401-007	3584 POINTE SHORE	12/07/22	$550,000	WD	03-AL	$550,000	$284,700	51.76	$765,566	$107,843	$442,157	$747,413	0.592	3,355	43.7925	TWO-STORY	$100,000	79

GROUP #3

2025 ECF ANALYSIS
23-20 OAKS AT BEACH LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-23-102-003	12445 SCENIC VIEW	11/04/22	$950,000	WD	03-AL	$950,000	$359,400	37.83	$942,641	$128,111	$821,889	$1,031,051	0.797	5,134	1.8714	RANCH	$128,111	76
4712-23-102-007	3030 BEACH LAKE DR E	07/05/23	$610,000	WD	03-AL	$610,000	$300,400	49.25	$658,395	$97,502	$512,498	$709,991	0.722	3,541	5.6586	TWO-STORY	$94,225	72
4712-23-102-034	3238 BEACH LAKE DR E	06/15/23	$710,000	WD	03-AL	$710,000	$293,500	41.34	$734,735	$108,150	$601,850	$793,146	0.759	3,628	1.9610	TWO-STORY	$103,000	74
4712-23-201-052	3163 BEACH LAKE DR E	08/11/22	$735,000	WD	03-AL	$735,000	$265,400	36.11	$738,271	$98,338	$636,662	$761,643	0.836	3,334	5.7482	TWO-STORY	$98,338	73
		Totals:	**$3,005,000**			**$3,005,000**	**$1,218,700**		**$3,074,042**		**$2,572,899**	**$3,295,830**			**0.2229**			
							Sale. Ratio =>	**40.56**				**E.C.F. =>**	**0.781**					
							Std. Dev. =>	**5.83**				**Ave. E.C.F. =>**	**0.778**					

Std. Deviation=> **0.049129**

Ave. Variance=> **3.8098** **Coefficient of Var=>** **4.894**

ECF USED: 0.82

NOTE: ECF used greater than indicated d/t trending upwards in more recent sales

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-23-201-059	3051 BEACH LAKE DR E	05/18/22	$840,000	WD	03-AL	$840,000	$397,400	47.31	$1,084,099	$130,872	$709,128	$1,206,617	0.588	5,953	#REF!	TWO-STORY	$100,961	79

#REF!

2025 ECF ANALYSIS
29-10 THE DOMINION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-29-101-019	4070 DOMINION	08/15/22	$700,000	WD	03-AL	$700,000	$298,300	42.61	$780,197	$105,000	$595,000	$719,077	0.827	3,216	1.5798	TWO-STORY	$105,000	78
4712-29-101-036	4169 WYNDHAM	10/10/23	$750,000	WD	03-AL	$750,000	$337,000	44.93	$778,780	$127,369	$622,631	$775,489	0.803	3,055	0.8763	TWO-STORY	$125,000	87
4712-29-101-071	9202 RIDGEFIELD	09/15/23	$860,000	WD	03-AL	$860,000	$372,000	43.26	$846,110	$167,023	$692,977	$808,437	0.857	3,460	4.5530	TWO-STORY	$125,000	78
4712-29-101-075	9138 RIDGEFIELD	07/07/23	$605,000	WD	03-AL	$605,000	$292,400	48.33	$667,931	$125,000	$480,000	$646,346	0.743	3,192	6.9015	TWO-STORY	$125,000	79
4712-29-101-086	9085 RIDGEFIELD	11/01/23	$720,000	WD	03-AL	$720,000	$309,000	42.92	$694,910	$113,687	$606,313	$691,932	0.876	3,335	6.4610	TWO-STORY	$105,000	79
4712-29-101-088	9117 RIDGEFIELD	01/10/24	$700,000	WD	03-AL	$700,000	$303,000	43.29	$681,946	$117,370	$582,630	$672,114	0.867	3,271	5.5210	TWO-STORY	$105,000	79
4712-29-101-108	4310 DOMINION	12/22/22	$625,000	WD	03-AL	$625,000	$292,100	46.74	$705,675	$105,000	$520,000	$715,089	0.727	3,458	8.4469	TWO-STORY	$105,000	79
4712-29-401-110	9387 LEXFORD	03/01/24	$650,000	WD	03-AL	$650,000	$285,800	43.97	$669,686	$101,586	$548,414	$676,310	0.811	3,202	0.0759	TWO-STORY	$97,000	79
4712-29-401-115	9487 KERRINGTON	07/22/22	$650,000	WD	03-AL	$650,000	$239,100	36.78	$682,399	$97,000	$553,000	$696,904	0.794	2,935	1.8141	TWO-STORY	$97,000	84
		Totals:	**$6,260,000**			**$6,260,000**	**$2,728,700**		**$6,507,634**		**$5,200,965**	**$6,401,699**			**0.0784**			
							Sale. Ratio =>	**43.59**				**E.C.F. =>**	**0.812**					
							Std. Dev. =>	**3.21**				**Ave. E.C.F. =>**	**0.812**					

Std. Deviation=> **0.052261**

Ave. Variance=> **4.0255** **Coefficient of Var=>** **4.96**

ECF USED: 0.82

2025 ECF ANALYSIS
16-10 SHENANDOAH/16-11 SHENANDOAH POND

GROUP #4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-16-100-015	10470 SPRING	06/06/23	$445,000	WD	25-PC	$445,000	$80,100	18.00	$439,537	$59,633	$385,367	$408,499	0.943	1,829	0.2362	TWO-STORY	$59,633	97
4712-16-101-026	10465 ABRAMS	08/04/22	$430,000	WD	03-AL	$430,000	$169,700	39.47	$443,429	$74,955	$355,045	$396,209	0.896	2,364	4.9629	TWO-STORY	$73,812	73
4712-16-101-028	10454 ABRAMS	11/29/22	$385,000	WD	03-AL	$385,000	$167,800	43.58	$403,783	$62,757	$322,243	$366,695	0.879	2,338	6.6958	TWO-STORY	$62,757	66
4712-16-101-035	2400 INDIAN SINKS	09/20/22	$475,000	WD	03-AL	$475,000	$172,400	36.29	$470,551	$82,003	$392,997	$417,794	0.941	2,458	0.5087	TWO-STORY	$82,003	73
4712-16-101-043	10267 GREENBRIER	07/07/23	$425,500	WD	03-AL	$425,500	$178,000	41.83	$397,531	$71,153	$354,347	$350,944	1.010	1,717	6.3961	RANCH	$71,153	71
4712-16-101-082	2678 CADES	05/31/23	$750,000	WD	03-AL	$750,000	$291,300	38.84	$747,651	$315,581	$434,419	$464,591	0.935	2,460	1.0679	RANCH	$312,047	67
4712-16-101-105	10068 NEWFOUND GAP	09/02/22	$490,000	WD	03-AL	$490,000	$188,900	38.55	$478,508	$64,932	$425,068	$444,705	0.956	1,967	1.0106	RANCH	$64,932	73
4712-16-102-008	2094 CUMBERLAND	07/08/22	$400,000	WD	03-AL	$400,000	$157,700	39.43	$367,566	$68,462	$331,538	$321,617	1.031	2,105	8.5111	TWO-STORY	$63,026	68
4712-16-102-019	10385 SPRING	03/11/24	$460,000	WD	03-AL	$460,000	$195,800	42.57	$463,538	$86,575	$373,425	$405,337	0.921	2,255	2.4464	TWO-STORY	$86,575	68
		Totals:	**$4,260,500**			**$4,260,500**	**$1,601,700**		**$4,212,094**		**$3,374,449**	**$3,576,390**			**0.2200**			
							Sale. Ratio =>	**37.59**				**E.C.F. =>**	**0.944**					
							Std. Dev. =>	**7.69**				**Ave. E.C.F. =>**	**0.946**					

Std. Deviation=>	**0.048897**		
Ave. Variance=>	**3.5373**	**Coeff of Var=>**	**3.74**

ECF USED: 0.95

NOTE: Used ECF slightly higher than indicated d/t majority of sales being older.

OUTLIERS

4712-16-101-074	2671 CADES	05/11/22	$465,000	WD	03-AL	$465,000	$216,900	46.65	$515,557	$98,373	$366,627	$448,585	0.817	2,629	12.8439	TWO-STORY	$65,350	68

2025 ECF ANALYSIS
28-11 MAPLE RIDGE (USING GROUP)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg Depr.
4712-07-303-028	1896 BALMORAL	05/23/22	$416,500	WD	03-AL	$416,500	$173,900	41.75	$404,197	$70,096	$346,404	$312,244	1.109	2,234	9.1344	TWO-STORY	$67,767	07-31 MEADOW VIEW HILLS	62
4712-07-303-033	1986 BALMORAL	07/29/22	$385,000	WD	03-AL	$385,000	$176,800	45.92	$394,993	$78,942	$306,058	$295,375	1.036	2,208	1.8110	1 1/2 STORY	$50,364	07-31 MEADOW VIEW HILLS	63
4712-11-100-027	997 HEMPHILL	03/04/24	$650,000	WD	03-AL	$650,000	$324,300	49.89	$680,421	$110,843	$539,157	$536,991	1.004	3,071	1.4024	TWO-STORY	$100,008	M&B.47060 - HARTLAND SD	65
4712-11-100-029	1094 HEMPHILL	08/22/23	$1,000,000	WD	03-AL	$1,000,000	$439,600	43.96	$978,115	$105,210	$894,790	$820,521	1.091	3,374	7.2457	RANCH	$100,158	M&B.47060 - HARTLAND SD	92
4712-17-402-003	9659 ALGER	01/31/24	$432,500	WD	03-AL	$432,500	$191,300	44.23	$429,541	$61,888	$370,612	$356,945	1.038	2,637	2.0232	TWO-STORY	$60,000	17-41 ALGER PINES EST	65
4712-17-402-007	9820 ROSEMARY	06/27/22	$377,000	WD	03-AL	$377,000	$156,900	41.62	$394,886	$62,929	$314,071	$322,288	0.975	1,976	4.3555	TWO-STORY	$62,929	17-41 ALGER PINES EST	68
4712-17-402-048	3102 HARTUN	01/06/23	$490,000	WD	03-AL	$490,000	$191,400	39.06	$461,827	$79,384	$410,616	$371,304	1.106	2,165	8.7818	RANCH	$79,384	17-41 ALGER PINES EST	63
4712-17-402-055	9847 ALGER	09/26/22	$510,000	WD	03-AL	$510,000	$219,800	43.10	$530,515	$127,551	$382,449	$391,227	0.978	2,046	4.0496	TWO-STORY	$86,211	17-41 ALGER PINES EST	73
4712-17-402-059	9860 ALGER	04/19/22	$440,000	WD	03-AL	$440,000	$181,700	41.30	$440,996	$73,387	$366,613	$356,902	1.027	1,820	0.9151	RANCH	$72,000	17-41 ALGER PINES EST	74
4712-18-103-023	8130 SOUTH SHORE	07/20/23	$850,000	WD	03-AL	$850,000	$373,200	43.91	$790,770	$118,569	$731,431	$781,629	0.936	3,337	8.2280	TWO-STORY	$104,973	18-12 RAVINES WOODLAND LAKE	79
4712-18-103-072	2105 ORE CREEK	12/15/23	$423,000	WD	03-AL	$423,000	$173,100	40.92	$365,168	$62,544	$360,456	$351,888	1.024	1,832	0.6290	RANCH	$56,210	18-12 RAVINES WOODLAND LAKE	72
4712-18-104-082	2134 AIRWAY	11/02/22	$330,000	WD	03-AL	$330,000	$137,200	41.58	$319,960	$58,396	$271,604	$304,144	0.893	1,820	12.5047	TWO-STORY	$55,616	18-12 RAVINES WOODLAND LAKE	72
		Totals:	**$6,304,000**			**$6,304,000**	**$2,739,200**		**$6,191,389**		**$5,294,261**	**$5,201,458**			**0.0216**				
							Sale. Ratio =>	**43.45**				**E.C.F. =>**	**1.018**						
							Std. Dev. =>	**2.82**				**Ave. E.C.F. =>**	**1.018**						

Std. Deviation=> **0.066269**

Ave. Variance=> **5.0900** **Coeff of Var=>** **5**

ECF USED: 1.018

USED GROUP ECF D/T LACK OF SALES IN MAPLE RIDGE SUBDIVISION

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg Depr.
4712-11-100-026	889 HEMPHILL	07/03/23	$825,000	WD	03-AL	$825,000	$359,700	43.60	$755,468	$216,029	$608,971	$504,149	1.208	2,996	18.9862	TWO-STORY	$206,760	M&B.47060 - HARTLAND SD	65
4712-16-101-074	2671 CADES	05/11/22	$465,000	WD	03-AL	$465,000	$216,900	46.65	$515,557	$98,373	$366,627	$448,585	0.817	2,629	20.0761	TWO-STORY	$65,350	16-10 SHENANDOAH	68
4712-17-402-012	9776 ROSEMARY	04/19/22	$405,000	WD	03-AL	$405,000	$147,700	36.47	$365,355	$64,358	$340,642	$292,230	1.166	1,649	14.7606	RANCH	$64,358	17-41 ALGER PINES EST	70
4712-17-402-014	2635 PADY	04/14/23	$454,000	WD	03-AL	$454,000	$176,500	38.88	$392,851	$75,863	$378,137	$307,755	1.229	2,408	21.0636	TWO-STORY	$72,487	17-41 ALGER PINES EST	61
4712-17-402-034	2768 HARTUN	10/07/22	$440,000	WD	03-AL	$440,000	$201,300	45.75	$531,950	$81,180	$358,820	$437,641	0.820	3,052	19.8162	TWO-STORY	$81,180	17-41 ALGER PINES EST	68
4712-17-402-061	9895 ALGER	07/06/22	$465,000	WD	03-AL	$465,000	$224,600	48.30	$546,057	$91,098	$373,902	$441,708	0.846	2,259	17.1566	TWO-STORY	$67,769	17-41 ALGER PINES EST	73
4712-18-103-017	8155 BAYPOINTE	12/21/22	$569,900	WD	03-AL	$569,900	$255,900	44.90	$617,198	$102,675	$467,225	$598,283	0.781	2,990	23.7114	TWO-STORY	$102,675	18-12 RAVINES WOODLAND LAKE	73

2025 ECF ANALYSIS

11-20 MEADOW LANE ESTS

GROUP #4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-11-100-026	889 HEMPHILL	07/03/23	$825,000	WD	03-AL	$825,000	$359,700	43.60	$755,468	$216,029	$608,971	$504,149	1.208	2,996	7.2161	TWO-STORY	$206,760	65
4712-11-100-027	997 HEMPHILL	03/04/24	$650,000	WD	03-AL	$650,000	$324,300	49.89	$680,421	$105,841	$544,159	$536,991	1.013	3,071	12.2409	TWO-STORY	$100,008	65
4712-11-100-029	1094 HEMPHILL	08/22/23	$1,000,000	WD	03-AL	$1,000,000	$439,600	43.96	$978,115	$100,158	$899,842	$758,716	1.186	3,374	5.0248	RANCH	$100,158	92
		Totals:	**$2,475,000**			**$2,475,000**	**$1,123,600**		**$2,414,004**		**$2,052,972**	**$1,799,855**			**0.4873**			
							Sale. Ratio =>	**45.40**				**E.C.F. =>**	**1.141**					
							Std. Dev. =>	**3.53**				**Ave. E.C.F. =>**	**1.136**					

Std. Deviation=>	**0.106574**		
Ave. Variance=>	**8.1606**	**Coeff of Var=>**	**7.19**

ECF USED: 1.141

2025 ECF ANALYSIS
07-31 MEADOW VIEW HILLS/17-41 ALGER PINES ESTS

GROUP #4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-07-303-028	1896 BALMORAL	05/23/22	$416,500	WD	03-AL	$416,500	$173,900	41.75	$404,197	$70,096	$346,404	$312,244	1.109	2,234	3.5431	TWO-STORY	$67,767	62
4712-07-303-033	1986 BALMORAL	07/29/22	$385,000	WD	03-AL	$385,000	$176,800	45.92	$394,993	$78,942	$306,058	$295,375	1.036	2,208	3.7803	1 1/2 STORY	$50,364	63
4712-17-402-003	9659 ALGER	01/31/24	$432,500	WD	03-AL	$432,500	$191,300	44.23	$429,541	$61,888	$370,612	$356,945	1.038	2,637	3.5681	TWO-STORY	$60,000	65
4712-17-402-007	9820 ROSEMARY	06/27/22	$377,000	WD	03-AL	$377,000	$156,900	41.62	$394,886	$62,929	$314,071	$322,288	0.975	1,976	9.9468	TWO-STORY	$62,929	68
4712-17-402-012	9776 ROSEMARY	04/19/22	$405,000	WD	03-AL	$405,000	$147,700	36.47	$365,355	$64,358	$340,642	$292,230	1.166	1,649	9.1693	RANCH	$64,358	70
4712-17-402-014	2635 PADY	04/14/23	$454,000	WD	03-AL	$454,000	$176,500	38.88	$392,851	$75,863	$378,137	$307,755	1.229	2,408	15.4722	TWO-STORY	$72,487	61
4712-17-402-048	3102 HARTUN	01/06/23	$490,000	WD	03-AL	$490,000	$191,400	39.06	$461,827	$79,384	$410,616	$371,304	1.106	2,165	3.1905	RANCH	$79,384	63
4712-17-402-055	9847 ALGER	09/26/22	$510,000	WD	03-AL	$510,000	$219,800	43.10	$530,515	$127,551	$382,449	$391,227	0.978	2,046	9.6409	TWO-STORY	$86,211	73
4712-17-402-059	9860 ALGER	04/19/22	$440,000	WD	03-AL	$440,000	$181,700	41.30	$440,996	$73,387	$366,613	$356,902	1.027	1,820	4.6762	RANCH	$72,000	74
		Totals:	**$3,910,000**			**$3,910,000**	**$1,616,000**		**$3,815,161**		**$3,215,602**	**$3,006,270**			**0.4339**			
							Sale. Ratio =>	**41.33**				**E.C.F. =>**	**1.070**					
							Std. Dev. =>	**2.69**				**Ave. E.C.F. =>**	**1.074**					

Std. Deviation=>	**0.09662**		
Ave. Variance=>	**7.9520**	**Coeff of Var=>**	**7.4**

ALGER PINES	**ECF USED: 1.07**
MEADOW VIEW	**ECF USED: 1.11**

Meadow View set slightly higher d/t lower land values

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-17-402-061	9895 ALGER	07/06/22	$465,000	WD	03-AL	$465,000	$224,600	48.30	$546,057	$91,098	$373,902	$441,708	0.846	2,259	#REF!	TWO-STORY	$67,769	73
4712-17-402-034	2768 HARTUN	10/07/22	$440,000	WD	03-AL	$440,000	$201,300	45.75	$531,950	$81,180	$358,820	$437,641	0.820	3,052	25.4075	TWO-STORY	$81,180	68

#REF!

2025 ECF ANALYSIS
18-12 RAVINES WOODLAND LAKE

GROUP #4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-18-103-023	8130 SOUTH SHORE	07/20/23	$850,000	WD	03-AL	$850,000	$373,200	43.91	$790,770	$118,569	$731,431	$781,629	0.936	3,337	1.6730	TWO-STORY	$104,973	79
4712-18-103-072	2105 ORE CREEK	12/15/23	$423,000	WD	03-AL	$423,000	$173,100	40.92	$365,168	$62,544	$360,456	$351,888	1.024	1,832	10.5300	RANCH	$56,210	72
4712-18-104-082	2134 AIRWAY	11/02/22	$330,000	WD	03-AL	$330,000	$137,200	41.58	$319,960	$58,396	$271,604	$304,144	0.893	1,820	2.6037	TWO-STORY	$55,616	72
4712-18-200-149	2049 ORE CREEK	02/15/23	$565,000	WD	03-AL	$565,000	$245,600	43.47	$587,104	$72,563	$492,437	$598,304	0.823	2,916	9.5992	TWO-STORY	$72,563	90
		Totals:	**$2,168,000**			**$2,168,000**	**$929,100**		**$2,063,002**		**$1,855,928**	**$2,035,965**			**0.7476**			
							Sale. Ratio =>	**42.86**				**E.C.F. =>**	**0.912**					
							Std. Dev. =>	**1.44**				**Ave. E.C.F. =>**	**0.919**					

Std. Deviation=>	**0.084183**			**ECF USED: 0.912**
Ave. Variance=>	**6.1015**	**Coeff of Var=>**	**6.64**	

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-18-103-017	8155 BAYPOINTE	12/21/22	$569,900	WD	03-AL	$569,900	$255,900	44.90	$617,198	$102,675	$467,225	$598,283	0.781	2,990	13.8104	TWO-STORY	$102,675	73

2025 ECF ANALYSIS
15-30 WALK IN THE WOODS USING GROUP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg Depr.
4712-15-301-019	2527 PINEVIEW	12/13/22	$438,000	WD	03-AL	$438,000	$208,500	47.60	$440,624	$93,954	$344,046	$427,988	0.804	2,251	4.5145	RANCH	$90,000	15-30 WALK IN THE WOODS	67
4712-17-101-038	2218 PINE HOLLOW	10/05/23	$713,000	WD	03-AL	$713,000	$279,100	39.14	$600,324	$84,671	$628,329	$661,094	0.950	3,178	10.1425	RANCH	$84,671	17-10 RAVENSWOOD	65
4712-17-101-080	9312 SYCAMORE	06/29/22	$727,500	WD	03-AL	$727,500	$273,400	37.58	$685,540	$140,994	$586,506	$698,136	0.840	3,104	0.8911	CAPE COD	$82,856	17-10 RAVENSWOOD	65
4712-17-101-094	2198 PEPPERIDGE	10/12/23	$600,000	WD	03-AL	$600,000	$223,500	37.25	$483,362	$119,820	$480,180	$466,080	1.030	3,162	18.1239	TWO-STORY	$80,382	17-10 RAVENSWOOD	64
4712-17-200-019	2018 PINE HOLLOW	06/02/22	$830,000	WD	03-AL	$830,000	$313,100	37.72	$811,422	$90,207	$739,793	$848,488	0.872	3,982	2.2881	TWO-STORY	$88,658	17-20 PINE HOLLOW	73
4712-17-201-007	9773 PINE VALLEY	12/29/23	$540,000	WD	03-AL	$540,000	$281,900	52.20	$580,496	$85,809	$454,191	$581,985	0.780	2,577	6.8597	RANCH	$85,809	17-20 PINE HOLLOW	67
4712-17-201-024	9948 PINE VALLEY	06/30/22	$687,000	WD	03-AL	$687,000	$260,700	37.95	$676,928	$141,208	$545,792	$630,259	0.866	2,689	1.6967	TWO-STORY	$81,104	17-20 PINE HOLLOW	78
4712-17-301-011	9391 QUAIL RIDGE	04/21/22	$660,000	WD	03-AL	$660,000	$289,300	43.83	$723,912	$106,985	$553,015	$761,638	0.726	3,702	12.2928	TWO-STORY	$106,985	17-30 DEER CREEK	71
4712-17-301-026	9514 QUAIL RIDGE	02/27/23	$605,000	WD	03-AL	$605,000	$210,900	34.86	$579,456	$86,848	$518,152	$578,128	0.896	2,637	4.7244	TWO-STORY	$86,848	17-30 DEER CREEK	72
4712-17-403-038	2576 HARTUN	10/21/22	$625,000	WD	03-AL	$625,000	$272,900	43.66	$677,158	$94,959	$530,041	$718,764	0.737	3,454	11.1580	TWO-STORY	$84,516	17-30 DEER CREEK	73
4712-17-403-053	9844 ROSEMARY	06/17/22	$675,000	WD	03-AL	$675,000	$237,900	35.24	$650,583	$97,502	$577,498	$682,816	0.846	3,195	0.3255	TWO-STORY	$91,545	17-30 DEER CREEK	78
4712-17-403-073	2580 BUCKHEAD	07/28/22	$570,000	WD	03-AL	$570,000	$219,700	38.54	$559,631	$95,427	$474,573	$573,091	0.828	2,662	2.0921	TWO-STORY	$90,513	17-30 DEER CREEK	74
4712-17-403-075	9761 QUAIL RIDGE	03/31/23	$599,900	WD	03-AL	$599,900	$229,300	38.22	$569,923	$89,995	$509,905	$592,504	0.861	2,760	1.1580	TWO-STORY	$82,791	17-30 DEER CREEK	76
		Totals:	**$8,270,400**			**$8,270,400**	**$3,300,200**		**$8,039,359**		**$6,942,021**	**$8,220,970**			**0.4586**				
							Sale. Ratio =>	**39.90**				**E.C.F. =>**	**0.844**						
							Std. Dev. =>	**5.10**				**Ave. E.C.F. =>**	**0.849**						

Std. Deviation=> **0.082232**

Ave. Variance=> **5.8667** **Coefficient of Var=>** **6.91**

ECF USED: 0.88

NOTE: Used higher ECF indicated d/t historical sales/values in Walk in the Woods Sub

2025 ECF ANALYSIS
17-30 DEER CREEK

GROUP #5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-17-301-011	9391 QUAIL RIDGE	04/21/22	$660,000	WD	03-AL	$660,000	$289,300	43.83	$723,912	$106,985	$553,015	$761,638	0.726	3,702	9.2490	TWO-STORY	$106,985	71
4712-17-301-026	9514 QUAIL RIDGE	02/27/23	$605,000	WD	03-AL	$605,000	$210,900	34.86	$579,456	$86,848	$518,152	$567,223	0.913	2,637	9.4913	TWO-STORY	$86,848	72
4712-17-403-038	2576 HARTUN	10/21/22	$625,000	WD	03-AL	$625,000	$272,900	43.66	$677,158	$94,959	$530,041	$718,764	0.737	3,454	8.1142	TWO-STORY	$84,516	73
4712-17-403-053	9844 ROSEMARY	06/17/22	$675,000	WD	03-AL	$675,000	$237,900	35.24	$650,583	$97,502	$577,498	$682,816	0.846	3,195	2.7183	TWO-STORY	$91,545	78
4712-17-403-073	2580 BUCKHEAD	07/28/22	$570,000	WD	03-AL	$570,000	$219,700	38.54	$559,631	$95,427	$474,573	$573,091	0.828	2,662	0.9517	TWO-STORY	$90,513	74
4712-17-403-075	9761 QUAIL RIDGE	03/31/23	$599,900	WD	03-AL	$599,900	$229,300	38.22	$569,923	$89,995	$509,905	$592,504	0.861	2,760	4.2018	TWO-STORY	$82,791	76
		Totals:	**$3,734,900**			**$3,734,900**	**$1,460,000**		**$3,760,663**		**$3,163,184**	**$3,896,037**			**0.6678**			
							Sale. Ratio =>	**39.09**				**E.C.F. =>**	**0.812**					
							Std. Dev. =>	**3.93**				**Ave. E.C.F. =>**	**0.819**					

Std. Deviation=>	**0.073133**		
Ave. Variance=>	**5.7877**	**Coefficient of Var=>**	**7.07**

ECF USED: 0.840

NOTES: Used higher than indicated ECF d/t age of sales & trend upwards of newer sales

2025 ECF ANALYSIS

17-20 PINE HOLLOW

GROUP #5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-17-200-019	2018 PINE HOLLOW	06/02/22	$830,000	WD	03-ARM'S LENGTH	$830,000	$313,100	37.72	$811,422	$90,207	$739,793	$848,488	0.872	3,982	3.2464	TWO-STORY	$88,658	73
4712-17-201-007	9773 PINE VALLEY	12/29/23	$540,000	WD	03-ARM'S LENGTH	$540,000	$281,900	52.20	$580,496	$85,809	$454,191	$581,985	0.780	2,577	5.9014	RANCH	$85,809	67
4712-17-201-024	9948 PINE VALLEY	06/30/22	$687,000	WD	03-ARM'S LENGTH	$687,000	$260,700	37.95	$676,928	$141,208	$545,792	$630,259	0.866	2,689	2.6550	TWO-STORY	$81,104	78
		Totals:	**$2,057,000**			**$2,057,000**	**$855,700**		**$2,068,846**		**$1,739,776**	**$2,060,732**			**0.4820**			
							Sale. Ratio =>	**41.60**				**E.C.F. =>**	**0.844**					
							Std. Dev. =>	**8.30**				**Ave. E.C.F. =>**	**0.839**					

Std. Deviation=>	**0.051193**		
Ave. Variance=>	**3.9343**	**Coefficient of Var=>**	**4.69**

ECF USED: 0.880

NOTE: Used higher than indicated ECF d/t older sales & market trends

2025 ECF ANALYSIS
17-10 RAVENSWOOD

GROUP #5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-17-101-038	2218 PINE HOLLOW	10/05/23	$713,000	WD	03-AL	$713,000	$279,100	39.14	$600,324	$84,671	$628,329	$661,094	0.950	3,178	1.0174	RANCH	$84,671	65
4712-17-101-080	9312 SYCAMORE	06/29/22	$727,500	WD	03-AL	$727,500	$273,400	37.58	$685,540	$140,994	$586,506	$698,136	0.840	3,104	10.0162	CAPE COD	$82,856	65
4712-17-101-094	2198 PEPPERIDGE	10/12/23	$600,000	WD	03-AL	$600,000	$223,500	37.25	$483,362	$119,820	$480,180	$466,080	1.030	3,162	8.9988	TWO-STORY	$80,382	64
		Totals:	**$2,040,500**			**$2,040,500**	**$776,000**		**$1,769,226**		**$1,695,015**	**$1,825,309**			**1.1647**			
							Sale. Ratio =>	**38.03**				**E.C.F. =>**	**0.929**					
							Std. Dev. =>	**1.01**				**Ave. E.C.F. =>**	**0.940**					

Std. Deviation=>	**0.095483**			
Ave. Variance=>	**6.6775**	**Coefficient of Var=>**	**7.1**	

ECF USED: 0.929

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-17-101-056	2208 QUIET VALLEY	10/30/23	$505,000	WD	03-AL	$505,000	$270,500	53.56	$551,882	$77,144	$427,856	$608,638	0.703	3,517	23.7293	TWO-STORY	$77,144	66

2025 ECF ANALYSIS

05-11 HUNTMORE ESTS/18-35 ROLLING WOODS/08-20 NORTHWINDS

GROUP #6

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-05-102-046	565 CHRYSTAL DOWNS	09/01/23	$600,000	WD	03-AL	$600,000	$263,700	43.95	$605,083	$85,000	$515,000	$550,935	0.935	2,676	3.0664	TWO-STORY	$85,000	91
4712-05-102-066	9010 ROYAL OAKS	08/08/23	$545,000	WD	03-AL	$545,000	$243,700	44.72	$543,814	$85,438	$459,562	$485,568	0.946	2,592	4.2332	TWO-STORY	$80,000	88
4712-05-102-085	273 WINGED FOOT	04/24/23	$550,000	WD	03-AL	$550,000	$252,300	45.87	$578,321	$85,000	$465,000	$522,586	0.890	2,676	1.4304	TWO-STORY	$85,000	88
4712-05-102-089	383 WINGED FOOT	07/14/23	$640,000	WD	03-AL	$640,000	$271,500	42.42	$638,274	$85,000	$555,000	$586,095	0.947	2,820	4.2835	TWO-STORY	$85,000	88
4712-05-102-092	375 SHINNECOCK	11/16/23	$600,000	WD	03-AL	$600,000	$249,800	41.63	$594,048	$99,685	$500,315	$523,690	0.955	2,676	5.1255	TWO-STORY	$85,000	87
4712-05-102-101	217 SHINNECOCK	11/02/22	$490,000	WD	03-AL	$490,000	$207,500	42.35	$534,496	$70,000	$420,000	$492,051	0.854	2,304	5.0540	TWO-STORY	$70,000	88
4712-05-102-110	9649 MEDINAH	09/12/23	$668,000	WD	03-AL	$668,000	$336,100	50.31	$769,597	$94,818	$573,182	$714,808	0.802	3,351	10.2242	TWO-STORY	$85,000	93
		Totals:	**$4,093,000**			**$4,093,000**	**$1,824,600**		**$4,263,633**		**$3,488,059**	**$3,875,733**			**0.4136**			
							Sale. Ratio =>	**44.58**				**E.C.F. =>**	**0.900**					
							Std. Dev. =>	**2.98**				**Ave. E.C.F. =>**	**0.904**					

Std. Deviation=>	**0.058319**		
Ave. Variance=>	**4.7739**	**Coefficient of**	**5.28**

HUNTMORE	**ECF USED: 0.900**
NORTHWINDS	**ECF USED: 0.860**
ROLLING WDS	**ECF USED: 0.900**

NOTE: Used Huntmore for Rolling Woods & Northwinds d/t lack of sales
Used lower ECF for Northwinds to account for higher land values
Set newer homes in Rolling Woods at 0.875 to account for depreciation difference

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-05-102-027	9423 DORNOCH	05/18/22	$551,000	WD	03-AL	$551,000	$246,000	44.65	$670,862	$88,028	$462,972	$617,409	0.750	2,722	15.4247	TWO-STORY	$85,000	81
4712-05-102-048	613 CHRYSTAL DOWNS	08/03/22	$525,000	WD	03-AL	$525,000	$241,600	46.02	$640,840	$91,478	$433,522	$581,951	0.745	2,840	15.9165	TWO-STORY	$85,000	88
4712-05-102-070	222 SHINNECOCK	05/15/23	$540,000	WD	03-AL	$540,000	$278,700	51.61	$645,175	$86,233	$453,767	$592,100	0.766	3,158	13.7741	TWO-STORY	$80,000	88

2025 ECF ANALYSIS
29-22 BRIGHTON OAKS

GROUP #6

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-29-204-024	9802 SHELTERING OAKS	12/29/22	$560,000	WD	03-AL	$560,000	$208,100	37.16	$571,034	$94,554	$465,446	$551,482	0.844	2,128	0.7289	RANCH	$91,000	93
4712-29-204-026	9706 SHELTERING OAKS	07/10/23	$535,000	WD	03-AL	$535,000	$222,200	41.53	$547,074	$94,989	$440,011	$523,247	0.841	2,267	1.0356	TWO-STORY	$91,000	88
4712-29-204-029	9618 SHELTERING OAKS	10/25/23	$680,000	WD	03-AL	$680,000	$250,000	36.76	$661,708	$101,153	$578,847	$648,791	0.892	2,952	4.0913	TWO-STORY	$91,000	79
4712-29-204-030	9562 SHELTERING OAKS	05/18/22	$654,000	WD	03-AL	$654,000	$226,600	34.65	$678,469	$91,000	$563,000	$679,941	0.828	2,930	2.3268	TWO-STORY	$91,000	79
		Totals:	**$2,429,000**			**$2,429,000**	**$906,900**		**$2,458,285**		**$2,047,304**	**$2,403,460**			**0.0534**			
							Sale. Ratio =>	**37.34**				**E.C.F. =>**	**0.852**					
							Std. Dev. =>	**2.89**				**Ave. E.C.F. =>**	**0.851**					

Std. Deviation=>	**0.02814**		
Ave. Variance=>	**2.0457**	**Coeff of Var=>**	**2.4**

ECF USED: 0.87

NOTE: ECF set higher d/t trending of more recent sales

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-29-204-038	9449 SHELTERING OAKS	10/30/23	$610,000	WD	03-AL	$610,000	$290,800	47.67	$693,710	$125,460	$484,540	$657,697	0.737	2,146	#REF!	RANCH	$113,750	90

2025 ECF ANALYSIS

20-31 HAWTHORNE/20-30 HMSTD ON HILTON/11-30 PADDOCK EST/09-10 GREYSTONE/17-11 GLENVIEW/27-11 SPRUCE POINT

GROUP #6

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg Depr.
4712-20-302-001	3539 OLDE HAWTHORNE	03/15/22	$725,000	WD	03-AL	$725,000	$266,100	36.70	$747,477	$89,057	$635,943	$748,205	0.850	3,454	20-31	1.6017	TWO-STORY	$85,000	20-31 HAWTHORNE	75
4712-20-302-005	9495 PRINCE WILLIAM	07/31/23	$700,900	WD	03-AL	$700,900	$331,100	47.24	$711,418	$89,928	$610,972	$706,239	0.865	3,218	20-31	0.0869	TWO-STORY	$85,000	20-31 HAWTHORNE	78
4712-20-302-011	3689 OLDE HAWTHORNE	07/05/22	$740,000	WD	19-MP AL	$740,000	$275,400	37.22	$737,845	$75,000	$665,000	$753,233	0.883	3,134	20-31	1.6885	TWO-STORY	$70,000	20-31 HAWTHORNE	77
		Totals:	**$2,165,900**			**$2,165,900**	**$872,600**		**$2,196,740**		**$1,911,915**	**$2,207,676**				**0.0055**				
							Sale. Ratio =>	**40.29**				**E.C.F. =>**	**0.866**							
							Std. Dev. =>	**5.94**				**Ave. E.C.F. =>**	**0.866**							

Std. Deviation=>	**0.016468**		
Ave. Variance=>	**1.1257**	**Coeff of Var=>**	**1.3**

Hmst on Hilton **ECF USED: 0.92**

Hawthorne **ECF USED: 0.90** Slightly lower d/t higher land values

ECF USED: 0.866 Paddock/Greystone/Glenview

NOTE: Used Huntmore sales to set ECF due to older sales.
Used higher than indicated ECF d/t age of sales and trend of more recent sales.

27-11 SPRUCE POINT

2025 ECF ANALYSIS

GROUP #6

20-31 HAWTHORNE/20-30 HMSTD ON HILTON/11-30 PADDOCK EST/09-10 GREYSTONE/17-11 GLENVIEW/27-11 SPRUCE POINT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg Depr.
4712-03-401-023	215 ASHFORD	08/12/22	$565,000	WD	03-AL	$565,000	$212,500	37.61	$535,615	$83,000	$482,000	$551,970	0.873	2,898	03-40	2.4226	TWO-STORY	$83,000	03-40 HILLSBOROUGH ESTATES	79
4712-03-401-032	206 W AUBURN	09/27/23	$709,584	WD	25-PC	$709,584	$61,000	8.60	$689,707	$83,000	$626,584	$739,887	0.847	3,306	03-40	0.2145	TWO-STORY	$83,000	03-40 HILLSBOROUGH ESTATES	97
4712-03-401-034	218 W AUBURN	09/22/23	$550,000	WD	03-AL	$550,000	$222,600	40.47	$505,303	$88,826	$461,174	$507,899	0.908	2,051	03-40	5.8994	RANCH	$83,000	03-40 HILLSBOROUGH ESTATES	78
4712-03-401-056	127 E AUBURN	03/08/24	$630,000	WD	03-AL	$630,000	$233,000	36.98	$585,184	$95,193	$534,807	$597,550	0.895	2,428	03-40	4.5989	RANCH	$90,000	03-40 HILLSBOROUGH ESTATES	85
4712-03-401-058	139 E AUBURN	09/13/22	$569,900	WD	03-AL	$569,900	$244,900	42.97	$618,335	$90,000	$479,900	$644,311	0.745	2,986	03-40	10.4184	TWO-STORY	$90,000	03-40 HILLSBOROUGH ESTATES	79
4712-03-402-081	305 BAINTREE	07/20/23	$710,000	WD	03-AL	$710,000	$322,000	45.35	$739,211	$127,336	$582,664	$746,189	0.781	2,673	03-40	6.8157	TWO-STORY	$90,000	03-41 HILLSBOROUGH ESTATES #2	90
4712-03-402-089	371 BAINTREE	02/21/23	$555,000	WD	03-AL	$555,000	$222,500	40.09	$576,044	$90,000	$465,000	$592,737	0.784	2,674	03-40	6.4513	TWO-STORY	$90,000	03-41 HILLSBOROUGH ESTATES #2	81
4712-03-402-146	318 DAUBONY	09/07/22	$532,500	WD	03-AL	$532,500	$210,300	39.49	$527,347	$90,000	$442,500	$533,350	0.830	2,056	03-40	1.9349	RANCH	$90,000	03-41 HILLSBOROUGH ESTATES #2	88
4712-03-402-150	338 DAUBONY	11/17/23	$525,000	WD	03-AL	$525,000	$219,000	41.71	$495,832	$72,000	$453,000	$516,868	0.876	2,056	03-40	2.7422	RANCH	$72,000	03-41 HILLSBOROUGH ESTATES #2	87
4712-05-102-027	9423 DORNOCH	05/18/22	$551,000	WD	03-AL	$551,000	$246,000	44.65	$643,696	$88,028	$462,972	$617,409	0.750	2,722	05-11	9.9147	TWO-STORY	$85,000	05-30 HUNTMORE ESTATES	81
4712-05-102-046	565 CHRYSTAL DOWNS	09/01/23	$600,000	WD	03-AL	$600,000	$263,700	43.95	$580,842	$85,000	$515,000	$550,936	0.935	2,676	05-11	8.5763	TWO-STORY	$85,000	05-30 HUNTMORE ESTATES	91
4712-05-102-048	613 CHRYSTAL DOWNS	08/03/22	$525,000	WD	03-AL	$525,000	$241,600	46.02	$615,234	$91,478	$433,522	$581,951	0.745	2,840	05-11	10.4064	TWO-STORY	$85,000	05-30 HUNTMORE ESTATES	88
4712-05-102-066	9010 ROYAL OAKS	08/08/23	$545,000	WD	03-AL	$545,000	$243,700	44.72	$522,449	$85,438	$459,562	$485,568	0.946	2,592	05-11	9.7432	TWO-STORY	$80,000	05-30 HUNTMORE ESTATES	88
4712-05-102-070	222 SHINNECOCK	05/15/23	$540,000	WD	03-AL	$540,000	$278,700	51.61	$619,123	$86,233	$453,767	$592,100	0.766	3,158	05-11	8.2641	TWO-STORY	$80,000	05-30 HUNTMORE ESTATES	88
4712-05-102-085	273 WINGED FOOT	04/24/23	$550,000	WD	03-AL	$550,000	$252,300	45.87	$555,327	$85,000	$465,000	$522,586	0.890	2,676	05-11	4.0796	TWO-STORY	$85,000	05-30 HUNTMORE ESTATES	88
4712-05-102-089	383 WINGED FOOT	07/14/23	$640,000	WD	03-AL	$640,000	$271,500	42.42	$612,486	$85,000	$555,000	$586,096	0.947	2,820	05-11	9.7934	TWO-STORY	$85,000	05-30 HUNTMORE ESTATES	88
4712-05-102-092	375 SHINNECOCK	11/16/23	$600,000	WD	03-AL	$600,000	$249,800	41.63	$571,006	$99,685	$500,315	$523,690	0.955	2,676	05-11	10.6355	TWO-STORY	$85,000	05-30 HUNTMORE ESTATES	87
4712-05-102-101	217 SHINNECOCK	11/02/22	$490,000	WD	03-AL	$490,000	$207,500	42.35	$512,846	$70,000	$420,000	$492,051	0.854	2,304	05-11	0.4560	TWO-STORY	$70,000	05-30 HUNTMORE ESTATES	88
4712-05-102-110	9649 MEDINAH	09/12/23	$668,000	WD	03-AL	$668,000	$336,100	50.31	$738,145	$94,818	$573,182	$714,808	0.802	3,351	05-11	4.7141	TWO-STORY	$85,000	05-30 HUNTMORE ESTATES	93
4712-08-103-039	1098 SCENIC POINTE	08/23/22	$724,500	WD	03-AL	$724,500	$264,700	36.54	$709,724	$100,868	$623,632	$676,507	0.922	2,574	08-20	7.2831	RANCH	$94,000	08-20 NORTHWINDS	88
4712-11-301-005	1595 PADDOCK ESTATES	12/21/22	$695,900	WD	03-AL	$695,900	$296,900	42.66	$739,257	$96,823	$599,077	$759,378	0.789	3,053	11-30	6.0106	TWO-STORY	$89,250	11-30 PADDOCK ESTATES	80
4712-18-307-005	2781 TOBY	01/19/23	$716,393	WD	25-PC	$716,393	$40,300	5.63	$708,055	$97,000	$619,393	$698,349	0.887	2,357	18-35	3.7929	TWO-STORY	$97,000	18-35 ROLLING WOODS SITE CONDOS	97
4712-20-302-001	3539 OLDE HAWTHORNE	03/15/22	$725,000	WD	03-AL	$725,000	$266,100	36.70	$747,477	$89,057	$635,943	$748,205	0.850	3,454	20-31	0.0949	TWO-STORY	$85,000	20-31 HAWTHORNE	75
4712-20-302-005	9495 PRINCE WILLIAM	07/31/23	$700,900	WD	03-AL	$700,900	$331,100	47.24	$711,418	$89,928	$610,972	$706,239	0.865	3,218	20-31	1.6097	TWO-STORY	$85,000	20-31 HAWTHORNE	78
4712-20-302-011	3689 OLDE HAWTHORNE	07/05/22	$740,000	WD	19-MP AL	$740,000	$275,400	37.22	$737,845	$89,861	$650,139	$733,474	0.886	3,134	20-31	3.7373	TWO-STORY	$70,000	20-31 HAWTHORNE	77
4712-29-204-024	9802 SHELTERING OAKS	12/29/22	$560,000	WD	03-AL	$560,000	$208,100	37.16	$550,630	$94,554	$465,446	$551,482	0.844	2,128	29-22	0.5020	RANCH	$91,000	29-22 BRIGHTON OAKS	93
4712-29-204-026	9706 SHELTERING OAKS	07/10/23	$535,000	WD	03-AL	$535,000	$222,200	41.53	$527,713	$94,989	$440,011	$523,245	0.841	2,267	29-22	0.8084	TWO-STORY	$91,000	29-22 BRIGHTON OAKS	88
4712-29-204-029	9618 SHELTERING OAKS	10/25/23	$680,000	WD	03-AL	$680,000	$250,000	36.76	$637,703	$101,153	$578,847	$648,791	0.892	2,952	29-22	4.3183	TWO-STORY	$91,000	29-22 BRIGHTON OAKS	79
4712-29-204-030	9562 SHELTERING OAKS	05/18/22	$654,000	WD	03-AL	$654,000	$226,600	34.65	$653,311	$91,000	$563,000	$679,941	0.828	2,930	29-22	2.0997	TWO-STORY	$91,000	29-22 BRIGHTON OAKS	79
4712-29-204-038	9449 SHELTERING OAKS	10/30/23	$610,000	WD	03-AL	$610,000	$290,800	47.67	$669,375	$125,460	$484,540	$657,697	0.737	2,146	29-22	11.2287	RANCH	$113,750	29-22 BRIGHTON OAKS	90
		Totals:	**$18,397,677**			**$18,397,677**	**$7,210,900**		**$18,636,240**		**$15,636,949**	**$18,481,260**				**0.2913**				
							Sale. Ratio =>	**39.19**				**E.C.F. =>**	**0.846**							
							Std. Dev. =>	**9.83**				**Ave. E.C.F. =>**	**0.849**							

Std. Deviation=> **0.065163**

Ave. Variance=> **5.3189** **Coeff of Var=>** **6.265**

ECF USED: 0.846

OUTLIERS

4712-03-402-117	339 LENOX	06/16/23	$430,000	WD	03-AL	$430,000	$214,400	49.86	$489,244	$72,000	$358,000	$508,834	0.704	1,885	03-40	14.5441	RANCH	$72,000	03-41 HILLSBOROUGH ESTATES #2	88
4712-08-201-004	1432 XANADU	09/14/22	$490,000	WD	03-AL	$490,000	$245,400	50.08	$633,943	$97,402	$392,598	$596,157	0.659	2,990	08-20	19.0462	TWO-STORY	$94,000	08-20 NORTHWINDS	80
4712-03-401-062	195 W AUBURN	05/06/22	$620,000	WD	03-AL	$620,000	$257,300	41.50	$690,102	$132,323	$487,677	$680,218	0.717	3,030	03-40	71.6942	TWO-STORY	$90,000	03-40 HILLSBOROUGH ESTATES	80

2025 ECF ANALYSIS **GROUP #6**

03-40 HILLSBOROUGH ESTATES/18-41 HIDEAWAY WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-03-401-023	215 ASHFORD	08/12/22	$565,000	WD	03-AL	$565,000	$212,500	37.61	$570,389	$83,000	$482,000	$551,969	0.873	2,898	3.7664	TWO-STORY	$83,000	79
4712-03-401-032	206 W AUBURN	09/27/23	$709,584	WD	25-PC	$709,584	$61,000	8.60	$736,319	$83,000	$626,584	$739,886	0.847	3,306	1.1293	TWO-STORY	$83,000	97
4712-03-401-034	218 W AUBURN	09/22/23	$550,000	WD	03-AL	$550,000	$222,600	40.47	$537,301	$88,826	$461,174	$507,899	0.908	2,051	7.2430	RANCH	$83,000	78
4712-03-401-058	139 E AUBURN	09/13/22	$569,900	WD	03-AL	$569,900	$244,900	42.97	$658,927	$90,000	$479,900	$644,311	0.745	2,986	9.0747	TWO-STORY	$90,000	79
4712-03-402-081	305 BAINTREE	07/20/23	$710,000	WD	03-AL	$710,000	$322,000	45.35	$756,221	$97,336	$612,664	$746,189	0.821	2,673	1.4515	TWO-STORY	$60,000	90
4712-03-402-089	371 BAINTREE	02/21/23	$555,000	WD	03-AL	$555,000	$222,500	40.09	$583,386	$90,000	$465,000	$592,736	0.784	2,674	5.1075	TWO-STORY	$90,000	81
4712-03-402-146	318 DAUBONY	09/07/22	$532,500	WD	03-AL	$532,500	$210,300	39.49	$530,948	$90,000	$442,500	$533,350	0.830	2,056	0.5911	RANCH	$90,000	88
4712-03-402-150	338 DAUBONY	11/17/23	$525,000	WD	03-AL	$525,000	$219,000	41.71	$511,394	$72,000	$453,000	$516,868	0.876	2,056	4.0861	RANCH	$72,000	87
		Totals:	**$4,716,984**			**$4,716,984**	**$1,714,800**		**$4,884,885**		**$4,022,822**	**$4,833,208**			**0.3243**			
							Sale. Ratio =>	**36.35**				**E.C.F. =>**	**0.832**					
							Std. Dev. =>	**11.73**				**Ave. E.C.F. =>**	**0.836**					

Std. Deviation=>	**0.052849**			
Ave. Variance=>	**4.0562**	**Coeff of Var=>**	**4.85**	

Hillsborough **ECF USED: 0.832**

Hideaway **ECF USED: 0.820**

NOTE: Used Hillsborough ECF to set Hideaway Woods d/t no sales in sub.
Used slightly lower d/t land value difference.

OUTLIERS

4712-03-401-062	195 W AUBURN	05/06/22	$620,000	WD	03-AL	$620,000	$257,300	41.50	$732,955	$132,323	$487,677	$680,217	0.717	3,030	11.8630	TWO-STORY	$90,000	80
4712-03-402-117	339 LENOX	06/16/23	$430,000	WD	03-AL	$430,000	$214,400	49.86	$504,300	$72,000	$358,000	$508,834	0.704	1,885	13.2003	RANCH	$72,000	88

2025 ECF ANALYSIS
22-30 PLEASANT VIEW HILLS

GROUP #7

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-22-303-005	11221 MEADOWOOD	12/15/23	$390,000	WD	03-AL	$390,000	$193,300	49.56	$384,510	$78,777	$311,223	$277,939	1.120	1,962	1.8611	RANCH	$72,078	61
4712-22-304-054	11310 YOUNG	01/12/23	$487,000	WD	03-AL	$487,000	$172,300	35.38	$446,490	$92,677	$394,323	$321,648	1.226	1,924	8.7581	RANCH	$61,049	68
4712-22-304-067	11091 HARRY	05/10/22	$425,000	WD	03-AL	$425,000	$174,000	40.94	$417,011	$78,078	$346,922	$308,121	1.126	2,240	1.2436	TWO-STORY	$70,057	61
4712-22-304-071	11155 YOUNG	06/27/22	$635,000	WD	03-AL	$635,000	$213,700	33.65	$644,521	$68,117	$566,883	$524,004	1.082	2,844	5.6534	1 3/4 STORY	$62,935	70
		Totals:	**$1,937,000**			**$1,937,000**	**$753,300**		**$1,892,532**		**$1,619,351**	**$1,431,712**			**0.7305**			
							Sale. Ratio =>	**38.89**				**E.C.F. =>**	**1.131**					
							Std. Dev. =>	**7.16**				**Ave. E.C.F. =>**	**1.138**					

Std. Deviation=>	**0.061556**		
Ave. Variance=>	**4.3791**	**Coeff of Var=>**	**3.85**

ECF USED: 1.18

NOTE: ECF set higher than indicated d/t trending of more recent sales

2025 ECF ANALYSIS
15-40 LAKE MORAINE

GROUP #7

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-15-401-001	2972 MORAINE	07/28/22	$289,900	WD	03-AL	$289,900	$104,400	36.01	$285,740	$69,041	$220,859	$169,296	1.305	1,522	6.7839	TRI-LEVEL	$67,000	63
4712-15-401-025	3224 OLD ORCHARD DR	12/14/23	$345,000	WD	03-AL	$345,000	$142,400	41.28	$315,251	$80,000	$265,000	$183,790	1.442	1,756	6.9453	TWO-STORY	$80,000	51
4712-15-401-041	3055 MORAINE	03/28/24	$350,444	WD	03-AL	$350,444	$135,600	38.69	$340,735	$111,751	$238,693	$178,894	1.334	1,576	3.8139	TRI-LEVEL	$108,820	61
4712-15-401-075	3057 OLD ORCHARD DR	11/10/22	$305,000	WD	03-AL	$305,000	$120,900	39.64	$297,700	$67,000	$238,000	$180,234	1.321	1,675	5.1908	TWO-STORY	$67,000	54
4712-15-401-082	11857 KNOB HILL RD	04/15/22	$363,000	WD	03-AL	$363,000	$126,300	34.79	$350,804	$67,000	$296,000	$221,722	1.335	2,070	3.7405	TRI-LEVEL	$67,000	59
4712-15-401-092	3076 MORAINE	05/16/23	$402,500	WD	03-AL	$402,500	$153,500	38.14	$386,614	$70,350	$332,150	$247,081	1.344	2,596	2.8116	BI-LEVEL	$70,350	59
4712-15-401-093	3098 MORAINE	01/05/24	$320,000	WD	03-AL	$320,000	$127,300	39.78	$289,221	$70,350	$249,650	$170,993	1.460	1,440	8.7591	RANCH	$70,350	53
4712-15-401-094	3114 MORAINE	11/04/22	$347,000	WD	03-AL	$347,000	$126,300	36.40	$316,101	$67,000	$280,000	$194,610	1.439	1,410	6.6363	RANCH	$67,000	61
		Totals:	**$2,722,844**			**$2,722,844**	**$1,036,700**		**$2,582,166**		**$2,120,352**	**$1,546,620**			**0.1453**			
							Sale. Ratio =>	**38.07**				**E.C.F. =>**	**1.371**					
							Std. Dev. =>	**2.20**				**Ave. E.C.F. =>**	**1.372**					

Std. Deviation=>	**0.063065**		
Ave. Variance=>	**5.5852**	**Coefficient o**	**4.07**

ECF USED: 1.371

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-15-401-092	3076 MORAINE	10/25/22	$250,000	WD	03-AL	$250,000	$140,900	56.36	$386,614	$70,350	$179,650	$247,081	0.727	2,596	64.5322	BI-LEVEL	$70,350	59
4712-15-401-075	3057 OLD ORCHARD DR	06/29/22	$271,600	WD	03-AL	$271,600	$120,900	44.51	$297,700	$67,000	$204,600	$180,234	1.135	1,675	23.7222	TWO-STORY	$67,000	54
4712-15-401-066	3141 OLD ORCHARD DR	05/06/22	$420,000	WD	03-AL	$420,000	$135,400	32.24	$365,980	$68,863	$351,137	$232,123	1.513	1,618	14.0311	TWO-STORY	$67,000	68

2025 ECF ANALYSIS
20-20 HOPE LAKE PARK/20-21 HILTON ESTATES

20-21 HILTON ESTATES (SUPPORTED BY HOPE LAKE PARK)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-20-201-022	3327 CHARLOTTE	05/06/22	$235,000	WD	03-AL	$235,000	$88,000	37.45	$240,504	$59,896	$175,104	$132,800	1.319	1,215	20-20	1.7034	RANCH	$57,000	20-20 HOPE LAKE PARK	60
4712-20-202-009	3306 HOPE LAKE	08/08/22	$290,000	WD	03-AL	$290,000	$110,900	38.24	$286,766	$80,699	$209,301	$151,520	1.381	1,134	20-20	7.9824	RANCH	$76,277	20-20 HOPE LAKE PARK	63
4712-20-202-013	9442 EDWARD	08/19/22	$235,000	WD	03-AL	$235,000	$85,700	36.47	$239,635	$68,000	$167,000	$126,202	1.323	1,016	20-20	2.1753	RANCH	$68,000	20-20 HOPE LAKE PARK	60
4712-20-202-043	9532 EDWARD	11/23/22	$300,000	WD	03-AL	$300,000	$112,600	37.53	$317,022	$80,695	$219,305	$173,770	1.262	1,492	20-20	3.9477	RANCH	$80,695	20-20 HOPE LAKE PARK	63
4712-20-203-005	3400 HILTON ESTATES	09/08/22	$292,000	WD	03-AL	$292,000	$120,800	41.37	$301,249	$72,957	$219,043	$179,193	1.222	1,777	20-21	7.9135	TWO-STORY	$71,378	20-21 HILTON ESTATES	53
		Totals:	**$1,352,000**			**$1,352,000**	**$518,000**		**$1,385,176**		**$989,753**	**$763,485**				**0.5158**				
							Sale. Ratio =>	**38.31**				**E.C.F. =>**	**1.296**							
							Std. Dev. =>	**1.87**				**Ave. E.C.F. =>**	**1.302**							

Std. Deviation=> **0.061147**
Ave. Variance=> **4.7445** **Coeff of Var=>** **3.6453**

ECF USED: 91-100% @ .98
ECF USED: 90-81% @ 1.07
ECF USED: 80-71% @ 1.12
ECF USED: 61-70% @ 1.25
ECF USED: 0-60% @ 1.30

NOTE: Used lower than indicated ECF d/t lack of sales in sub & to avoid over valuing

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-20-202-033	9562 EDWARD	10/04/23	$280,000	WD	03-AL	$280,000	$108,100	38.61	$262,083	$69,591	$210,409	$141,538	1.487	1,400	20-20	18.5068	RANCH	$65,251	20-20 HOPE LAKE PARK	51
4712-20-203-025	9889 EDWARD	08/18/22	$386,000	WD	19-MP AL	$386,000	$0	0.00	$364,227	$115,719	$270,281	$225,916	1.196	1,862	20-21	119.6376	TWO-STORY	$115,719	20-21 HILTON ESTATES	64

20-20 HOPE LAKE PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-20-201-022	3327 CHARLOTTE	05/06/22	$235,000	WD	03-AL	$235,000	$88,000	37.45	$240,504	$59,896	$175,104	$132,800	1.319	1,215	20-20	1.3810	RANCH	$57,000	20-20 HOPE LAKE PARK	60
4712-20-202-009	3306 HOPE LAKE	08/08/22	$290,000	WD	03-AL	$290,000	$110,900	38.24	$286,766	$80,699	$209,301	$151,520	1.381	1,134	20-20	4.8979	RANCH	$76,277	20-20 HOPE LAKE PARK	63
4712-20-202-013	9442 EDWARD	08/19/22	$235,000	WD	03-AL	$235,000	$85,700	36.47	$239,635	$68,000	$167,000	$126,202	1.323	1,016	20-20	0.9091	RANCH	$68,000	20-20 HOPE LAKE PARK	60
4712-20-202-033	9562 EDWARD	10/04/23	$280,000	WD	03-AL	$280,000	$108,100	38.61	$262,083	$69,591	$210,409	$141,538	1.487	1,400	20-20	15.4223	RANCH	$65,251	20-20 HOPE LAKE PARK	51
4712-20-202-043	9532 EDWARD	11/23/22	$300,000	WD	03-AL	$300,000	$112,600	37.53	$317,022	$80,695	$219,305	$173,770	1.262	1,492	20-20	7.0322	RANCH	$80,695	20-20 HOPE LAKE PARK	63
4712-20-203-005	3400 HILTON ESTATES	09/08/22	$292,000	WD	03-AL	$292,000	$120,800	41.37	$301,249	$72,957	$219,043	$179,193	1.222	1,777	20-21	10.9979	TWO-STORY	$71,378	20-21 HILTON ESTATES	53
		Totals:	**$1,632,000**			**$1,632,000**	**$626,100**		**$1,647,259**		**$1,200,162**	**$905,023**				**0.6253**				
							Sale. Ratio =>	**38.36**				**E.C.F. =>**	**1.326**							
							Std. Dev. =>	**1.68**				**Ave. E.C.F. =>**	**1.332**							

Std. Deviation=> **0.093271**
Ave. Variance=> **6.7734** **Coeff of Var=>** **5.0838**

ECF USED: 81-100% @ 1.25
ECF USED: 71-80% @ 1.30
ECF USED: 61-70% @ 1.40
ECF USED: 0-60% @ 1.45

Used ECF other than indicated to account for age of sales in study & upward trent

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-20-203-025 & 01(	9889 EDWARD	08/18/22	$386,000	WD	19-MP AL	$386,000	$0	0.00	$364,227	$115,719	$270,281	$225,916	1.196	1,862	20-21	119.6376	TWO-STORY	$115,719	20-21 HILTON ESTATES	64

2025 ECF ANALYSIS

21-11 SAND POINTE EST/21-10 PINE CREEK EST

21-11 SAND POINTE EST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-21-102-011	3341 PINE CREEK	05/10/22	$410,000	WD	03-AL	$410,000	$124,500	30.37	$381,279	$72,771	$337,229	$257,090	1.312	1,632	21-11	11.1600	TWO-STORY	$71,393	68
4712-21-102-028	3477 PINE CREEK	11/23/22	$355,000	WD	03-AL	$355,000	$137,300	38.68	$375,959	$60,997	$294,003	$262,468	1.120	1,919	21-11	7.9969	TWO-STORY	$54,505	63
4712-21-102-030	3250 PINE CREEK	06/09/23	$400,000	WD	03-AL	$400,000	$176,400	44.10	$389,333	$58,135	$341,865	$275,998	1.239	1,632	21-11	3.8533	TWO-STORY	$58,135	65
4712-21-102-030	3250 PINE CREEK	05/06/22	$370,000	WD	03-AL	$370,000	$150,000	40.54	$389,333	$58,135	$311,865	$275,998	1.130	1,632	21-11	7.0163	TWO-STORY	$58,135	65
		Totals:	**$1,535,000**			**$1,535,000**	**$588,200**		**$1,535,904**		**$1,284,962**	**$1,071,555**				**0.0960**			
							Sale. Ratio =>	**38.32**				**E.C.F. =>**	**1.199**						
							Std. Dev. =>	**5.82**				**Ave. E.C.F. =>**	**1.200**						

Std. Deviation=>	**0.091756**		
Ave. Variance=>	**7.5066**	**Coeff of Var=>**	**6.255**

ECF USED: 1.25

NOTE: Used higher than indicated ECF d/t age of sales and upward trend of more recent sales

21-10 PINE CREEK ESTS 1 & 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-21-101-002	10484 SKEMAN	07/25/22	$430,000	WD	03-AL	$430,000	$142,400	33.12	$409,615	$64,129	$365,871	$287,905	1.271	2,106	21-10	0.4186	1 3/4 STORY	$62,866	70
4712-21-103-015	3162 SKYVIEW	11/08/23	$400,000	WD	03-AL	$400,000	$174,600	43.65	$422,846	$70,308	$329,692	$293,782	1.122	1,928	21-10	15.2756	TWO-STORY	$65,069	64
4712-21-103-019	3192 SANDPOINT	09/22/23	$335,000	WD	03-AL	$335,000	$120,300	35.91	$287,688	$65,713	$269,287	$184,979	1.456	1,672	21-10	18.0778	TWO-STORY	$62,975	64
4712-21-103-027	3145 SANDPOINT	04/19/23	$341,000	WD	03-AL	$341,000	$138,200	40.53	$330,159	$75,849	$265,151	$211,925	1.251	1,580	21-10	2.3836	TWO-STORY	$70,762	64
		Totals:	**$1,506,000**			**$1,506,000**	**$575,500**		**$1,450,308**		**$1,230,001**	**$978,591**				**1.8080**			
							Sale. Ratio =>	**38.21**				**E.C.F. =>**	**1.257**						
							Std. Dev. =>	**4.70**				**Ave. E.C.F. =>**	**1.275**						

Std. Deviation=>	**0.137357**		
Ave. Variance=>	**9.0389**	**Coeff of Var=>**	**7.089**

ECF USED: 1.27

NOTE: Used higher than indicated ECF d/t trending upward of more recent sales in study

2025 ECF ANALYSIS
GROUP #10

21-30 WEST WINDS ESTS/21-40 DEERFOOT HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-21-301-004	10281 WINSTED	08/26/22	$617,000	WD	03-AL	$617,000	$215,700	34.96	$647,062	$117,479	$499,521	$448,799	1.113	2,968	21-30	9.4196	RANCH	$112,057	61
4712-21-301-005	10355 WINSTED	07/18/22	$492,500	WD	03-AL	$492,500	$200,800	40.77	$514,965	$98,955	$393,545	$352,551	1.116	2,518	21-30	9.0934	TWO-STORY	$98,955	62
4712-21-301-021	10424 WINSTED	06/09/23	$370,000	WD	03-AL	$370,000	$154,900	41.86	$344,656	$98,678	$271,322	$208,456	1.302	1,680	21-30	9.4367	1 3/4 STORY	$96,000	64
4712-21-302-005	3837 ABERDEEN	04/14/22	$377,000	WD	03-AL	$377,000	$128,200	34.01	$350,261	$82,816	$294,184	$226,648	1.298	1,484	21-30	9.0763	RANCH	$82,816	68
		Totals:	**$1,856,500**			**$1,856,500**	**$699,600**		**$1,856,944**		**$1,458,572**	**$1,236,454**				**2.7572**			
							Sale. Ratio =>	**37.68**				**E.C.F. =>**	**1.180**						
							Std. Dev. =>	**3.99**				**Ave. E.C.F. =>**	**1.207**						

Std. Deviation=> **0.106903**
Ave. Variance=> **9.2565** **Coeff of Var=>** **7.668**

ECF USED: 1.200 (WEST WIND ESTATES)
ECF USED: 1.00 (WEST WIND ESTATES 91-100% GOOD)
ECF USED: 1.00 (DEERFOOT HILLS 0-80% GOOD)
ECF USED: 0.98 (DEERFOOT HILLS 81-100% GOOD)

NOTES:
ECF set slight higher than indicated d/t age of sales
Deerfoot Hills set lower to avoid over valuing this sub based on historical sales data

22-20 MORAINE MEADOWS/27-20 PLEASANT VALLEY EST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-22-201-046	3403 VALLEYBROOK	09/09/22	$355,000	WD	03-AL	$355,000	$132,200	37.24	$333,698	$58,163	$296,837	$243,836	1.217	1,804	22-20	3.1695	RANCH	$57,269	70
4712-22-201-068	3436 VALLEYBROOK	08/29/22	$330,000	WD	03-AL	$330,000	$112,600	34.12	$278,648	$64,490	$265,510	$189,520	1.401	1,196	22-20	15.1901	RANCH	$64,490	68
4712-22-201-062	3363 WATERSEDGE	02/28/22	$295,000	WD	03-AL	$295,000	$120,100	40.71	$295,235	$64,343	$230,657	$204,329	1.129	1,532	22-20	12.0207	RANCH	$64,343	62
		Totals:	**$980,000**			**$980,000**	**$364,900**		**$907,581**		**$793,004**	**$637,686**				**0.5491**			
							Sale. Ratio =>	**37.23**				**E.C.F. =>**	**1.244**						
							Std. Dev. =>	**3.30**				**Ave. E.C.F. =>**	**1.249**						

Std. Deviation=> **0.138795**
Ave. Variance=> **10.1267** **Coeff of Var=>** **8.108**

ECF USED: 1.26 (MORAINE MEADOWS)
ECF USED: 1.30 (PLEASANT VALLEY ESTATES)

NOTES:
Expanded sales date d/t lack of sales during study period.
Used higher than indicated ECF d/t age of sales and trending sales
Used 1.25 ECF for Pleasant Valley Estates d/t no sales for study period, but 3 sales after the study indicating a substantial increase.

2025 ECF ANALYSIS
GROUP #10

27-10 KRAUSE ACRES/22-40 HEATHERCREST ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-27-101-002	4103 BRIAN	08/23/21	$379,900	WD	03-AL	$379,900	$132,400	34.85	$340,610	$56,570	$323,330	$260,587	1.241	1,948	27-10	15.0278	QUAD-LEVEL	$55,445	59
4712-27-102-032	4386 BRIAN	08/04/21	$400,000	WD	03-AL	$400,000	$157,300	39.33	$400,391	$57,333	$342,667	$314,732	1.089	2,200	27-10	0.1739	TWO-STORY	$57,333	64
4712-27-102-038	4329 BRIAN	07/14/23	$310,000	WD	03-AL	$310,000	$145,800	47.03	$325,028	$81,190	$228,810	$223,705	1.023	1,872	27-10	6.7675	RANCH	$80,195	62
4712-27-102-042	11011 KURTISS	08/11/22	$570,000	WD	03-AL	$570,000	$229,600	40.28	$608,740	$83,315	$486,685	$482,041	1.010	2,721	27-10	8.0864	TWO-STORY	$81,325	63
		Totals:	**$1,659,900**			**$1,659,900**	**$665,100**		**$1,674,769**		**$1,381,492**	**$1,281,065**				**1.2104**			
							Sale. Ratio =>	**40.07**				**E.C.F. =>**	**1.078**						
							Std. Dev. =>	**5.03**				**Ave. E.C.F. =>**	**1.090**						

Std. Deviation=> **0.105996**
Ave. Variance=> **7.5139** **Coeff of Var=>** **6.89**

ECF USED: 1.100

Used higher than indicated ECF d/t sales age of sales & trending of more recent sales
Expanded sales dates d/t lack of sales during study period

27-31 EAGLE HTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-27-301-004	11464 EAGLE	06/16/22	$495,000	WD	03-AL	$495,000	$178,900	36.14	$478,719	$101,128	$393,872	$331,220	1.189	2,287	27-31	2.1102	TWO-STORY	$80,000	60
4712-27-301-024	11537 EAGLE	10/03/23	$460,000	WD	03-AL	$460,000	$207,600	45.13	$457,773	$92,469	$367,531	$320,442	1.147	2,212	27-31	2.1102	TWO-STORY	$89,468	64
		Totals:	**$955,000**			**$955,000**	**$386,500**		**$936,492**		**$761,403**	**$651,662**				**0.0349**			
							Sale. Ratio =>	**40.47**				**E.C.F. =>**	**1.168**						
							Std. Dev. =>	**6.36**				**Ave. E.C.F. =>**	**1.168**						

Std. Deviation=> **0.029843**
Ave. Variance=> **2.1102** **Coeff of Var=>** **1.807**

ECF USED: 1.17

Used slightly higher than indicated ECF d/t lack of sales & trending of more recent sales.

2025 ECF ANALYSIS
22-10 DEMARIA/22-21 MORAINE HIGHLANDS

GROUP #11

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-22-101-005	11166 CHERRYLAWN	07/26/23	$558,000	WD	03-AL	$558,000	$194,000	34.77	$418,153	$98,238	$459,762	$390,140	1.178	2,319	22-10	37.3805	TWO-STORY	$90,708	63
4712-22-101-008	11238 CHERRYLAWN	10/17/22	$415,000	WD	03-AL	$415,000	$187,200	45.11	$419,245	$91,001	$323,999	$400,298	0.809	2,473	22-10	0.4747	TWO-STORY	$88,000	63
4712-22-101-009	11262 CHERRYLAWN	12/22/23	$540,000	WD	03-AL	$540,000	$263,200	48.74	$557,829	$104,441	$435,559	$552,912	0.788	3,252	22-10	1.6894	RANCH	$88,000	63
4712-22-101-034	11360 CLOVERLAWN	03/11/22	$380,000	WD	03-AL	$380,000	$184,400	48.53	$429,172	$92,637	$287,363	$410,409	0.700	2,838	22-10	10.4460	1 3/4 STORY	$92,637	63
4712-22-101-038	11471 CLOVERLAWN	04/15/22	$449,100	WD	03-AL	$449,100	$174,300	38.81	$422,480	$90,930	$358,170	$388,785	0.921	2,218	22-10	11.6607	RANCH	$90,930	64
		Totals:	**$1,784,100**			**$2,342,100**	**$1,003,100**		**$2,246,879**		**$1,864,853**	**$2,142,544**				**6.5744**			
							Sale. Ratio =>	**42.83**				**E.C.F. =>**	**0.870**						
							Std. Dev. =>	**4.63**				**Ave. E.C.F. =>**	**0.805**						

Std. Deviation=>	**0.090952**		
Ave. Variance=>	**6.0677**	**Coeff of Var=>**	**7.541**

ECF USED: 0.870

2025 ECF ANALYSIS
GROUP #12

04-20 LONG LAKE PINES/09-40 TAYLOR MEADOWS/18-34 WOODLAND LAKE SHORES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-04-201-028	90 LAKE PINES	12/20/23	$642,500	WD	03-AL	$642,500	$309,300	48.14	$644,804	$82,018	$560,482	$721,521	0.777	3,434	04-20	8.4457	TWO-STORY	$75,000	78
4712-18-306-010	8067 WOODLAND SHORE	01/20/22	$305,000	WD	03-AL	$305,000	$117,000	38.36	$301,017	$58,355	$246,645	$252,662	0.976	1,506	18-34	11.4922	TWO-STORY	$55,000	76
4712-26-301-013	4731 WINDBERRY	09/09/22	$580,000	WD	03-AL	$580,000	$244,100	42.09	$578,340	$136,036	$443,964	$520,358	0.853	2,566	26-30	0.8074	TWO-STORY	$103,500	71
4712-26-301-017	4841 WINDSWEPT	09/29/23	$625,500	WD	03-AL	$625,500	$246,400	39.39	$565,197	$115,080	$510,420	$529,549	0.964	2,371	26-30	10.2612	TWO-STORY	$90,000	76
4712-26-301-036	4586 WINDSWEPT	09/23/22	$425,000	WD	03-AL	$425,000	$197,200	46.40	$473,776	$70,000	$355,000	$475,031	0.747	2,451	26-30	11.3944	TWO-STORY	$70,000	72
4712-26-301-047	4736 WINDBERRY	08/12/22	$525,000	WD	03-AL	$525,000	$219,300	41.77	$509,852	$75,008	$449,992	$511,581	0.880	2,615	26-30	1.8346	TWO-STORY	$70,000	71
4712-26-301-049	4667 WINDSWEPT	02/16/23	$465,000	WD	03-AL	$465,000	$205,600	44.22	$490,623	$73,690	$391,310	$490,509	0.798	2,736	26-30	6.3501	TWO-STORY	$70,000	77
4712-26-302-004	4559 WINDBERRY	10/31/23	$575,000	WD	03-AL	$575,000	$259,300	45.10	$549,540	$72,445	$502,555	$561,288	0.895	3,020	26-31	3.4096	TWO-STORY	$70,000	74
		Totals:	**$4,143,000**			**$4,143,000**	**$1,798,200**		**$4,113,149**		**$3,460,368**	**$4,062,499**				**0.9481**			
							Sale. Ratio =>	**43.40**				**E.C.F. =>**	**0.852**						
							Std. Dev. =>	**3.39**				**Ave. E.C.F. =>**	**0.861**						

Std. Deviation=> **0.084049**
Ave. Variance=> **6.7494** **Coeff of Var=** **7.84**

ECF USED: 0.852

Note: Woodland Lake Shores ECF Used 1.00 due historical sales in sub and difference in land values

26-30 WINDSWEPT/21-41 WALKING HORSE ESTS/26-31 SPENCER CREEK/28-42 RIVER HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-26-301-013	4731 WINDBERRY	09/09/22	$580,000	WD	03-AL	$580,000	$244,100	42.09	$578,340	$136,036	$443,964	$520,358	0.853	2,566	26-30	0.2996	TWO-STORY	$103,500	71
4712-26-301-017	4841 WINDSWEPT	09/29/23	$625,500	WD	03-AL	$625,500	$246,400	39.39	$565,197	$115,080	$510,420	$529,549	0.964	2,371	26-30	10.7690	TWO-STORY	$90,000	76
4712-26-301-036	4586 WINDSWEPT	09/23/22	$425,000	WD	03-AL	$425,000	$197,200	46.40	$473,776	$70,000	$355,000	$475,031	0.747	2,451	26-30	10.8866	TWO-STORY	$70,000	72
4712-26-301-047	4736 WINDBERRY	08/12/22	$525,000	WD	03-AL	$525,000	$219,300	41.77	$509,852	$75,008	$449,992	$511,581	0.880	2,615	26-30	2.3424	TWO-STORY	$70,000	71
4712-26-301-049	4667 WINDSWEPT	02/16/23	$465,000	WD	03-AL	$465,000	$205,600	44.22	$490,623	$73,690	$391,310	$490,509	0.798	2,736	26-30	5.8424	TWO-STORY	$70,000	77
4712-26-302-004	4559 WINDBERRY	10/31/23	$575,000	WD	03-AL	$575,000	$259,300	45.10	$549,540	$72,445	$502,555	$561,288	0.895	3,020	26-31	3.9173	TWO-STORY	$70,000	74
		Totals:	**$3,195,500**			**$3,195,500**	**$1,371,900**		**$3,167,328**		**$2,653,241**	**$3,088,317**				**0.2936**			
							Sale. Ratio =>	**42.93**				**E.C.F. =>**	**0.859**						
							Std. Dev. =>	**2.55**				**Ave. E.C.F. =>**	**0.856**						

Std. Deviation=> **0.076098**
Ave. Variance=> **5.6762** **Coeff of Var=** **6.63**

ECF USED: 0.88

Note: Used ECF higher than indicated due to age of sales and more recent sales trending updward

2025 ECF ANALYSIS
GROUP #13

22-31 STARSHINE/27-21 CHAPEL VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-22-305-001	11343 BUNO	03/06/23	$321,000	WD	03-AL	$321,000	$127,100	39.60	$291,510	$85,820	$235,180	$214,260	1.098	1,776	22-31	1.4656	1 3/4 STORY	$85,820	57
4712-22-305-006	3806 STARSHINE	10/26/23	$495,000	WD	03-AL	$495,000	$188,600	38.10	$409,937	$78,131	$416,869	$345,631	1.206	2,460	22-31	12.3129	CAPE COD	$78,131	64
4712-22-305-012	3646 STARSHINE	04/07/23	$464,500	WD	03-AL	$464,500	$187,200	40.30	$439,076	$80,370	$384,130	$373,652	1.028	2,132	22-31	5.4939	1 1/4 STORY	$78,016	65
4712-22-305-013	3618 STARSHINE	04/27/22	$565,000	WD	03-AL	$565,000	$228,700	40.48	$551,062	$77,340	$487,660	$493,460	0.988	3,115	22-31	9.4735	TWO-STORY	$77,340	65
4712-22-305-021	3845 STARSHINE	05/12/23	$550,000	WD	03-AL	$550,000	$220,400	40.07	$491,847	$77,917	$472,083	$431,177	1.095	3,102	22-31	1.1890	TWO-STORY	$76,000	65
		Totals:	**$2,395,500**			**$2,395,500**	**$952,000**		**$2,183,432**		**$1,995,922**	**$1,858,181**				**0.8854**			
							Sale. Ratio =>	**39.74**				**E.C.F. =>**	**1.074**						
							Std. Dev. =>	**0.96**				**Ave. E.C.F. =>**	**1.083**						

Std. Deviation=> 0.08293
Ave. Variance=> 5.9870 Coeff of Var=> 5.53

ECF USED: 1.09

NOTE: Used higher than indicated ECF d/t age of sales and trending of more recent sales.

28-30 HARVEST HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-28-301-021	4893 CANYON OAKS	03/29/24	$575,000	WD	03-AL	$575,000	$193,700	33.69	$411,461	$77,284	$497,716	$479,522	1.038	2,466	28-30	5.3593	TWO-STORY	$77,284	59
4712-28-301-023	4919 CANYON OAKS	09/15/22	$420,000	WD	03-AL	$420,000	$143,400	34.14	$391,560	$74,107	$345,893	$356,689	0.970	2,112	28-30	1.4616	RANCH	$74,107	63
4712-28-301-037	5087 CANYON OAKS	05/19/22	$410,000	WD	03-AL	$410,000	$185,300	45.20	$413,304	$63,746	$346,254	$392,762	0.882	2,988	28-30	10.2762	TWO-STORY	$63,746	58
4712-28-301-051	5148 CANYON OAKS	04/05/22	$465,000	WD	03-AL	$465,000	$164,400	35.35	$394,301	$55,275	$409,725	$380,928	1.076	2,598	28-30	9.1247	TWO-STORY	$55,275	66
4712-28-301-067	4758 SPLIT RAIL	04/29/22	$430,000	WD	03-AL	$430,000	$187,300	43.56	$416,463	$71,807	$358,193	$387,254	0.925	3,096	28-30	5.9393	TWO-STORY	$68,072	61
4712-28-301-070	4797 SPLIT RAIL	09/26/22	$307,400	WD	03-AL	$307,400	$124,100	40.37	$276,602	$59,542	$247,858	$243,888	1.016	1,633	28-30	3.1930	1 1/2 STORY	$59,542	60
		Totals:	**$2,607,400**			**$2,607,400**	**$998,200**		**$2,303,691**		**$2,205,639**	**$2,241,042**				**0.0147**			
							Sale. Ratio =>	**38.28**				**E.C.F. =>**	**0.984**						
							Std. Dev. =>	**5.01**				**Ave. E.C.F. =>**	**0.984**						

Std. Deviation=> 0.072827
Ave. Variance=> 5.8923 Coeff of Var=> 5.99

ECF USED: 1.01

NOTE: Used higher than indicated ECF d/t age of sales and trending of more recent sales.

2025 ECF ANALYSIS
GROUP #13

34-10 PLEASANT VLLY VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-34-101-006	5499 BRADFORD	10/11/22	$386,800	WD	03-AL	$386,800	$154,200	39.87	$371,340	$55,740	$331,060	$339,355	0.976	2,204	34-10	2.6225	TWO-STORY	$55,050	67
4712-34-101-018	11141 WINTHROP	07/21/23	$415,000	WD	03-AL	$415,000	$170,800	41.16	$372,300	$64,000	$351,000	$331,505	1.059	2,328	34-10	5.7024	TWO-STORY	$64,000	60
4712-34-102-030	5265 BRADFORD	06/23/23	$450,000	WD	03-AL	$450,000	$199,200	44.27	$433,943	$69,582	$380,418	$391,786	0.971	2,730	34-10	3.0798	TWO-STORY	$69,582	65
		Totals:	**$1,251,800**			**$1,251,800**	**$524,200**		**$1,177,583**		**$1,062,478**	**$1,062,646**				**0.1941**			
							Sale. Ratio =>	**41.88**				**E.C.F. =>**	**1.000**						
							Std. Dev. =>	**2.26**				**Ave. E.C.F. =>**	**1.002**						

Std. Deviation=>	**0.049437**		
Ave. Variance=>	**3.8016**	**Coeff of Var=>**	**3.79**

ECF USED: 1.00

28-21 MEADOWOOD 1 & 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-22-305-001	11343 BUNO	03/06/23	$321,000	WD	03-AL	$321,000	$127,100	39.60	$291,510	$85,820	$235,180	$214,260	1.098	1,776	22-31	8.6833	1 3/4 STORY	$85,820	57
4712-22-305-012	3646 STARSHINE	04/07/23	$464,500	WD	03-AL	$464,500	$187,200	40.30	$439,076	$80,370	$384,130	$373,652	1.028	2,132	22-31	1.7238	1 1/4 STORY	$78,016	65
4712-22-305-013	3618 STARSHINE	04/27/22	$565,000	WD	03-AL	$565,000	$228,700	40.48	$551,062	$77,340	$487,660	$493,460	0.988	3,115	22-31	2.2558	TWO-STORY	$77,340	65
4712-22-305-021	3845 STARSHINE	05/12/23	$550,000	WD	03-AL	$550,000	$220,400	40.07	$491,847	$77,917	$472,083	$431,177	1.095	3,102	22-31	8.4067	TWO-STORY	$76,000	65
4712-28-202-006	4082 DEERFIELD	02/14/24	$480,000	WD	03-AL	$480,000	$190,700	39.73	$463,501	$65,837	$414,163	$427,596	0.969	2,199	28-21	4.2218	TWO-STORY	$65,837	64
4712-28-202-013	10836 WOODFIELD	05/23/22	$671,000	WD	03-AL	$671,000	$289,000	43.07	$662,332	$87,196	$583,804	$618,426	0.944	3,056	28-21	6.6787	TWO-STORY	$84,656	64
4712-28-301-021	4893 CANYON OAKS	03/29/24	$575,000	WD	03-AL	$575,000	$193,700	33.69	$411,461	$77,284	$497,716	$479,522	1.038	2,466	28-30	2.7138	TWO-STORY	$77,284	59
4712-28-301-023	4919 CANYON OAKS	09/15/22	$420,000	WD	03-AL	$420,000	$143,400	34.14	$391,560	$74,107	$345,893	$356,689	0.970	2,112	28-30	4.1070	RANCH	$74,107	63
4712-28-301-051	5148 CANYON OAKS	04/05/22	$465,000	WD	03-AL	$465,000	$164,400	35.35	$394,301	$55,275	$409,725	$380,928	1.076	2,598	28-30	6.4793	TWO-STORY	$55,275	66
4712-28-301-067	4758 SPLIT RAIL	04/29/22	$430,000	WD	03-AL	$430,000	$187,300	43.56	$416,463	$71,807	$358,193	$387,254	0.925	3,096	28-30	8.5847	TWO-STORY	$68,072	61
4712-28-301-070	4797 SPLIT RAIL	09/26/22	$307,400	WD	03-AL	$307,400	$124,100	40.37	$276,602	$59,542	$247,858	$243,888	1.016	1,633	28-30	0.5476	1 1/2 STORY	$59,542	60
4712-34-101-006	5499 BRADFORD	10/11/22	$386,800	WD	03-AL	$386,800	$154,200	39.87	$371,340	$55,740	$331,060	$339,355	0.976	2,204	34-10	3.5247	TWO-STORY	$55,050	67
4712-34-101-018	11141 WINTHROP	07/21/23	$415,000	WD	03-AL	$415,000	$170,800	41.16	$372,300	$64,000	$351,000	$331,505	1.059	2,328	34-10	4.8003	TWO-STORY	$64,000	60
4712-34-102-030	5265 BRADFORD	06/23/23	$450,000	WD	03-AL	$450,000	$199,200	44.27	$433,943	$69,582	$380,418	$391,786	0.971	2,730	34-10	3.9820	TWO-STORY	$69,582	65
		Totals:	**$6,500,700**			**$6,500,700**	**$2,580,200**		**$5,967,298**		**$5,498,883**	**$5,469,498**				**0.5431**			
							Sale. Ratio =>	**39.69**				**E.C.F. =>**	**1.005**						
							Std. Dev. =>	**3.24**				**Ave. E.C.F. =>**	**1.011**						

Std. Deviation=>	**0.056028**		
Ave. Variance=>	**4.7650**	**Coeff of Var=>**	**4.71**

ECF USED: 1.005

2025 ECF ANALYSIS
GROUP #14

27-30 WELLINGTON PARK EST/27-40 PINE MTN EST/28-41 EAGLE RAVINE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-27-302-005	4733 CROWS NEST	10/31/23	$550,000	WD	03-AL	$550,000	$247,800	45.05	$542,474	$83,000	$467,000	$510,527	0.915	2,531	$184.51	2.8084	TWO-STORY	$83,000	71
4712-27-302-015	11263 CASA LOMA	12/19/22	$499,500	WD	03-AL	$499,500	$191,000	38.24	$476,051	$83,000	$416,500	$436,723	0.954	2,372	$175.59	1.0867	RANCH	$83,000	64
4712-27-302-023	11486 CASA LOMA	06/11/21	$487,320	WD	03-AL	$487,320	$194,500	39.91	$491,959	$108,867	$378,453	$425,658	0.889	2,662	$142.17	5.3724	TWO-STORY	$83,000	64
4712-28-403-010	10732 EAGLE RAVINE	06/14/23	$496,000	WD	03-AL	$496,000	$191,500	38.61	$443,532	$67,471	$428,529	$417,846	1.026	1,947	$220.10	8.2742	RANCH	$67,000	71
4712-28-403-013	10696 EAGLE RAVINE	06/21/23	$460,000	WD	03-AL	$460,000	$195,600	42.52	$447,104	$73,000	$387,000	$415,671	0.931	1,963	$197.15	1.1801	TWO-STORY	$73,000	71
		Totals:	**$2,492,820**			**$2,492,820**	**$1,020,400**		**$2,401,120**		**$2,077,482**	**$2,206,424**			**$183.90**	**0.1265**			
							Sale. Ratio =>	**40.93**				**E.C.F. =>**	**0.942**						
							Std. Dev. =>	**2.88**				**Ave. E.C.F. =>**	**0.943**						

Std. Deviation=> **0.05191** **ECF USED: 0.942**

Ave. Variance=> **3.7444** **Coeff of Var=>** **3.97**

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-28-403-005	10760 GRASSY KNOLL	01/19/24	$390,000	WD	03-AL	$390,000	$208,800	53.54	$490,921	$71,546	$318,454	$460,070	0.692	2,393	$133.08	25.0640	RANCH	$67,000	71

33-10 RIDGEWOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-33-101-002	10502 OVERHILL	06/28/23	$690,000	WD	03-AL	$690,000	$256,100	37.12	$597,915	$84,624	$605,376	$611,061	0.991	2,962	$204.38	12.0997	TWO-STORY	$80,000	71
4712-33-101-006	5421 MORNINGVIEW	11/01/22	$550,000	WD	03-AL	$550,000	$201,900	36.71	$541,530	$84,088	$465,912	$544,574	0.856	2,434	$191.42	1.4146	TWO-STORY	$80,000	71
4712-33-101-023	5488 PARKSIDE	08/04/23	$600,000	WD	03-AL	$600,000	$234,100	39.02	$529,321	$76,789	$523,211	$538,729	0.971	2,776	$188.48	10.1496	TWO-STORY	$76,789	69
4712-33-101-029	5452 PARKSIDE	06/17/22	$639,500	WD	03-AL	$639,500	$235,600	36.84	$652,395	$91,047	$548,453	$668,271	0.821	3,128	$175.34	4.8996	TWO-STORY	$85,090	74
4712-33-102-037	10469 PIEDMONT	06/10/22	$525,000	WD	03-AL	$525,000	$222,700	42.42	$556,898	$82,502	$442,498	$564,757	0.784	2,576	$171.78	8.6181	TWO-STORY	$80,000	72
4712-33-102-067	5426 MORNINGVIEW	12/18/23	$550,000	WD	03-AL	$550,000	$221,500	40.27	$502,971	$90,465	$459,535	$491,079	0.936	2,145	$214.24	6.6067	TWO-STORY	$88,000	71
4712-33-103-073	10433 FARMBROOK	06/20/22	$580,000	WD	03-AL	$580,000	$203,400	35.07	$539,736	$105,572	$474,428	$516,862	0.918	2,528	$187.67	4.8201	TWO-STORY	$76,419	74
4712-33-103-081	10479 OVERHILL	06/20/23	$600,000	WD	03-AL	$600,000	$240,100	40.02	$551,346	$83,401	$516,599	$557,077	0.927	2,495	$207.05	5.7638	TWO-STORY	$83,401	73
4712-33-103-089	10470 OVERHILL	05/05/23	$601,000	WD	03-AL	$601,000	$253,200	42.13	$627,149	$83,484	$517,516	$647,220	0.800	2,940	$176.03	7.0102	TWO-STORY	$83,484	73
4712-33-103-098	10384 OVERHILL	05/25/23	$515,000	WD	03-AL	$515,000	$238,300	46.27	$555,594	$97,090	$417,910	$545,838	0.766	2,632	$158.78	10.4070	TWO-STORY	$94,404	73
4712-33-103-102	10408 OVERHILL	12/19/23	$570,000	WD	03-AL	$570,000	$259,400	45.51	$594,909	$87,106	$482,894	$604,527	0.799	2,839	$170.09	7.0904	TWO-STORY	$87,106	74
		Totals:	**$6,420,500**			**$6,420,500**	**$2,566,300**		**$6,249,764**		**$5,454,332**	**$6,289,995**			**$185.93**	**0.2556**			
							Sale. Ratio =>	**39.97**				**E.C.F. =>**	**0.867**						
							Std. Dev. =>	**3.67**				**Ave. E.C.F. =>**	**0.870**						

Std. Deviation=> **0.081088** **ECF USED: 0.867**

Ave. Variance=> **7.1709** **Coeff of Var=>** **8.25**

2025 ECF ANALYSIS
GROUP #15

28-40 GREENFIELD POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-28-401-013	10719 ARBOUR	05/26/23	$415,000	WD	03-AL	$415,000	$156,000	37.59	$333,276	$76,366	$338,634	$225,360	1.503	1,958	28-40	12.6330	TWO-STORY	$73,244	57
4712-28-401-042	10860 ABBEY	07/28/23	$390,000	WD	03-AL	$390,000	$152,300	39.05	$323,507	$59,858	$330,142	$231,271	1.428	2,154	28-40	5.1203	TWO-STORY	$58,336	55
4712-28-401-051	4789 KENICOTT	07/18/22	$445,000	WD	03-AL	$445,000	$176,900	39.75	$406,432	$58,995	$386,005	$304,769	1.267	2,404	28-40	10.9760	TWO-STORY	$58,995	61
4712-28-401-071	10840 ARBOUR	05/19/23	$420,000	WD	03-AL	$420,000	$178,900	42.60	$371,026	$74,240	$345,760	$260,339	1.328	2,060	28-40	4.8192	TWO-STORY	$74,240	60
4712-28-401-087	10851 ARBOUR	07/15/22	$425,000	WD	03-AL	$425,000	$139,000	32.71	$381,861	$67,818	$357,182	$275,476	1.297	2,210	28-40	7.9711	TWO-STORY	$66,537	63
4712-28-402-084	4624 KENICOTT	08/28/23	$570,000	WD	03-AL	$570,000	$211,000	37.02	$460,203	$90,308	$479,692	$324,469	1.478	2,641	28-40	10.2081	TWO-STORY	$62,384	59
4712-28-402-093	4579 KENICOTT	05/16/23	$475,000	WD	03-AL	$475,000	$181,600	38.23	$415,938	$69,511	$405,489	$303,883	1.334	2,456	28-40	4.1951	TWO-STORY	$60,641	59
		Totals:	**$3,140,000**			**$3,140,000**	**$1,195,700**		**$2,692,243**		**$2,642,904**	**$1,925,568**				**0.3776**			
							Sale. Ratio =>	**38.08**				**E.C.F. =>**	**1.373**						
							Std. Dev. =>	**3.01**				**Ave. E.C.F. =>**	**1.376**						

Std. Deviation=> **0.092633**
Ave. Variance=> **7.9890** **Coeff of Var=>** **5.8046**

ECF USED: 1.40

NOTE: Used higher ECF than indicated d/t age of sales and trending of more recent sales.

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-28-401-061	10876 CARTIER	06/09/23	$478,000	WD	03-AL	$478,000	$168,700	35.29	$361,032	$74,308	$403,692	$251,512	1.605	2,040	28-40	22.8750	TWO-STORY	$72,071	56
4712-28-402-094	4627 KENICOTT	07/11/22	$438,000	WD	03-AL	$438,000	$200,100	45.68	$475,760	$73,842	$364,158	$352,560	1.033	3,155	28-40	#REF!	QUAD-LEVEL	$66,197	54

33-20 LAKE OF THE PINES WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-33-201-002	5484 DANIEL	02/17/23	$336,000	WD	03-AL	$336,000	$127,300	37.89	$337,896	$49,136	$286,864	$240,633	1.192	1,442	33-20	3.6735	RANCH	$49,136	64
4712-33-201-019	5234 DANIEL	07/06/22	$307,500	WD	03-AL	$307,500	$126,800	41.24	$343,425	$51,674	$255,826	$236,427	1.082	1,778	33-20	14.6805	TWO-STORY	$51,674	54
4712-33-201-029	5325 DANIEL	02/23/23	$465,000	WD	03-AL	$465,000	$190,500	40.97	$489,035	$141,164	$323,836	$281,905	1.149	2,597	33-20	8.0115	RANCH	$141,164	55
4712-33-201-032	5365 DANIEL	03/21/23	$369,000	OTH	03-AL	$369,000	$131,100	35.53	$338,448	$106,744	$262,256	$187,767	1.397	936	33-20	16.7857	RANCH	$106,744	57
4712-33-204-048	10586 KENICOTT	02/01/24	$510,000	WD	03-AL	$510,000	$196,200	38.47	$460,666	$97,617	$412,383	$294,205	1.402	1,720	33-20	17.2830	RANCH	$97,617	58
4712-33-204-085	10725 CULVER	11/03/23	$366,000	WD	03-AL	$366,000	$166,700	45.55	$388,700	$47,833	$318,167	$276,229	1.152	1,808	33-20	7.7034	RANCH	$44,351	54
		Totals:	**$2,353,500**			**$2,353,500**	**$938,600**		**$2,358,170**		**$1,859,332**	**$1,517,167**				**0.3326**			
							Sale. Ratio =>	**39.88**				**E.C.F. =>**	**1.226**						
							Std. Dev. =>	**3.46**				**Ave. E.C.F. =>**	**1.229**						

Std. Deviation=> **0.136602**
Ave. Variance=> **11.3563** **Coeff of Var=>** **9.2413**

ECF USED (0-60% GOOD): 1.24
ECF USED (61-80% GOOD): 1.18
ECF USED (81-90% GOOD): 1.12
ECF USED (91-100% GOOD): 1.10

NOTE: ECF set differently than ECF given, as this sub is set based on age d/t the varying depreciations throughout.
ECF used for newer groups set proportionally to older d/t lack of sales

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-33-204-030	10797 KENICOTT	09/05/23	$226,000	WD	03-AL	$226,000	$130,400	57.70	$321,658	$59,224	$166,776	$212,669	0.784	1,553	33-20	44.4652	RANCH	$57,300	50
4712-33-204-060	5123 KENICOTT	02/20/24	$570,000	WD	03-AL	$570,000	$197,300	34.61	$452,156	$97,715	$472,285	$287,229	1.644	2,475	33-20	41.5423	TWO-STORY	$96,690	52
4712-33-204-054	5027 KENICOTT	08/16/23	$522,500	WD	03-AL	$522,500	$245,300	46.95	$624,993	$99,788	$422,712	$437,671	0.966	2,930	33-20	26.3034	TWO-STORY	$96,810	64

2025 ECF ANALYSIS
GROUP #15

33-21 LAKE OF THE PINES EAST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-33-202-014	5366 RED FOX	05/31/22	$475,000	WD	03-AL	$475,000	$161,400	33.98	$471,665	$134,552	$340,448	$298,330	1.141	1,961	33-21	5.1103	QUAD-LEVEL	$133,067	59
4712-33-202-020	5264 RED FOX	01/05/23	$491,500	WD	03-AL	$491,500	$202,500	41.20	$507,158	$134,615	$356,885	$329,684	1.083	2,095	33-21	0.7570	RANCH	$133,207	57
4712-33-202-021	5238 RED FOX	08/15/22	$385,000	WD	03-AL	$385,000	$156,900	40.75	$389,859	$112,625	$272,375	$245,340	1.110	2,030	33-21	2.0119	TWO-STORY	$112,625	54
4712-33-202-047	5249 RED FOX	11/27/23	$392,000	WD	03-AL	$392,000	$164,000	41.84	$382,050	$69,474	$322,526	$276,616	1.166	2,199	33-21	7.5894	QUAD-LEVEL	$68,061	54
4712-33-203-001	10955 CULVER	06/03/22	$265,000	WD	03-AL	$265,000	$107,700	40.64	$253,339	$46,926	$218,074	$182,666	1.194	1,512	33-21	10.3762	RANCH	$46,926	50
4712-33-203-063	5044 GREENFIELD	10/06/22	$270,000	WD	03-AL	$270,000	$118,100	43.74	$298,716	$71,293	$198,707	$201,259	0.987	1,947	33-21	10.2758	TRI-LEVEL	$71,293	50
4712-33-203-075	5169 GREENFIELD	10/06/23	$410,000	WD	03-AL	$410,000	$208,100	50.76	$447,916	$93,119	$316,881	$322,543	0.982	2,325	33-21	10.7629	TWO-STORY	$56,517	63
4712-33-203-093	11021 CULVER	09/23/22	$335,000	WD	03-AL	$335,000	$138,700	41.40	$354,750	$48,380	$286,620	$271,124	1.057	2,276	33-21	3.2921	TWO-STORY	$46,750	59
		Totals:	**$3,023,500**			**$3,023,500**	**$1,257,400**		**$3,105,453**		**$2,312,516**	**$2,127,562**				**0.3144**			
							Sale. Ratio =>	**41.59**				**E.C.F. =>**	**1.087**						
							Std. Dev. =>	**4.60**				**Ave. E.C.F. =>**	**1.090**						

Std. Deviation=>	**0.078219**		
Ave. Variance=>	**6.2719**	**Coeff of Var=>**	**5.7537**

ECF USED (0-60% GOOD): 1.20
ECF USED (61-70% GOOD): 1.10
ECF USED (71-80% GOOD): 1.08
ECF USED (81-90% GOOD): 1.05
ECF USED (91-100% GOOD): 1.00

NOTE: ECF set differently than ECF given, as this sub is set based on age d/t the varying depreciations throughout.
ECF used for newer groups set proportionally to older d/t lack of sales

OUTLIERS

4712-33-202-020	5264 RED FOX	08/12/22	$400,000	WD	03-AL	$400,000	$202,500	50.63	$507,158	$134,615	$265,385	$329,684	0.805	2,095	33-21	28.5108	RANCH	$133,207	57
4712-33-202-025	5200 RED FOX	04/22/22	$425,000	WD	03-AL	$425,000	$147,100	34.61	$392,224	$137,998	$287,002	$224,979	1.276	1,240	33-21	18.5609	RANCH	$136,854	60

2025 ECF ANALYSIS
BRIGHTON COUNTRY CLUB/BCC ANNEX

GROUP #16

BCC ANNEX 32-10 (61-90% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-101-036	5250 VAN WINKLE	06/23/23	$200,000	WD	03-AL	$200,000	$81,600	40.80	$188,166	$45,106	$154,894	$96,662	1.602	1,008	32-10	2.3469	RANCH	$43,500		61
4712-32-101-064	5258 ETHEL	12/19/22	$250,000	WD	03-AL	$250,000	$91,900	36.76	$242,670	$46,127	$203,873	$132,799	1.535	1,224	32-10	4.3761	RANCH	$43,500		63
4712-32-102-011	9910 BURSON	06/01/22	$251,000	WD	03-AL	$251,000	$93,400	37.21	$231,472	$42,825	$208,175	$127,464	1.633	1,056	32-10	5.4247	RANCH	$42,825		64
4712-32-102-042	5317 LELAND	08/19/22	$247,500	WD	03-AL	$247,500	$73,300	29.62	$220,342	$43,500	$204,000	$119,488	1.707	1,008	32-10	12.8329	RANCH	$43,500		63
4712-32-102-088	5372 ETHEL	06/30/22	$199,000	WD	03-AL	$199,000	$67,700	34.02	$205,951	$43,500	$155,500	$109,764	1.417	920	32-10	16.2284	RANCH	$43,500		63
		Totals:	**$1,147,500**			**$1,147,500**	**$407,900**		**$1,088,601**		**$926,442**	**$586,178**				**0.1523**				
							Sale. Ratio =>	**35.55**				**E.C.F. =>**	**1.580**							
							Std. Dev. =>	**4.16**				**Ave. E.C.F. =>**	**1.579**							

Std. Deviation=> **0.109787**
Ave. Variance=> **8.2418** **Coefficient of Var=>** **5.2198**

ECF USED (0-60% GOOD): 1.70
ECF USED (61-70% GOOD): 1.60 NO SALES IN THIS AGE GROUP. USED OTHERS TO SET PROPORTIONALLY
ECF USED (71-80% GOOD): 1.45 NO SALES IN THIS AGE GROUP. USED OTHERS TO SET PROPORTIONALLY
ECF USED (81-90% GOOD): 1.35

NOTE: ECF's set differenly than indicated d/t nbhd being set by age of homes

BCC ANNEX 32-10 (0-60% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-101-053	5269 VAN WINKLE	08/09/22	$235,000	WD	03-AL	$235,000	$71,900	30.60	$193,628	$43,500	$191,500	$100,085	1.913	960	32-10	27.9202	RANCH	$43,500		60
4712-32-101-099	5263 LELAND	03/29/23	$275,000	WD	03-AL	$275,000	$93,300	33.93	$236,533	$44,621	$230,379	$127,941	1.801	1,160	32-10	16.6496	RANCH	$43,500		59
4712-32-102-075	9872 CLARA JEAN	06/08/22	$237,000	WD	03-AL	$237,000	$74,000	31.22	$201,887	$43,500	$193,500	$105,591	1.833	960	32-10	19.8372	RANCH	$43,500		60
4712-32-102-082	5355 VAN WINKLE	04/14/22	$235,000	WD	03-AL	$235,000	$78,200	33.28	$201,988	$45,413	$189,587	$104,383	1.816	1,131	32-10	18.2092	RANCH	$43,500		59
		Totals:	**$982,000**			**$982,000**	**$317,400**		**$834,036**		**$804,966**	**$438,001**				**7.6702**				
							Sale. Ratio =>	**32.32**				**E.C.F. =>**	**1.838**							
							Std. Dev. =>	**5.99**				**Ave. E.C.F. =>**	**1.634**							

Std. Deviation=> **0.322337**
Ave. Variance=> **27.5387** **Coefficient of Var=>** **16.852**

ECF USED: 1.70

Note: Used ECF lower than indicated to avoid overvaluing homes in this age group

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-102-081	5345 VAN WINKLE	05/13/22	$215,000	WD	03-AL	$215,000	$98,000	45.58	$253,317	$43,500	$171,500	$139,878	1.226	1,131	32-10	40.8097	RANCH	$43,500		59
4712-32-102-113	5409 LELAND	03/21/23	$360,000	WD	03-AL	$360,000	$147,100	40.86	$419,094	$87,685	$272,315	$223,925	1.216	2,072	32-10	121.6099	RANCH	$83,277		53

32-13 DUPLEXES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-101-032	5280 VAN WINKLE	09/01/23	$800,000	WD	19-MP AL	$800,000	$292,500	36.56	$529,790	$166,704	$633,296	$363,086	1.744	4,824	32-10	11.0039	DUPLEX	$162,000	4712-32-101-034, 4712-32-101-035	53
4712-32-101-034	5272 VAN WINKLE	09/01/23	$800,000	WD	19-MP AL	$800,000	$292,500	36.56	$529,790	$166,704	$633,296	$363,086	1.744	4,824	32-10	11.0039	DUPLEX	$162,000	4712-32-101-032, 4712-32-101-035	53
4712-32-101-035	5262 VAN WINKLE	09/01/23	$800,000	WD	19-MP AL	$800,000	$292,500	36.56	$529,790	$166,704	$633,296	$363,086	1.744	4,824	32-10	11.0039	DUPLEX	$162,000	4712-32-101-034, 4712-32-101-032	53

ECF USED: 1.744

2025 ECF ANALYSIS
BRIGHTON COUNTRY CLUB/BCC ANNEX

BCC 32-13

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-103-027	5458 MILITARY	05/31/22	$242,000	WD	03-AL	$242,000	$79,100	32.69	$212,128	$43,904	$198,096	$105,140	1.884	900	32-13	5.9061	RANCH	$43,500		63
4712-32-103-053	5357 MILITARY	09/15/23	$255,000	WD	03-AL	$255,000	$81,100	31.80	$206,996	$44,010	$210,990	$101,866	2.071	1,160	32-13	24.6190	RANCH	$43,500		50
4712-32-103-054	5365 MILITARY	06/29/22	$200,000	WD	03-AL	$200,000	$72,400	36.20	$186,471	$43,500	$156,500	$89,357	1.751	920	32-13	7.3652	RANCH	$43,500		60
4712-32-103-079	5424 SAUNDERS	08/29/22	$260,000	WD	03-AL	$260,000	$82,400	31.69	$260,889	$43,500	$216,500	$135,868	1.593	1,228	32-13	23.1599	RANCH	$43,500		60
		Totals:	**$957,000**			**$957,000**	**$315,000**		**$866,484**		**$782,086**	**$432,231**				**1.5640**				
							Sale. Ratio =>	**32.92**				**E.C.F. =>**	**1.809**							
							Std. Dev. =>	**2.12**				**Ave. E.C.F. =>**	**1.825**							

Std. Deviation=> **0.202616**
Ave. Variance=> **15.2625** **Coefficient of Var=>** **8.3628**

ECF USED (0-60% GOOD): 1.809
ECF USED (61-70% GOOD): 1.70
ECF USED (71-80% GOOD): 1.50
ECF USED (71-80% GOOD): 1.40

SET NEWER GROUPS PROPORTIONALLY TO 0-60% GROUP D/T LACK OF SALES

BCC 32-12

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-105-017	9923 GLASGOW	07/01/22	$140,000	WD	03-AL	$140,000	$55,300	39.50	$135,299	$39,028	$100,972	$68,765	1.468	680	32-12	15.4782	RANCH	$36,250		58
4712-32-105-071	9913 GLASGOW	06/23/23	$385,000	WD	03-AL	$385,000	$161,600	41.97	$373,323	$36,250	$348,750	$300,958	1.159	1,880	32-12	15.4782	TWO-STORY	$36,250		97
		Totals:	**$525,000**			**$525,000**	**$216,900**		**$508,622**		**$449,722**	**$369,723**				**9.7206**				
							Sale. Ratio =>	**41.31**				**E.C.F. =>**	**1.216**							
							Std. Dev. =>	**1.75**				**Ave. E.C.F. =>**	**1.314**							

Std. Deviation=> **0.218895**
Ave. Variance=> **15.4782** **Coefficient of Var=>** **11.783**

NOTE: ECF's set differenly than indicated d/t nbhd being set by age of homes

ECF USED (91-100% GOOD): 1.160
ECF USED (81-90% GOOD): 1.40
ECF USED (71-80% GOOD): 1.45
ECF USED (51-70% GOOD): 1.55
ECF USED (0-50% GOOD): 1.70

NOTE: SET ECFS PROPORTIONALLY TO OTHER AGE GROUPS D/T LACK OF SALES.

BCC 32-20 (91-100% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-201-129	5017 WALSH	08/22/23	$350,000	WD	03-AL	$350,000	$145,800	41.66	$305,807	$40,113	$309,887	$241,540	1.283	1,396	32-20	11.2399	TWO-STORY	$40,113		95
4712-32-201-135	5006 LANGDON	06/30/23	$349,900	WD	25-PC	$349,900	$45,700	13.06	$342,512	$39,957	$309,943	$275,050	1.127	1,578	32-20	4.3704	TWO-STORY	$39,957		97
4712-32-201-136	5018 LANGDON	03/01/22	$350,000	WD	25-PC	$350,000	$18,600	5.31	$349,476	$41,248	$308,752	$280,207	1.102	1,611	32-20	6.8695	TWO-STORY	$40,065		97
		Totals:	**$1,049,900**			**$1,049,900**	**$210,100**		**$997,795**		**$928,582**	**$796,797**				**0.5172**				
							Sale. Ratio =>	**20.01**				**E.C.F. =>**	**1.165**							
							Std. Dev. =>	**19.14**				**Ave. E.C.F. =>**	**1.171**							

Std. Deviation=> **0.098139**
Ave. Variance=> **7.4933** **Coefficient of Var=>** **6.4014**

ECF USED: 1.165

GROUP #16

2025 ECF ANALYSIS
BRIGHTON COUNTRY CLUB/BCC ANNEX

BCC 32-20 (61-90% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-201-034	5042 WALSH	04/02/24	$197,300	WD	03-AL	$197,300	$75,200	38.11	$154,293	$40,000	$157,300	$99,385	1.583	648	32-20	27.6130	RANCH	$40,000		82
4712-32-201-034	5042 WALSH	11/15/22	$150,000	WD	03-AL	$150,000	$64,500	43.00	$154,293	$40,000	$110,000	$99,385	1.107	648	32-20	19.9796	RANCH	$40,000		82
4712-32-201-048	5098 LANGDON	07/20/22	$242,000	WD	03-AL	$242,000	$94,300	38.97	$237,070	$41,606	$200,394	$162,887	1.230	988	32-20	7.6334	RANCH	$40,000		74
		Totals:	**$589,300**			**$589,300**	**$234,000**		**$545,656**		**$467,694**	**$361,657**				**1.3403**				
							Sale. Ratio =>	**39.71**				**E.C.F. =>**	**1.293**							
							Std. Dev. =>	**2.61**				**Ave. E.C.F. =>**	**1.307**							

Std. Deviation=> **0.246975**
Ave. Variance=> **18.4087** **Coefficient of Var=>** **14.089**

ECF USED (81-90% GOOD): 1.30
ECF USED (71-80% GOOD): 1.35 SET PROPORTIONALLY TO OTHER GROUPS D/T LACK OF SALES
ECF USED (61-70% GOOD): 1.45 NO SALES IN THIS AGE GROUP. USED OTHERS TO SET PROPORTIONALLY

NOTE: ECF's set differenly than indicated d/t nbhd being set by age of homes

BCC 32-20 (0-60% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-201-073	5048 WALSH	07/18/23	$220,000	WD	03-AL	$220,000	$75,000	34.09	$169,060	$42,954	$177,046	$90,076	1.966	1,000	32-20	25.9248	RANCH	$40,000		54
4712-32-201-121	5067 WALSH	05/24/23	$226,000	WD	03-AL	$226,000	$61,500	27.21	$219,955	$40,000	$186,000	$128,539	1.447	1,060	32-20	25.9248	RANCH	$40,000		59
		Totals:	**$446,000**			**$446,000**	**$136,500**		**$389,015**		**$363,046**	**$218,615**				**4.5613**				
							Sale. Ratio =>	**30.61**				**E.C.F. =>**	**1.661**							
							Std. Dev. =>	**4.86**				**Ave. E.C.F. =>**	**1.706**							

Std. Deviation=> **0.366632**
Ave. Variance=> **25.9248** **Coefficient of Var=>** **15.194**

ECF USED (51-60% GOOD): 1.65
ECF USED (0-50% GOOD): 1.65

NOTES: SET ECF DIFFERENT THAN INDICATED D/T LACK OF SALES. SET PROPORTIONALLY WITH OTHER AGE GROUPS

2025 ECF ANALYSIS
GROUP #17

FONDA LAKE HEIGHTS (32-40)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-402-019	5805 KINYON	05/12/23	$600,000	WD	03-AL	$600,000	$260,500	43.42	$624,246	$188,269	$411,731	$311,412	1.322	2,496	32-41	2.5389	RANCH	$179,467		60
4712-32-402-021	5825 KINYON	11/28/23	$350,000	WD	03-AL	$350,000	$168,900	48.26	$357,877	$206,026	$143,974	$108,465	1.327	1,436	32-41	2.0153	1 3/4 STORY	$206,026		50
4712-32-402-024	5859 KINYON	06/28/24	$657,500	WD	03-AL	$657,500	$298,700	45.43	$597,149	$203,943	$453,557	$291,264	1.557	1,854	32-41	20.9674	RANCH	$198,446		63
4712-32-402-024	5859 KINYON	03/14/22	$630,000	WD	03-AL	$630,000	$185,200	29.40	$597,149	$203,943	$426,057	$291,264	1.463	1,854	32-41	11.5257	RANCH	$198,446		63
4712-32-402-027	5875 KINYON	11/23/21	$580,000	WD	03-AL	$580,000	$190,100	32.78	$509,059	$142,419	$437,581	$271,585	1.611	1,536	32-41	26.3681	RANCH	$141,141		65
4712-32-402-034	5929 KINYON	05/06/22	$550,000	WD	19-MP AL	$550,000	$209,800	38.15	$468,956	$253,618	$296,382	$179,448	1.652	1,320	32-41	30.4098	1 1/2 STORY	$253,618	4712-32-402-033	63
4712-32-402-051	5788 HIPP	04/09/21	$210,000	WD	03-AL	$210,000	$93,300	44.43	$263,968	$57,000	$153,000	$147,834	1.035	1,596	32-41	31.2588	RANCH	$57,000		57
4712-33-301-018	5907 FELSKE	01/30/24	$335,000	WD	25-PC	$335,000	$100,500	30.00	$312,942	$54,176	$280,824	$225,014	1.248	1,280	33-30	9.9501	RANCH	$54,176		97
4712-33-301-018	5907 FELSKE	05/31/23	$356,000	WD	25-PC	$356,000	$100,500	28.23	$312,942	$54,176	$301,824	$225,014	1.341	1,280	33-30	0.6173	RANCH	$54,176		97
4712-33-301-078	5904 FELSKE	06/08/22	$369,000	WD	03-AL	$369,000	$138,000	37.40	$357,499	$58,039	$310,961	$239,568	1.298	1,526	33-30	4.9523	RANCH	$54,254		76
4712-33-301-101	5940 PARENT	05/19/23	$355,000	WD	03-AL	$355,000	$197,500	55.63	$441,979	$56,233	$298,767	$308,597	0.968	1,821	33-30	37.9384	TWO-STORY	$56,233		75
		Totals:	**$4,992,500**			**$4,992,500**	**$1,943,000**		**$4,843,766**		**$3,514,658**	**$2,599,465**				**0.4539**				
							Sale. Ratio =>	**38.92**				**E.C.F. =>**	**1.352**							
							Std. Dev. =>	**8.85**				**Ave. E.C.F. =>**	**1.348**							

Std. Deviation=> **0.217792**
Ave. Variance=> **16.2311** **Coeff of Var=>** **12.045**

NOTE: ECF set differently than indicated d/t nbhd ECF's being set based on age of home

ECF USED: 91-100% @ 1.05
ECF USED: 81-90% @ 1.10
ECF USED: 71-80% @ 1.25
ECF USED: 61-70% @ 1.35
ECF USED: 0-60% @ 1.40

GRAND RIVER LAKES COLONY 32-41

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-32-402-019	5805 KINYON	05/12/23	$600,000	WD	03-AL	$600,000	$260,500	43.42	$624,246	$188,269	$411,731	$311,412	1.322	2,496	32-41	11.8842	RANCH	$179,467		60
4712-32-402-021	5825 KINYON	11/28/23	$350,000	WD	03-AL	$350,000	$168,900	48.26	$357,877	$206,026	$143,974	$108,465	1.327	1,436	32-41	11.3606	1 3/4 STORY	$206,026		50
4712-32-402-024	5859 KINYON	03/14/22	$630,000	WD	03-AL	$630,000	$185,200	29.40	$597,149	$203,943	$426,057	$291,264	1.463	1,854	32-41	2.1804	RANCH	$198,446		63
4712-32-402-034	5929 KINYON	05/06/22	$550,000	WD	19-MP AL	$550,000	$209,800	38.15	$468,956	$253,618	$296,382	$179,448	1.652	1,320	32-41	21.0645	1 1/2 STORY	$253,618	4712-32-402-033	63
		Totals:	**$2,130,000**			**$2,130,000**	**$824,400**		**$2,048,228**		**$1,278,144**	**$890,589**				**0.5817**				
							Sale. Ratio =>	**38.70**				**E.C.F. =>**	**1.435**							
							Std. Dev. =>	**8.07**				**Ave. E.C.F. =>**	**1.441**							

Std. Deviation=> **0.154786**
Ave. Variance=> **11.6224** **Coeff of Var=>** **8.0656**

NOTE: ECF set differently than indicated d/t nbhd ECF's being set based on age of home

ECF USED: 91-100% @ 1.10
ECF USED: 81-90% @ 1.25
ECF USED: 71-80% @ 1.35
ECF USED: 61-70% @ 1.40
ECF USED: 0-60% @ 1.45

2025 ECF ANALYSIS
GROUP #17

GRAND RIVER LAKES COLONY 33-30/33-31

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-33-301-018	5907 FELSKE	01/30/24	$335,000	WD	25-PC	$335,000	$100,500	30.00	$312,942	$54,176	$280,824	$225,014	1.248	1,280	33-30	3.4144	RANCH	$54,176		97
4712-33-301-018	5907 FELSKE	05/31/23	$356,000	WD	25-PC	$356,000	$100,500	28.23	$312,942	$54,176	$301,824	$225,014	1.341	1,280	33-30	12.7472	RANCH	$54,176		97
4712-33-301-078	5904 FELSKE	06/08/22	$369,000	WD	03-AL	$369,000	$138,000	37.40	$357,499	$58,039	$310,961	$239,568	1.298	1,526	33-30	8.4122	RANCH	$54,254		76
4712-33-301-101	5940 PARENT	05/19/23	$355,000	WD	03-AL	$355,000	$197,500	55.63	$441,979	$56,233	$298,767	$308,597	0.968	1,821	33-30	24.5738	TWO-STORY	$56,233		75
		Totals:	**$1,415,000**			**$1,415,000**	**$536,500**		**$1,425,362**		**$1,192,376**	**$998,193**				**1.9350**				
							Sale. Ratio =>	**37.92**				**E.C.F. =>**	**1.195**							
							Std. Dev. =>	**12.52**				**Ave. E.C.F. =>**	**1.214**							

Std. Deviation=>	**0.168205**		
Ave. Variance=>	**12.2869**	**Coeff of Var=>**	**10.122**

GRLC (33-30)
ECF USED: 81-100% @ 1.25
ECF USED: 0-80% @ 1.30

GRLC (33-31)
ECF USED: 91-100% @ 1.00
ECF USED: 81-90% @ 1.05
ECF USED: 71-80% @ 1.15
ECF USED: 61-70% @ 1.20
ECF USED: 0-60% @ 1.30

NOTE: ECF set differently than indicated d/t nbhd ECF's being set based on age of home
Duplex ECF set using 0-80% for Nbhd 33-30

2025 ECF ANALYSIS
GROUP #18

34-20 BRANDYWINE FARMS 1, 2 & 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-34-201-005	11811 BURGOYNE	06/30/22	$490,000	WD	03-AL	$490,000	$138,700	28.31	$460,024	$69,952	$420,048	$378,711	1.109	2,342	34-20	13.0820	1 3/4 STORY	$69,952	73
4712-34-201-012	11603 BURGOYNE	08/03/23	$423,000	WD	03-AL	$423,000	$162,700	38.46	$375,847	$72,107	$350,893	$294,893	1.190	2,132	34-20	5.0074	TWO-STORY	$72,107	58
4712-34-202-037	5051 N BUNKER HILL	02/22/24	$513,000	WD	03-AL	$513,000	$186,300	36.32	$422,869	$85,219	$427,781	$327,816	1.305	2,244	34-20	6.4972	TWO-STORY	$76,454	58
4712-34-202-041	5120 S BUNKER HILL	04/25/23	$517,000	WD	03-AL	$517,000	$185,600	35.90	$436,575	$73,126	$443,874	$351,632	1.262	2,396	34-20	2.2353	TWO-STORY	$70,074	60
4712-35-101-055	11877 BRANDYWINE	02/27/23	$538,000	WD	03-AL	$538,000	$174,800	32.49	$437,699	$97,349	$440,651	$330,437	1.334	2,536	34-20	9.3568	TWO-STORY	$69,110	60
		Totals:	**$2,481,000**			**$2,481,000**	**$848,100**		**$2,133,014**		**$2,083,247**	**$1,683,488**				**0.2514**			
							Sale. Ratio =>	**34.18**				**E.C.F. =>**	**1.237**						
							Std. Dev. =>	**3.97**				**Ave. E.C.F. =>**	**1.240**						

Std. Deviation=>	**0.090963**			**ECF USED: 1.237**
Ave. Variance=>	**7.2357**	**Coeff of Var=>**	**5.8354**	

OUTLIERS

4712-35-101-059	5052 BEMIS	07/12/23	$476,000	WD	03-AL	$476,000	$214,800	45.13	$531,272	$90,263	$385,737	$411,271	0.938	2,401	34-20	93.7915	TWO-STORY	$69,711	60
4712-34-201-023	11690 BURGOYNE	09/23/22	$439,900	WD	03-AL	$439,900	$131,800	29.96	$453,228	$68,000	$371,900	$374,008	0.994	1,847	34-20	24.5608	RANCH	$68,000	73
4712-34-201-020	11624 BURGOYNE	04/22/22	$450,000	WD	03-AL	$450,000	$175,100	38.91	$453,343	$103,882	$346,118	$339,283	1.020	2,469	34-20	21.9825	TWO-STORY	$68,000	58

34-40 LARKINS MANOR/35-10 LARKINS RD EST #2/35-20 LARKINS RD EST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-34-401-005	11836 LARKINS	04/21/22	$417,500	WD	03-AL	$417,500	$169,500	40.60	$433,824	$67,972	$349,528	$365,114	0.957	2,100	34-40	4.4805	TWO-STORY	$63,750	65
4712-35-102-027	5353 HIGHLAWN	04/01/22	$560,000	WD	03-AL	$560,000	$223,400	39.89	$502,919	$85,524	$474,476	$474,313	1.000	2,753	35-10	0.1772	TWO-STORY	$81,801	68
4712-35-102-052	5308 KIERSTAN	10/06/23	$415,000	WD	03-AL	$415,000	$162,400	39.13	$344,630	$76,602	$338,398	$304,577	1.111	2,118	35-10	10.8925	TWO-STORY	$69,206	63
4712-35-102-062	5428 HIGHLAWN	05/06/22	$531,000	WD	03-AL	$531,000	$216,300	40.73	$536,414	$122,627	$408,373	$470,213	0.868	2,343	35-10	13.3631	RANCH	$74,114	68
4712-35-201-020	5391 LAWNWOOD	05/05/23	$400,000	WD	03-AL	$400,000	$155,000	38.75	$365,043	$70,719	$329,281	$306,764	1.073	2,510	35-20	7.1283	BI-LEVEL	$70,719	58
		Totals:	**$2,323,500**			**$2,323,500**	**$926,600**		**$2,182,830**		**$1,900,056**	**$1,920,981**				**1.3010**			
							Sale. Ratio =>	**39.88**				**E.C.F. =>**	**0.989**						
							Std. Dev. =>	**0.88**				**Ave. E.C.F. =>**	**1.002**						

Std. Deviation=>	**0.095934**			**ECF USED: 0.989**
Ave. Variance=>	**7.2083**	**Coeff of Var=>**	**7.1931**	

OUTLIER

4712-35-102-037	12438 SHUANA	12/11/23	$600,000	WD	03-AL	$600,000	$218,200	36.37	$460,996	$104,112	$495,888	$405,550	1.223	2,823	35-10	22.0637	TWO-STORY	$72,846	64

2025 ECF ANALYSIS
GROUP #19

WOODRUFF LAKESHORE CONDOS PHASE 1 (34-30)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-34-302-004	5579 WOODRUFF SHORE	04/13/22	$275,000	WD	03-AL	$275,000	$93,400	33.96	$233,748	$30,000	$245,000	$226,387	1.082	1,452	34-30	13.4659	ATTACHED CONDO	$30,000	75
4712-34-302-014	5551 WOODRUFF SHORE	05/31/23	$273,000	WD	03-AL	$273,000	$113,500	41.58	$244,923	$30,000	$243,000	$238,803	1.018	1,438	34-30	7.0014	ATTACHED CONDO	$30,000	76
4712-34-303-055	11333 WOODRUFF LAKE	02/27/23	$299,500	WD	03-AL	$299,500	$113,400	37.86	$287,195	$50,455	$249,045	$263,044	0.947	1,426	34-30	0.0781	ATTACHED CONDO	$50,000	79
4712-34-303-056	11337 WOODRUFF LAKE	01/23/23	$249,000	WD	03-AL	$249,000	$104,100	41.81	$260,483	$50,000	$199,000	$233,870	0.851	1,426	34-30	9.6660	ATTACHED CONDO	$50,000	79
4712-34-303-058	11345 WOODRUFF LAKE	05/27/22	$232,000	WD	03-AL	$232,000	$102,300	44.09	$245,634	$40,000	$192,000	$228,482	0.840	1,426	34-30	10.7232	ATTACHED CONDO	$40,000	79
		Totals:	**$1,328,500**			**$1,328,500**	**$526,700**		**$1,271,983**		**$1,128,045**	**$1,190,587**				**0.0090**			
							Sale. Ratio =>	**39.65**				**E.C.F. =>**	**0.947**						
							Std. Dev. =>	**3.98**				**Ave. E.C.F. =>**	**0.948**						

Std. Deviation=> **0.104735**
Ave. Variance=> **8.1869** **Coeff of Var=>** **8.64**

ECF USED: 0.947

WOODRUFF LAKE SHORE PHASE 2 (34-37)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-34-303-031	5881 WOODRUFF VIEW	02/22/23	$307,750	WD	25-PC	$307,750	$10,000	3.25	$303,136	$40,000	$267,750	$276,985	0.967	1,411	34-37	0.9868	ATTACHED CONDO	$40,000	97
4712-34-303-032	5885 WOODRUFF VIEW	08/17/23	$299,000	WD	03-AL	$299,000	$91,300	30.54	$297,929	$40,000	$259,000	$271,504	0.954	1,411	34-37	0.2846	ATTACHED CONDO	$40,000	97
4712-34-303-034	5893 WOODRUFF VIEW	06/30/23	$300,000	WD	25-PC	$300,000	$76,100	25.37	$293,410	$40,000	$260,000	$266,747	0.975	1,411	34-37	1.7915	ATTACHED CONDO	$40,000	97
4712-34-303-035	5897 WOODRUFF VIEW	06/02/23	$285,000	WD	25-PC	$285,000	$76,100	26.70	$293,396	$40,000	$245,000	$266,733	0.919	1,411	34-37	3.8268	ATTACHED CONDO	$40,000	97
4712-34-303-036	5901 WOODRUFF VIEW	02/14/23	$300,400	WD	25-PC	$300,400	$10,000	3.33	$303,492	$40,000	$260,400	$277,360	0.939	1,411	34-37	1.7938	ATTACHED CONDO	$40,000	97
4712-34-303-051	11309 WOODRUFF LAKE	07/31/23	$411,000	WD	03-AL	$411,000	$186,700	45.43	$397,517	$60,970	$350,030	$354,260	0.988	1,377	34-37	3.1269	ATTACHED CONDO	$60,000	94
		Totals:	**$1,903,150**			**$1,903,150**	**$450,200**		**$1,888,880**		**$1,642,180**	**$1,713,589**				**0.1537**			
							Sale. Ratio =>	**23.66**				**E.C.F. =>**	**0.958**						
							Std. Dev. =>	**16.46**				**Ave. E.C.F. =>**	**0.957**						

Std. Deviation=> **0.02526**
Ave. Variance=> **1.9684** **Coeff of Var=>** **2.0573**

ECF USED: 0.97

NOTE: Higher than indicated ECF used d/t trending of more recent sales

OUTLIER

4712-34-303-048	11302 WOODRUFF LAKE	03/27/24	$370,153	WD	25-PC	$370,153	$20,800	5.62	$304,177	$40,000	$330,153	$278,081	1.187	1,401	34-37	23.0464	ATTACHED CONDO	$40,000	97
4712-34-303-053	11317 WOODRUFF LAKE	04/08/22	$295,000	WD	25-PC	$295,000	$133,800	45.36	$316,629	$60,857	$234,143	$269,234	0.870	1,377	34-37	#REF!	ATTACHED CONDO	$60,000	94

WOODRUFF LAKE RIDGE 2STY CONDOS (34-33)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-34-304-013	5961 HIGH POINTE	03/25/24	$260,000	WD	03-AL	$260,000	$113,800	43.77	$262,956	$30,000	$230,000	$253,213	0.908	1,391	34-33	1.8390	ATTACHED CONDO	$30,000	80
4712-34-304-013	5961 HIGH POINTE	07/31/23	$275,000	WD	03-AL	$275,000	$113,800	41.38	$262,956	$30,000	$245,000	$253,213	0.968	1,391	34-33	4.0849	ATTACHED CONDO	$30,000	80
4712-34-304-016	5955 HIGH POINTE	06/03/22	$248,000	WD	03-AL	$248,000	$98,700	39.80	$246,702	$30,000	$218,000	$235,546	0.926	1,391	34-33	0.1205	ATTACHED CONDO	$30,000	80
4712-34-304-019	5949 HIGH POINTE	07/15/22	$245,000	WD	03-AL	$245,000	$99,300	40.53	$248,452	$30,000	$215,000	$237,448	0.905	1,391	34-33	2.1254	ATTACHED CONDO	$30,000	80
		Totals:	**$1,028,000**			**$1,028,000**	**$425,600**		**$1,021,066**		**$908,000**	**$979,420**				**0.0364**			
							Sale. Ratio =>	**41.40**				**E.C.F. =>**	**0.927**						
							Std. Dev. =>	**1.73**				**Ave. E.C.F. =>**	**0.927**						

Std. Deviation=> **0.028636**
Ave. Variance=> **2.0424** **Coeff of Var=>** **2.204**

ECF USED 0.927

2025 ECF ANALYSIS
GROUP #19

WOODRUFF LAKE RIDGE - UPPER (34-34)/LOWER (34-35)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-34-304-010	5901 HIGH POINTE	06/16/22	$277,500	WD	03-AL	$277,500	$99,200	35.75	$283,104	$40,000	$237,500	$236,023	1.006	1,570	34-34	2.0940	ATTACHED CONDO	$40,000	80
4712-34-304-012	5909 HIGH POINTE	04/22/22	$300,000	WD	03-AL	$300,000	$105,700	35.23	$295,501	$40,000	$260,000	$248,059	1.048	1,573	34-34	2.0940	ATTACHED CONDO	$40,000	80
		Totals:	**$577,500**			**$577,500**	**$204,900**		**$578,605**		**$497,500**	**$484,083**				**0.0521**			
							Sale. Ratio =>	**35.48**				**E.C.F. =>**	**1.028**						
							Std. Dev. =>	**0.36**				**Ave. E.C.F. =>**	**1.027**						

Std. Deviation=>	**0.029614**		
Ave. Variance=>	**2.0940**	**Coeff of Var=>**	**2.0386**

ECF USED: 1.03 (UPPER UNITS)
ECF USED: 0.85 (LOWER UNITS)

NOTE: USED HIGHER ECF D/T OLDER SALES & TREND UPWARD
SET LOWER UNITS PROPORTIONAL TO UPPER UNITS BASED ON PERCENT INCREASE

2025 ECF ANALYSIS
GROUP #20

29-20 BRI GARDENS LAKE COLONY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-29-201-158	9742 VALENCIA	04/13/21	$273,000	WD	03-AL	$273,000	$110,500	40.48	$274,291	$46,920	$226,080	$241,884	0.935	1,464	29-20	6.1410	TWO-STORY	$46,920	75
4712-29-201-164	9825 LYON	10/21/22	$365,000	WD	03-AL	$365,000	$186,300	51.04	$388,222	$104,173	$260,827	$308,749	0.845	1,920	29-20	2.8466	MANUF/MODUL	$104,173	82
4712-29-201-193	9935 LYON	07/22/21	$430,000	WD	03-AL	$430,000	$210,300	48.91	$467,775	$111,593	$318,407	$378,917	0.840	2,819	29-20	3.2945	RANCH	$111,593	76
		Totals:	**$1,068,000**			**$1,068,000**	**$507,100**		**$1,130,288**		**$805,314**	**$929,550**				**0.6904**			
							Sale. Ratio =>	**47.48**				**E.C.F. =>**	**0.866**						
							Std. Dev. =>	**5.59**				**Ave. E.C.F. =>**	**0.873**						

Std. Deviation=>	**0.05323**		
Ave. Variance=>	**4.0940**	**Coeff of Var=>**	**4.69**

ECF USED (91-100%): 0.92
ECF USED (81-90%): 0.94
ECF USED (71-80%): 0.98
ECF USED (61-70%): 1.10
ECF USED (0-60%): 1.12

NOTE: Expanded sales d/t lack of sales during time period.
Used other than indicated ECF d/t age of sales, nbhd set based on age based on historical values/sales

29-21 PARADISE FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-29-202-050	4059 LINK	10/14/21	$310,000	WD	03-AL	$310,000	$115,400	37.23	$294,628	$47,970	$262,030	$205,548	1.275	1,308	29-21	1.6037	TWO-STORY	$47,970	77
4712-29-202-097	4202 LINK	04/28/22	$257,000	WD	03-AL	$257,000	$96,800	37.67	$246,302	$64,935	$192,065	$134,346	1.430	1,536	29-21	13.8808	TRI-LEVEL	$60,104	50
4712-29-202-108	4228 LINK	09/08/23	$575,000	WD	03-AL	$575,000	$206,800	35.97	$544,853	$57,542	$517,458	$443,010	1.168	1,848	29-21	12.2772	RANCH	$57,542	89
		Totals:	**$1,142,000**			**$1,142,000**	**$419,000**		**$1,085,783**		**$971,553**	**$782,904**				**4.9862**			
							Sale. Ratio =>	**36.69**				**E.C.F. =>**	**1.241**						
							Std. Dev. =>	**0.88**				**Ave. E.C.F. =>**	**1.291**						

Std. Deviation=>	**0.131525**		
Ave. Variance=>	**9.2539**	**Coeff of Var=>**	**7.17**

ECF USED (91-100%): 1.10
ECF USED (81-90%): 1.20
ECF USED (71-80%): 1.25
ECF USED (61-70%): 1.30
ECF USED (51-60%): 1.35
ECF USED (0-51%): 1.40

NOTE: Expanded sales d/t lack of sales during time period.
Used other than indicated ECF d/t age of sales, nbhd set based on age based on historical values/sales

2025 ECF ANALYSIS
GROUP #21

19-31 HILTON COVE STD/19-32 WALKOUT BSMTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-19-303-057	3713 CHATHAM	11/17/23	$507,618	WD	25-PC	$507,618	$20,000	3.94	$516,543	$85,000	$422,618	$410,993	1.028	1,560	19-31	6.0414	ATTACHED CONDO	$85,000	98
4712-19-303-058	3721 CHATHAM	01/31/24	$649,165	WD	25-PC	$649,165	$20,000	3.08	$629,911	$85,000	$564,165	$518,963	1.087	2,066	19-31	0.1598	ATTACHED CONDO	$85,000	98
4712-19-303-059	3729 CHATHAM	11/16/23	$556,328	WD	25-PC	$556,328	$20,000	3.60	$515,077	$85,000	$471,328	$409,597	1.151	1,560	19-31	6.2012	ATTACHED CONDO	$85,000	98
		Totals:	**$1,713,111**			**$1,713,111**	**$60,000**		**$1,661,531**		**$1,458,111**	**$1,339,553**				**0.0193**			
							Sale. Ratio =>	**3.50**				**E.C.F. =>**	**1.089**						
							Std. Dev. =>	**0.43**				**Ave. E.C.F. =>**	**1.089**						

Std. Deviation=>	**0.061229**		
Ave. Variance=>	**4.1342**	**Coeff of Var=>**	**3.7973**

NON-W/O ECF USED: 1.00
WALKOUT ECF USED: 1.08

NOTE: Including sales after study period d/t newer subdivision. Included merely to show trends d/t lack of sales data above.

Note: ECF used lower than indicated d/t trending of more recent sales
Separated ECF by basement type d/t differences in sale price

OUTSIDE OF STUDY (REFERENCE ONLY) - WALKOUT BSMT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-19-303-066	3751 DRUID	06/26/24	$664,815	WD	03-AL	$664,815	$62,800	9.45	$646,321	$85,000	$579,815	$534,591	1.085	2,090	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-070	3785 DRUID	08/28/24	$726,090	WD	03-AL	$726,090	$37,400	5.15	$658,126	$87,570	$638,520	$543,387	1.175	2,066	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-071	3799 DRUID	08/29/24	$605,473	WD	03-AL	$605,473	$37,400	6.18	$604,992	$87,570	$517,903	$492,783	1.051	2,066	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-074	3845 CHATHAM	11/13/24	$664,019	WD	03-AL	$664,019	$25,000	3.76	$653,878	$86,428	$577,591	$540,429	1.069	2,066	19-31		ATTACHED CONDO	$85,000	99
4712-19-303-067	3763 DRUID	06/27/24	$560,264	WD	03-AL	$560,264	$56,100	10.01	$525,195	$87,544	$472,720	$416,810	1.134	1,560	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-068	3775 DRUID	07/30/24	$618,089	WD	03-AL	$618,089	$34,800	5.63	$565,303	$86,413	$531,676	$456,086	1.166	1,560	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-069	3781 DRUID	07/31/24	$602,022	WD	03-AL	$602,022	$35,000	5.81	$564,262	$86,413	$515,609	$455,094	1.133	1,560	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-072	3833 CHATHAM	11/12/24	$598,865	WD	03-AL	$598,865	$25,000	4.17	$569,991	$86,428	$512,437	$460,536	1.113	1,542	19-31		ATTACHED CONDO	$85,000	99

OUTSIDE OF STUDY (REFERENCE ONLY) - STD BSMT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-19-303-002	3760 CHATHAM	06/28/24	$606,182	WD	03-AL	$606,182	$233,300	38.49	$630,433	$85,000	$521,182	$519,460	1.003	2,048	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-064	3757 CHATHAM	12/03/24	$548,486	WD	03-AL	$548,486	$217,500	39.65	$584,343	$85,000	$463,486	$475,565	0.975	2,048	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-008	3716 CHATHAM	11/05/24	$556,655	WD	03-AL	$556,655	$190,900	34.29	$556,732	$85,000	$471,655	$449,269	1.050	1,560	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-056	3701 CHATHAM	12/20/24	$544,445	WD	03-AL	$544,445	$199,000	36.55	$549,723	$85,000	$459,445	$442,593	1.038	1,560	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-061	3739 CHATHAM	08/09/24	$490,000	WD	03-AL	$490,000	$199,800	40.78	$509,784	$85,000	$405,000	$404,556	1.001	1,560	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-062	3745 CHATHAM	09/27/24	$492,485	WD	03-AL	$492,485	$199,800	40.57	$509,583	$85,000	$407,485	$404,365	1.008	1,560	19-31		ATTACHED CONDO	$85,000	98
4712-19-303-063	3751 CHATHAM	11/15/24	$547,928	WD	03-AL	$547,928	$198,800	36.28	$549,305	$85,000	$462,928	$442,195	1.047	1,542	19-31		ATTACHED CONDO	$85,000	98

2025 ECF ANALYSIS
GROUP #21

20-41 PENINSULA TWO STY UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-20-401-042	3511 BAY HARBOR	04/20/22	$697,150	WD	25-PC	$697,150	$177,900	25.52	$592,000	$76,679	$620,471	$560,132	1.108	2,273	20-41	15.0205	ATTACHED CONDO	$75,000	96
4712-20-401-045	3529 BAY HARBOR	11/18/22	$525,000	WD	25-PC	$525,000	$177,900	33.89	$583,932	$75,000	$450,000	$553,187	0.813	2,273	20-41	14.4050	ATTACHED CONDO	$75,000	96
4712-20-401-063	3637 BAY HARBOR	05/02/23	$505,000	WD	03-AL	$505,000	$221,200	43.80	$484,369	$75,774	$429,226	$444,125	0.966	1,990	20-41	0.8935	ATTACHED CONDO	$75,000	79
4712-20-401-066	3655 BAY HARBOR	08/18/23	$520,000	WD	03-AL	$520,000	$223,000	42.88	$491,158	$75,955	$444,045	$451,308	0.984	1,902	20-41	2.6389	ATTACHED CONDO	$75,000	79
4712-20-401-069	3673 BAY HARBOR	08/25/23	$525,000	WD	03-AL	$525,000	$236,100	44.97	$515,790	$75,000	$450,000	$479,120	0.939	1,997	20-41	1.8296	ATTACHED CONDO	$75,000	79
4712-20-401-073	3640 BAY HARBOR	11/14/22	$495,000	WD	03-AL	$495,000	$224,400	45.33	$540,460	$76,142	$418,858	$504,693	0.830	2,273	20-41	12.7593	ATTACHED CONDO	$75,000	94
4712-20-401-082	3580 BAY HARBOR	02/06/23	$655,000	WD	03-AL	$655,000	$218,700	33.39	$552,106	$75,000	$580,000	$518,593	1.118	2,064	20-41	16.0891	ATTACHED CONDO	$75,000	93
4712-20-401-083	3619 BAY HARBOR	03/23/23	$460,000	WD	03-AL	$460,000	$189,400	41.17	$478,178	$75,637	$384,363	$437,545	0.878	1,902	20-41	7.9064	ATTACHED CONDO	$75,000	80
4712-20-401-089	3583 BAY HARBOR	11/03/23	$505,000	WD	03-AL	$505,000	$216,100	42.79	$476,807	$75,774	$429,226	$435,905	0.985	1,844	20-41	2.7158	ATTACHED CONDO	$75,000	80
4712-20-401-091	3571 BAY HARBOR	04/25/23	$482,900	WD	03-AL	$482,900	$199,300	41.27	$468,826	$75,774	$407,126	$427,230	0.953	1,844	20-41	0.4576	ATTACHED CONDO	$75,000	80
		Totals:	**$5,370,050**			**$5,370,050**	**$2,084,000**		**$5,183,626**		**$4,613,315**	**$4,811,838**				**0.1224**			
							Sale. Ratio =>	**38.81**				**E.C.F. =>**	**0.959**						
							Std. Dev. =>	**6.46**				**Ave. E.C.F. =>**	**0.958**						

Std. Deviation=> **0.10198**
Ave. Variance=> **7.4716** **Coeff of Var=>** **7.8031**

ECF USED: 0.959

20-42 PENINSULA ONE STY UNITS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-20-401-043	3517 BAY HARBOR	03/21/23	$490,000	WD	25-PC	$490,000	$130,200	26.57	$477,498	$75,000	$415,000	$410,712	1.010	1,417	20-42	8.6342	ATTACHED CONDO	$75,000	96
4712-20-401-044	3523 BAY HARBOR	12/29/22	$479,900	WD	25-PC	$479,900	$130,200	27.13	$479,536	$76,679	$403,221	$411,079	0.981	1,417	20-42	5.6787	ATTACHED CONDO	$75,000	96
4712-20-401-048	9853 NATURE VALLEY	05/02/22	$552,000	WD	25-PC	$552,000	$143,800	26.05	$475,161	$78,208	$473,792	$405,054	1.170	1,417	20-42	24.5602	ATTACHED CONDO	$75,000	96
4712-20-401-049	9847 NATURE VALLEY	02/15/22	$499,900	WD	25-PC	$499,900	$36,900	7.38	$488,331	$77,515	$422,385	$419,200	1.008	1,417	20-42	8.3500	ATTACHED CONDO	$75,000	96
4712-20-401-051	9829 NATURE VALLEY	06/10/22	$430,000	WD	03-AL	$430,000	$177,600	41.30	$451,556	$65,000	$365,000	$394,445	0.925	1,806	20-42	0.1253	ATTACHED CONDO	$65,000	87
4712-20-401-058	9822 NATURE VALLEY	10/10/22	$474,900	WD	03-AL	$474,900	$223,400	47.04	$573,084	$76,633	$398,267	$506,583	0.786	1,847	20-42	13.7914	ATTACHED CONDO	$75,000	90
4712-20-401-080	3592 BAY HARBOR	04/11/23	$475,000	WD	03-AL	$475,000	$225,200	47.41	$529,829	$75,000	$400,000	$464,111	0.862	1,835	20-42	6.2236	ATTACHED CONDO	$75,000	93
4712-20-401-081	3586 BAY HARBOR	07/15/22	$445,000	WD	03-AL	$445,000	$192,200	43.19	$497,336	$75,000	$370,000	$430,955	0.859	1,835	20-42	6.5540	ATTACHED CONDO	$75,000	93
4712-20-401-086	3601 BAY HARBOR	04/14/23	$420,000	WD	03-AL	$420,000	$251,500	59.88	$546,738	$75,728	$344,272	$480,622	0.716	1,814	20-42	20.7794	ATTACHED CONDO	$75,000	80
		Totals:	**$4,266,700**			**$4,266,700**	**$1,511,000**		**$4,519,069**		**$3,591,937**	**$3,922,761**				**0.8433**			
							Sale. Ratio =>	**35.41**				**E.C.F. =>**	**0.916**						
							Std. Dev. =>	**15.76**				**Ave. E.C.F. =>**	**0.924**						

Std. Deviation=> **0.136171**
Ave. Variance=> **10.5219** **Coeff of Var=>** **11.386**

ECF USED: 1.01

NOTE: SET PORPORTIONALLY WITH 2 STY UNITS DUE TO OLDER SALES

2025 ECF ANALYSIS
GROUP #21

29-11 LAKE DOMINION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-29-102-003	9032 LAKE DOMINION	04/30/24	$640,000	WD	03-AL	$640,000	$286,200	44.72	$578,938	$75,000	$565,000	$566,223	0.998	2,420	29-11	8.5317	ATTACHED CONDO	$75,000	79
4712-29-102-004	9050 LAKE DOMINION	03/21/22	$615,000	WD	03-AL	$615,000	$231,500	37.64	$612,021	$79,390	$535,610	$598,462	0.895	2,444	29-11	1.7546	ATTACHED CONDO	$75,000	79
4712-29-102-006	9062 LAKE DOMINION	08/19/22	$579,900	WD	03-AL	$579,900	$237,500	40.96	$599,711	$76,978	$502,922	$587,340	0.856	2,444	29-11	5.6254	ATTACHED CONDO	$75,000	79
4712-29-102-012	9089 LAKE DOMINION	05/12/22	$600,000	WD	03-AL	$600,000	$234,000	39.00	$593,637	$79,200	$520,800	$578,019	0.901	2,420	29-11	1.1516	ATTACHED CONDO	$75,000	79
		Totals:	**$2,434,900**			**$2,434,900**	**$989,200**		**$2,384,307**		**$2,124,332**	**$2,330,044**				**0.0811**			
							Sale. Ratio =>	**40.63**				**E.C.F. =>**	**0.912**						
							Std. Dev. =>	**3.08**				**Ave. E.C.F. =>**	**0.913**						

Std. Deviation=>	**0.060233**		
Ave. Variance=>	**4.2658**	**Coeff of Var=>**	**4.6748**

ECF USED: 0.95

NOTE: Used higher than indicated ECF d/t age of sales and upward trend of more recent sales
Supported w/Peninsula analysis

2025 ECF ANALYSIS
06-10 JODA LAKE ESTATES/06-30 ORE CREEK FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg Depr.
4712-06-101-015	217 LIDDY	09/27/23	$417,500	WD	03-AL	$417,500	$179,400	42.97	$389,465	$73,067	$344,433	$290,273	1.187	2,982	06-10	11.1940	1 3/4 STORY	$72,000	06-10 JODA LAKE ESTATES	55
4712-06-101-064	410 LIDDY	09/23/22	$775,000	WD	25-PC	$775,000	$180,800	23.33	$770,568	$76,992	$698,008	$679,977	1.027	2,544	06-10	4.8123	RANCH	$76,992	06-10 JODA LAKE ESTATES	96
4712-06-301-035 & 012	8411 ALCOTT	03/31/23	$435,000	WD	19-MP AL	$435,000	$180,300	41.45	$444,023	$122,389	$312,611	$309,263	1.011	1,680	06-30	6.3817	RANCH	$122,389	06-30 ORE CREEK FARMS	61
		Totals:	**$1,627,500**			**$1,627,500**	**$540,500**		**$1,604,056**		**$1,355,052**	**$1,279,513**				**1.5604**				
							Sale. Ratio =>	**33.21**				**E.C.F. =>**	**1.059**							
							Std. Dev. =>	**10.93**				**Ave. E.C.F. =>**	**1.075**							

Std. Deviation=>	**0.09726**		
Ave. Variance=>	**7.4627**	**Coeff of Var=>**	**6.9443**

JODA LAKE ESTATES
ECF USED (0-80% GOOD): 1.20
ECF USED (81-90% GOOD): 1.15
ECF USED (91-100% GOOD): 1.05

NOTE: Set ECF's based on typical market adjustment d/t lack of sales. Joda Lake Est done by age group d/t newer homes in sub.
Used ECF higher than indicated d/t lack of sales data and trending of more recent sales

ORE CREEK FARMS ECF USED: 1.20

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg Depr.
4712-06-101-025	330 LIDDY	10/31/23	$388,000	WD	03-AL	$388,000	$130,500	33.63	$291,447	$56,774	$331,226	$215,296	1.538	1,680	06-10	46.3825	RANCH	$50,000	06-10 JODA LAKE ESTATES	57

2025 ECF ANALYSIS
GROUP #23

08-10 OSBORN LAKE ESTATES/08-11 LAKESHORE VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-08-101-001	1481 WINTER	03/08/24	$345,000	WD	03-AL	$345,000	$155,500	45.07	$332,094	$65,168	$279,832	$222,438	1.258	2,026	08-10	0.7194	TWO-STORY	$63,087	59
4712-08-101-021	1420 WINTER	07/11/23	$370,500	WD	03-AL	$370,500	$152,000	41.03	$314,431	$65,551	$304,949	$207,400	1.470	1,808	08-10	20.5127	RANCH	$65,551	57
4712-08-101-022	1465 OSBORN LAKE	09/11/23	$415,000	WD	03-AL	$415,000	$174,200	41.98	$374,681	$68,447	$346,553	$255,195	1.358	2,448	08-10	9.2778	TWO-STORY	$67,248	59
4712-08-101-027	9072 ANDREW	07/29/22	$364,000	WD	03-AL	$364,000	$155,800	42.80	$369,739	$72,216	$291,784	$247,936	1.177	2,679	08-10	8.8362	TWO-STORY	$69,462	53
4712-08-101-034	9017 ANDREW	03/28/24	$351,000	WD	03-AL	$351,000	$135,900	38.72	$282,034	$60,340	$290,660	$184,745	1.573	1,582	08-10	30.8089	RANCH	$60,340	55
4712-08-101-043	1351 HUNTER	03/14/24	$350,000	WD	03-AL	$350,000	$194,300	55.51	$414,493	$61,676	$288,324	$294,014	0.981	1,696	08-10	28.4568	RANCH	$57,846	68
4712-08-102-004	1009 LAKE RIDGE	07/06/22	$382,500	WD	03-AL	$382,500	$157,700	41.23	$376,643	$67,843	$314,657	$302,745	1.039	1,964	08-11	22.5869	TWO-STORY	$65,378	62
		Totals:	**$2,578,000**			**$2,578,000**	**$1,125,400**		**$2,464,115**		**$2,116,759**	**$1,714,473**				**3.0574**			
							Sale. Ratio =>	**43.65**				**E.C.F. =>**	**1.235**						
							Std. Dev. =>	**5.53**				**Ave. E.C.F. =>**	**1.265**						

Std. Deviation=> **0.21812**
Ave. Variance=> **17.3141** **Coeff of Var=>** **13.685**

NOTE: ECF set differenlty than indicated d/t nbhd ECF's being set based on age of home.

ECF USED: 81-100% @ 1.00
ECF USED: 71-80% @ 1.15
ECF USED: 61-70% @ 1.25
ECF USED: 0-60% @ 1.35

LAKESHORE VILLAGE ECF USED: 1.12
Set Lakeshore Village proportional to typical increase of Osborn Lake d/t lack of sales

08-30 HUNTERS RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-08-102-004	1009 LAKE RIDGE	07/06/22	$382,500	WD	03-AL	$382,500	$157,700	41.23	$376,643	$67,843	$314,657	$302,745	1.039	1,964	08-11	1.1948	TWO-STORY	$65,378	62
4712-08-300-009	9443 SWEET BRIAR	09/22/23	$440,000	WD	03-AL	$440,000	$199,500	45.34	$426,241	$101,687	$338,313	$318,190	1.063	2,052	08-30	1.1948	TWO-STORY	$82,279	59
		Totals:	**$822,500**			**$822,500**	**$357,200**		**$802,884**		**$652,970**	**$620,935**				**0.0297**			
							Sale. Ratio =>	**43.43**				**E.C.F. =>**	**1.052**						
							Std. Dev. =>	**2.91**				**Ave. E.C.F. =>**	**1.051**						

Std. Deviation=> **0.016896**
Ave. Variance=> **1.1948** **Coeff of Var=>** **1.1365**

ECF USED: 1.07

NOTE: ECF set higher than indicated d/t lack of sales data, further supported by other sales in group.

2025 ECF ANALYSIS
19-20 SANDY SHORES/19-11 PENINSULA GRV/18-30 WDLD BEACH/19-10 SHORE ACRES ANNEX

81-90% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-19-103-006	3116 CAUSEWAY	09/15/21	$730,000	WD	03-AL	$730,000	$274,200	37.56	$727,927	$194,493	$535,507	$463,856	1.154	1,923	19-11	9.4356	TWO-STORY	$192,285	19-11 PEN GRV	82
4712-19-201-009	3480 OAK KNOLL	06/08/23	$481,000	WD	03-AL	$481,000	$237,600	49.40	$561,314	$60,014	$420,986	$435,913	0.966	2,208	19-20	9.4356	TWO-STORY	$50,000	19-20 SANDY SHRS	86
		Totals:	**$1,211,000**			**$1,211,000**	**$511,800**		**$1,289,241**		**$956,493**	**$899,769**				**0.2930**				
							Sale. Ratio =>	**42.26**				**E.C.F. =>**	**1.063**							
							Std. Dev. =>	**8.37**				**Ave. E.C.F. =>**	**1.060**							

Std. Deviation=> **0.13344**
Ave. Variance=> **9.4356** **Coeff of Var=>** **8.9**

81-90% GOOD ECF USED: 1.20
81-100% GOOD ECF USED: 1.02

71-80% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-18-305-038	8200 PINE RANCH	10/03/23	$720,000	WD	03-AL	$720,000	$300,600	41.75	$683,171	$191,717	$528,283	$393,163	1.344	1,597	18-30	9.0270	RANCH	$189,704	18-33 WLE #3	73
4712-19-201-018	3307 OAK KNOLL	02/11/22	$615,000	WD	03-AL	$615,000	$226,100	36.76	$595,166	$211,549	$403,451	$284,161	1.420	1,980	19-20	1.4145	RAISED RANCH	$204,283	19-20 SANDY SHRS	68
4712-19-300-044	8341 HILTON	06/22/22	$770,000	WD	03-AL	$770,000	$280,700	36.45	$702,203	$216,291	$553,709	$359,935	1.538	2,275	19-04	10.4415	TWO-STORY	$210,870	19-10 SHR ACR ANNEX	70
		Totals:	**$2,105,000**			**$2,105,000**	**$807,400**		**$1,980,540**		**$1,485,443**	**$1,037,259**				**0.1858**				
							Sale. Ratio =>	**38.36**				**E.C.F. =>**	**1.432**							
							Std. Dev. =>	**2.97**				**Ave. E.C.F. =>**	**1.434**							

Std. Deviation=> **0.098111**
Ave. Variance=> **6.9610** **Coeff of Var=>** **4.85**

ECF USED: 1.30

61-70% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-18-301-008	2691 S HACKER	08/04/23	$527,500	WD	03-AL	$527,500	$196,500	37.25	$441,332	$163,812	$363,688	$205,570	1.769	1,256	18-30	21.6650	RANCH	$161,148	18-30 WDLD BEACH	64
4712-18-305-036	8180 PINE RANCH	05/12/22	$570,000	WD	03-AL	$570,000	$250,900	44.02	$573,307	$189,109	$380,891	$284,591	1.338	2,438	18-30	21.4136	BI-LEVEL	$188,191	18-33 WLE #3	62
4712-19-201-018	3307 OAK KNOLL	02/11/22	$615,000	WD	03-AL	$615,000	$226,100	36.76	$595,166	$211,549	$403,451	$284,161	1.420	1,980	19-20	13.2717	RAISED RANCH	$204,283	19-20 SANDY SHRS	68
4712-19-201-046	3475 OAK KNOLL	05/30/23	$630,000	WD	03-AL	$630,000	$240,800	38.22	$539,697	$188,249	$441,751	$260,332	1.697	1,481	19-20	14.4361	RANCH	$185,061	19-20 SANDY SHRS	64
4712-19-300-044	8341 HILTON	06/22/22	$770,000	WD	03-AL	$770,000	$280,700	36.45	$702,203	$216,291	$553,709	$359,935	1.538	2,275	19-04	1.4157	TWO-STORY	$210,870	19-10 SHR ACR ANNEX	70
		Totals:	**$3,112,500**			**$3,112,500**	**$1,195,000**		**$2,851,705**		**$2,143,490**	**$1,394,589**				**1.5511**				
							Sale. Ratio =>	**38.39**				**E.C.F. =>**	**1.537**							
							Std. Dev. =>	**3.13**				**Ave. E.C.F. =>**	**1.553**							

Std. Deviation=> **0.181277**
Ave. Variance=> **14.4404** **Coeff of Var=>** **9.3**

ECF USED: 1.40

REFERENCE ONLY (OUTSIDE STUDY PERIOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-19-300-047	8353 HILTON	05/15/24	$825,000	WD	03-AL	$825,000	$388,000	47.03	$809,946	$252,520	$572,480	$412,908	1.386	2,439	19-04	#VALUE!	RANCH	$234,354	19-10 SHR ACR ANNEX	68

2025 ECF ANALYSIS
19-20 SANDY SHORES/19-11 PENINSULA GRV/18-30 WDLD BEACH/19-10 SHORE ACRES ANNEX

GROUP #24

0-60% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-18-305-036	8180 PINE RANCH	05/12/22	$570,000	WD	03-AL	$570,000	$250,900	44.02	$573,307	$189,109	$380,891	$284,591	1.338	2,438	18-30	29.1534	BI-LEVEL	$188,191	18-33 WLE #3	62
4712-19-101-015	8181 W GRAND RIVER	03/02/22	$261,000	WD	03-AL	$261,000	$116,300	44.56	$311,855	$64,740	$196,260	$176,511	1.112	1,968	19-10	51.8027	TWO-STORY	$64,740	19-10 SHR ACR ANNEX	50
4712-19-103-002	3278 CAUSEWAY	01/05/23	$225,000	WD	03-AL	$225,000	$70,100	31.16	$185,031	$63,823	$161,177	$86,577	1.862	756	19-11	23.1744	RANCH	$63,595	19-11 PEN GRV	53
4712-19-201-003	3504 OAK KNOLL	06/01/22	$220,000	WD	03-AL	$220,000	$84,800	38.55	$209,605	$59,179	$160,821	$107,447	1.497	1,008	19-20	13.3169	RANCH	$57,600	19-20 SANDY SHRS	58
4712-19-301-012	8325 HILTON	12/06/22	$490,000	WD	03-AL	$490,000	$147,700	30.14	$358,344	$162,445	$327,555	$139,927	2.341	1,792	19-10	71.0985	RANCH	$162,445	19-10 SHR ACR ANNEX	58
		Totals:	**$1,766,000**			**$1,766,000**	**$669,800**		**$1,638,142**		**$1,226,704**	**$795,053**				**8.6993**				
							Sale. Ratio =>	**37.93**				**E.C.F. =>**	**1.543**							
							Std. Dev. =>	**6.85**				**Ave. E.C.F. =>**	**1.630**							

Std. Deviation=> **0.482256**
Ave. Variance=> **37.7092** **Coeff of Var=>** **23.1**

ECF USED: 1.50

OUTLIERS

4712-19-301-012	8325 HILTON	12/06/22	$490,000	WD	03-AL	$490,000	$147,700	30.14	$358,344	$162,445	$327,555	$139,927	2.341	1,792	19-10	234.0899	RANCH	$162,445	19-10 SHR ACR ANNEX	58

REFERENCE ONLY (OUTSIDE STUDY PERIOD)

4712-19-201-065	3514 OAK KNOLL	09/24/24	$303,000	WD	03-AL	$303,000	$144,700	47.76	$297,369	$62,449	$240,551	$167,800	1.434	1,392	19-20	19.6356	RANCH	$62,449	19-20 SANDY SHRS	58

2025 ECF ANALYSIS
18-32 WOODLAND LAKE EST #1 AND #2

71-80% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg. Depr.
4712-18-304-013	8432 WOODLAND SHORE	08/05/22	$900,000	WD	03-AL	$850,000	$295,900	34.81	$873,021	$192,924	$657,076	$576,353	1.140	2,520	18-32	11.8165	TWO-STORY	$191,879	WLE 1 & 2	80
4712-18-304-033	8318 WOODLAND SHORE	09/30/22	$430,000	WD	03-AL	$430,000	$148,400	34.51	$367,563	$197,978	$232,022	$135,668	1.710	980	18-32	45.1997	RANCH	$197,978	WLE 1 & 2	68
4712-19-102-029	8453 WOODLAND SHORE	08/03/22	$402,500	WD	03-AL	$402,500	$167,400	41.59	$463,253	$230,025	$172,475	$186,582	0.924	1,048	18-32	33.3832	RANCH	$215,216	WLE 1 & 2	67
		Totals:	**$1,732,500**			**$1,682,500**	**$611,700**		**$1,703,837**		**$1,061,573**	**$898,604**				**7.6864**				
							Sale. Ratio =>	**36.36**				**E.C.F. =>**	**1.181**							
							Std. Dev. =>	**4.00**				**Ave. E.C.F. =>**	**1.258**							

Std. Deviation=> **0.406022**
Ave. Variance=> **30.1331** **Coeff of Var=>** **23.9**

71-80 % GOOD ECF USED: 1.22
81-90 % GOOD ECF USED: 1.15
91-100% GOOD ECF USED: 1.05

No sales in the 81-100% groups. Used similar increase to other groups to determine ecf used.
Used ECF higher than indicated d/t trending increase of more recent sales

61-70% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg. Depr.
4712-18-304-006	8460 WOODLAND SHORE	06/14/24	$1,075,000	WD	03-AL	$995,725	$462,100	46.41	$959,796	$257,237	$738,488	$562,047	1.314	4,216	18-32	7.1694	TWO-STORY	$220,961	WLE 1 & 2	65
4712-18-304-033	8318 WOODLAND SHORE	09/30/22	$430,000	WD	03-AL	$430,000	$148,400	34.51	$367,563	$197,978	$232,022	$135,668	1.710	980	18-32	32.4600	RANCH	$197,978	WLE 1 & 2	68
4712-19-102-025	8437 WOODLAND SHORE	06/24/22	$500,000	WD	03-AL	$500,000	$209,200	41.84	$525,063	$257,950	$242,050	$213,690	1.133	1,848	18-32	25.2906	RANCH	$250,747	WLE 1 & 2	63
		Totals:	**$2,005,000**			**$1,925,725**	**$819,700**		**$1,852,422**		**$1,212,560**	**$911,405**				**5.5191**				
							Sale. Ratio =>	**42.57**				**E.C.F. =>**	**1.330**							
							Std. Dev. =>	**6.00**				**Ave. E.C.F. =>**	**1.386**							

Std. Deviation=> **0.295353**
Ave. Variance=> **21.6400** **Coeff of Var=>** **15.6**

ECF = 1.35

Set ECF lower than indicated d/t large range between ECF's
Included sale after study to increase sample size

OUTLIER - REMODEL AFTER SALE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg. Depr.
4712-18-304-049	8250 WOODLAND SHORE	06/14/21	$385,000	WD	03-AL	$385,000	$197,100	51.19	$491,813	$212,548	$172,452	$223,412	0.772	2,123	18-32	61.3718	BI-LEVEL	$212,548	18-32 WOODLAI	64

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg. Depr.
4712-19-102-029	8453 WOODLAND SHORE	08/20/24	$640,000	WD	03-AL	$640,000	$200,000	31.25	$463,253	$230,025	$409,975	$186,582	2.197	1,048	18-32	81.1667	RANCH	$215,216	WLE 1 & 2	67

51-60% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Bldg. Depr.
4712-18-304-046	8262 WOODLAND SHORE	07/29/22	$320,000	WD	03-AL	$320,000	$146,300	45.72	$348,439	$210,522	$109,478	$98,512	1.111	1,127	18-32	29.6008	RANCH	$208,469	WLE 1 & 2	50
4712-18-304-051	8452 WOODLAND SHORE	07/12/23	$500,000	WD	03-AL	$500,000	$196,400	39.28	$460,836	$209,449	$290,551	$179,562	1.618	1,668	18-32	21.0787	RANCH	$209,449	WLE 1 & 2	50
4712-19-102-002	8409 CAROLS	01/12/24	$308,000	WD	03-AL	$308,000	$131,400	42.66	$322,421	$60,370	$247,630	$187,179	1.323	1,734	18-32	8.4367	TWO-STORY	$58,550	WLE 1 & 2	60
4712-19-102-016	8464 CAROLS	12/04/23	$308,464	WD	03-AL	$308,464	$124,600	40.39	$280,818	$62,039	$246,425	$156,271	1.577	1,290	18-32	16.9588	RANCH	$62,039	WLE 1 & 2	59
		Totals:	**$1,436,464**			**$1,436,464**	**$598,700**		**$1,412,514**		**$894,084**	**$621,524**				**3.1212**				
							Sale. Ratio =>	**41.68**				**E.C.F. =>**	**1.439**							
							Std. Dev. =>	**2.84**				**Ave. E.C.F. =>**	**1.407**							

Std. Deviation=> **0.236594**
Ave. Variance=> **19.0187** **Coeff of Var=>** **13.5**

ECF USED: 1.45

Used ECF higher than indicated d/t trending increase of more recent sales
Sales after study period indicate an avg ECF of 1.941

0-50% GOOD

2025 ECF ANALYSIS
18-32 WOODLAND LAKE EST #1 AND #2

GROUP #24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-18-304-046	8262 WOODLAND SHORE	07/29/22	$320,000	WD	03-AL	$320,000	$146,300	45.72	$348,439	$210,522	$109,478	$98,512	1.111	1,127	18-32	32.6202	RANCH	$208,469	18-32 WLE 1&2	50
4712-18-304-051	8452 WOODLAND SHORE	07/12/23	$500,000	WD	03-AL	$500,000	$196,400	39.28	$438,002	$209,449	$290,551	$163,252	1.780	1,668	18-32	34.2252	RANCH	$209,449	18-32 WLE 1&2	50
4712-19-101-015	8181 W GRAND RIVER	03/02/22	$261,000	WD	03-AL	$261,000	$116,300	44.56	$311,855	$64,740	$196,260	$176,511	1.112	1,968	19-10	32.5630	TWO-STORY	$64,740	19-10 SHR ACR AI	50
4712-19-102-002	8409 CAROLS	01/12/24	$308,000	WD	03-AL	$308,000	$131,400	42.66	$322,421	$60,370	$247,630	$187,179	1.323	1,734	18-32	11.4561	TWO-STORY	$58,550	18-32 WLE 1&2	60
4712-19-103-002	3278 CAUSEWAY	01/05/23	$225,000	WD	03-AL	$225,000	$70,100	31.16	$185,031	$63,823	$161,177	$86,577	1.862	756	19-11	42.4141	RANCH	$63,595	19-11 PEN GRV	53
		Totals:	**$1,614,000**			**$1,614,000**	**$660,500**		**$1,605,748**		**$1,005,096**	**$712,031**				**2.5927**				
							Sale. Ratio =>	**40.92**				**E.C.F. =>**	**1.412**							
							Std. Dev. =>	**5.85**				**Ave. E.C.F. =>**	**1.438**							

Std. Deviation=>	**0.361455**		
Ave. Variance=>	**30.6557**	**Coeff of Var=>**	**21.3**

ECF USED: 1.45

Used ECF higher than indicated d/t trending increase of more recent sales

2025 ECF ANALYSIS
WOODLAND LAKE UNPLATTED (18-03/19-04/20-02)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-18-300-008	2615 WOODLAND COVE DR	08/14/23	$510,000	WD	03-AL	$510,000	$171,300	33.59	$448,602	$163,194	$346,806	$228,326	1.519	1,146	18-03	6.5992	RANCH	$161,272	18-03 WDLND LK M&B	55
4712-19-300-044	8341 HILTON	06/22/22	$770,000	WD	03-AL	$770,000	$280,700	36.45	$702,203	$216,291	$553,709	$359,935	1.538	2,275	19-04	153.8359	TWO-STORY	$210,870	19-10 SHR ACR ANNEX	70
4712-20-100-023	9275 HILTON	11/22/22	$500,000	WD	03-AL	$500,000	$181,400	36.28	$467,458	$201,728	$298,272	$212,584	1.403	1,580	20-02	4.9834	1 3/4 STORY	$201,728	20-02 WDLND LK M&B	72
4712-20-100-038	3503 HILTON BAY	07/22/22	$660,000	WD	25-PC	$660,000	$190,200	28.82	$538,473	$217,721	$442,279	$327,297	1.351	1,704	20-02	10.1605	1 1/2 STORY	$213,194	20-02 WDLND LK M&B	92
		Totals:	**$2,440,000**			**$2,440,000**	**$823,600**		**$2,156,736**		**$1,641,066**	**$1,128,142**				**0.1750**				
							Sale. Ratio =>	**33.75**				**E.C.F. =>**	**1.455**							
							Std. Dev. =>	**3.56**				**Ave. E.C.F. =>**	**1.453**							

Std. Deviation=>	**0.090301**		
Ave. Variance=>	**43.8947**	**Coeff of Var=>**	**30.2**

91-100% GOOD ECF USED: 1.05
81-90% GOOD ECF USED: 1.20
71-80% GOOD ECF USED: 1.30
61-70% GOOD ECF USED: 1.40
51-60% GOOD ECF USED: 1.45
0-50% GOOD ECF USED: 1.50

NOTE: ECF set differently than indicated d/t nbhd ECF 's being set based on age of home
Set proportionally to 51-60% group d/t lack of sales in other age groups

2025 ECF ANALYSIS

18-10 WOODLAND LAKE WEST/18-11 WOODLAND LAKE NORTHSHORE

GROUP 25

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-18-101-003	2431 WATERFRONT	08/01/22	$800,000	WD	03-AL	$800,000	$294,700	36.84	$786,161	$266,801	$533,199	$611,012	0.873	2,199	18-10	2.7949	RANCH	$232,260	72
4712-18-102-002	8270 ISLANDVIEW	08/02/22	$925,000	WD	03-AL	$925,000	$311,600	33.69	$865,483	$221,419	$703,581	$757,722	0.929	2,695	18-11	2.7949	RANCH	$219,063	75
		Totals:	**$1,725,000**			**$1,725,000**	**$606,300**		**$1,651,644**		**$1,236,780**	**$1,368,734**				**0.2996**			
							Sale. Ratio =>	**35.15**				**E.C.F. =>**	**0.904**						
							Std. Dev. =>	**2.23**				**Ave. E.C.F. =>**	**0.901**						

Std. Deviation=>	**0.039526**		
Ave. Variance=>	**2.7949**	**Coeff of Var=>**	**3.1**

ECF USED: 0.93

Used higher ECF than indicated d/t age of sales and trends of more recent sales

2025 ECF ANALYSIS
GROUP #26

18-20 AIRWAY HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-18-201-002	2461 DORIS	05/13/22	$350,000	WD	03-AL	$350,000	$144,100	41.17	$351,163	$78,272	$271,728	$223,681	1.215	1,810	18-20	0.0930	TWO-STORY	$76,693	63
4712-18-201-018	2338 DORIS	07/26/22	$350,000	WD	03-AL	$350,000	$134,400	38.40	$348,798	$75,947	$274,053	$223,648	1.225	2,200	18-20	1.1504	BI-LEVEL	$71,333	64
4712-18-201-020	2400 DORIS	09/16/22	$312,000	WD	03-AL	$312,000	$132,900	42.60	$317,380	$77,418	$234,582	$196,690	1.193	1,336	18-20	2.1223	RANCH	$77,418	60
4712-18-201-031	8807 SKYLANE DR	06/16/22	$389,900	WD	03-AL	$389,900	$152,200	39.04	$389,322	$124,299	$265,601	$217,232	1.223	1,448	18-20	0.8790	RANCH	$85,000	66
		Totals:	**$1,401,900**			**$1,401,900**	**$563,600**		**$1,406,663**		**$1,045,964**	**$861,252**				**0.0599**			
							Sale. Ratio =>	**40.20**				**E.C.F. =>**	**1.214**						
							Std. Dev. =>	**1.94**				**Ave. E.C.F. =>**	**1.214**						

Std. Deviation=>	**0.014842**		
Ave. Variance=>	**1.0612**	**Coeff of Var=>**	**0.8742**

ECF USED: 1.30

NOTE: Used higher ECF thank indicated d/t age of sales in study

18-40 WOODLAND HILLS 1, 2 & 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-18-402-043	2777 JENNIFER	03/16/23	$426,000	WD	03-AL	$426,000	$169,500	39.79	$390,591	$73,048	$352,952	$341,444	1.034	2,057	18-40	2.9522	QUAD-LEVEL	$70,076	68
4712-18-402-044	2721 JENNIFER	08/16/22	$558,000	WD	03-AL	$558,000	$205,300	36.79	$472,207	$71,261	$486,739	$431,125	1.129	1,950	18-40	6.5772	TWO-STORY	$69,580	72
4712-18-402-045	2699 JENNIFER	05/25/23	$360,000	WD	03-AL	$360,000	$160,400	44.56	$339,889	$65,008	$294,992	$295,571	0.998	1,669	18-40	6.5185	RANCH	$65,008	69
4712-18-403-088	8715 DANN	01/19/24	$476,000	WD	03-AL	$476,000	$221,200	46.47	$451,970	$66,296	$409,704	$414,703	0.988	2,580	18-40	7.5281	TWO-STORY	$63,511	64
4712-18-403-134	8921 S CHRISTINE	11/08/23	$395,000	WD	03-AL	$390,000	$147,800	37.90	$323,675	$63,896	$326,104	$279,332	1.167	1,974	18-40	10.4215	TWO-STORY	$61,047	62
		Totals:	**$2,215,000**			**$2,210,000**	**$904,200**		**$1,978,332**		**$1,870,491**	**$1,762,175**				**0.1759**			
							Sale. Ratio =>	**40.91**				**E.C.F. =>**	**1.061**						
							Std. Dev. =>	**4.22**				**Ave. E.C.F. =>**	**1.063**						

Std. Deviation=>	**0.080583**		
Ave. Variance=>	**6.7995**	**Coeff of Var=>**	**6.3952**

ECF USED: 1.061

OUTLIER

4712-18-403-110	8999 MARGO DR	03/14/22	$380,000	WD	03-AL	$380,000	$167,700	44.13	$407,579	$65,769	$314,231	$367,538	0.855	2,928	18-40	20.8263	TWO-STORY	$65,769	61

2025 ECF ANALYSIS
GROUP #27

19-21 TRAPPERS COVE/19-22 BLUFFS OF WDLD LAKE/20-10 MORNINGSIDE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-18-101-003	2431 WATERFRONT	08/01/22	$800,000	WD	03-AL	$800,000	$294,700	36.84	$786,161	$266,801	$533,199	$611,012	0.873	2,199	18-10	2.7949	RANCH	$232,260	72
4712-18-102-002	8270 ISLANDVIEW	08/02/22	$925,000	WD	03-AL	$925,000	$311,600	33.69	$865,483	$221,419	$703,581	$757,722	0.929	2,695	18-11	2.7949	RANCH	$219,063	75
4712-19-203-008	3167 HIDDEN COVE	07/08/22	$1,200,000	WD	03-AL	$1,200,000	$420,500	35.04	$1,041,476	$321,699	$878,301	$808,738	1.086	3,497	19-22	17.7700	TWO-STORY	$266,005	89
4712-20-100-065	9193 ORION	06/15/22	$560,000	WD	03-AL	$560,000	$246,200	43.96	$618,770	$69,506	$490,494	$617,151	0.795	3,034	20.10	11.3542	TWO-STORY	$65,646	79
4712-20-100-065	9193 ORION	03/07/24	$600,000	WD	03-AL	$600,000	$266,300	44.38	$618,770	$69,506	$530,494	$617,151	0.860	3,034	20.10	4.8728	TWO-STORY	$65,646	79
		Totals:	**$4,085,000**			**$4,085,000**	**$1,539,300**		**$3,930,660**		**$3,136,069**	**$3,411,773**				**1.0877**			
							Sale. Ratio =>	**37.68**				**E.C.F. =>**	**0.919**						
							Std. Dev. =>	**5.05**				**Ave. E.C.F. =>**	**0.908**						

Std. Deviation=> **0.152912**
Ave. Variance=> **11.3323** **Coeff of Var=>** **12.5**

ECF USED: 0.93

NOTES:
Used higher ECF than indicated d/t age of sales
Supported ECF used with group 25 sales

19-23 HILTON POINTE/19-30 SOUTH BAY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-19-200-015	3416 HILTON POINTE	11/14/22	$1,600,500	WD	03-AL	$1,600,500	$826,900	51.67	$1,788,971	$396,651	$1,203,849	$1,497,118	0.804	4,489	19-23	16.4595	TWO-STORY	$391,325	81
4712-19-301-025	8309 HILTON	09/07/21	$1,325,000	WD	03-AL	$1,325,000	$379,100	28.61	$1,059,585	$275,061	$1,049,939	$800,535	1.312	2,824	19-30	34.2841	TWO-STORY	$256,120	89
4712-20-100-086	3455 HILTON POINTE	09/20/21	$895,000	WD	03-AL	$895,000	$479,600	53.59	$1,033,991	$107,645	$787,355	$996,071	0.790	4,046	19-23	17.8245	TWO-STORY	$107,645	89
		Totals:	**$3,820,500**			**$3,820,500**	**$1,685,600**		**$3,882,547**		**$3,041,143**	**$3,293,724**				**4.5392**			
							Sale. Ratio =>	**44.12**				**E.C.F. =>**	**0.923**						
							Std. Dev. =>	**13.90**				**Ave. E.C.F. =>**	**0.969**						

Std. Deviation=> **0.296987**
Ave. Variance=> **22.8561** **Coeff of Var=>** **23.6**

SOUTH BAY ECF USED: 1.02
HILTON PTE ECF USED: 0.95

NOTES:
Used ECF's other than indicated d/t age of sales
South Bay set higher d/t lower land values

16-31 LAKESIDE PARK REPLAT
16-32 LAKESIDE PARK ORIGINAL
16-30 SCHOOL LAKE PARK
20-05 SCHOOL LAKE UNPLATTED

2025 ECF ANALYSIS
SCHOOL LAKE WATERFRONT/WOODRUFF LAKE AREA

GROUP #28

LAKESIDE PARK REPLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-16-302-110	3060 PARK	06/01/23	$1,200,000	WD	03-AL	$1,200,000	$505,600	42.13	$1,138,550	$272,251	$927,749	$962,554	0.964	4,090	16-31	5.7079	TWO-STORY	$261,471	16-31 LAKESIDE PARK	77
4712-16-302-115	3135 PARK	03/10/22	$615,000	WD	03-AL	$615,000	$249,200	40.52	$643,019	$141,852	$473,148	$556,852	0.850	2,153	16-31	5.7079	RANCH	$139,688	16-31 LAKESIDE PARK	75
		Totals:	**$1,815,000**			**$1,815,000**	**$754,800**		**$1,781,569**		**$1,400,897**	**$1,519,407**				**1.5241**				
							Sale. Ratio =>	**41.59**				**E.C.F. =>**	**0.922**							
							Std. Dev. =>	**1.14**				**Ave. E.C.F. =>**	**0.907**							

Std. Deviation=> **0.080721**
Ave. Variance=> **5.7079** **Coeff of Var.** **6.29478**

ECF USED (71-80% GOOD): 0.94
ECF USED (61-70% GOOD): 1.00
ECF USED (51-60% GOOD): 1.36
ECF USED (0-50% GOOD): 1.40

NOTES:
Expanded sales dates d/t lack of sales during study period.
Used other than indicated ECF d/t age of sales. Considered all School Lake Waterfront sales when setting ECF.

SCHOOL LAKE WATERFRONT 81-100% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-16-300-024	2955 CADY	05/26/21	$423,500	WD	03-AL	$423,500	$178,100	42.05	$436,375	$52,800	$370,700	$383,575	0.966	1,580	16-50	6.3554	RANCH	$52,800	16-32 LAKESIDE PARK (ORIG)	93
4712-16-301-048	2663 PARKLAWN	06/03/24	$1,204,900	WD	03-AL	$1,204,900	$564,600	46.86	$1,163,219	$158,097	$1,046,803	$957,259	1.094	4,624	16-30	6.3554	TWO-STORY	$154,653	16-30 SCHOOL LAKE PARK	82
		Totals:	**$1,628,400**			**$1,628,400**	**$742,700**		**$1,599,594**		**$1,417,503**	**$1,340,834**				**2.7192**				
							Sale. Ratio =>	**45.61**				**E.C.F. =>**	**1.057**							
							Std. Dev. =>	**3.40**				**Ave. E.C.F. =>**	**1.030**							

Std. Deviation=> **0.089879**
Ave. Variance=> **6.3554** **Coeff of Var.** **6.17035**

ECF USED (81-90% GOOD): 1.07
ECF USED (91-100% GOOD): 1.05

NOTES:
Expanded sales dates d/t lack of sales during study period.
Used other than indicated ECF d/t age of sales. Considered all School Lake Waterfront sales when setting ECF.

SCHOOL LAKE WATERFRONT 71-80% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-16-300-022	10503 SKEMAN	11/09/22	$429,700	WD	03-AL	$429,700	$168,200	39.14	$451,725	$59,831	$369,869	$340,777	1.085	2,638	16-50	10.4123	TWO-STORY	$59,210	16-32 LAKESIDE PARK (ORIG)	76
4712-16-301-031	2735 PARKLAWN	06/23/22	$810,000	WD	03-AL	$810,000	$292,400	36.10	$753,502	$155,808	$654,192	$519,734	1.259	2,364	16-30	6.9214	TWO-STORY	$147,167	16-30 SCHOOL LAKE PARK	78
4712-17-401-002	2781 SCHOOL LAKE DR	12/28/23	$260,000	WD	03-AL	$260,000	$116,500	44.81	$260,643	$54,346	$205,654	$196,473	1.047	1,876	17-40	14.2764	MANUF/MODULAR	$52,500	17-40 ANTHONY PARK	71
4712-20-200-013	3089 SCHOOL LAKE	04/18/22	$490,000	WD	03-AL	$490,000	$150,000	30.61	$450,223	$164,681	$325,319	$237,952	1.367	1,792	20-05	17.7673	BI-LEVEL	$159,629	20-05 SCHOOL LK UNPLATTED	69
		Totals:	**$1,989,700**			**$1,989,700**	**$727,100**		**$1,916,093**		**$1,555,034**	**$1,294,936**				**1.1366**				
							Sale. Ratio =>	**36.54**				**E.C.F. =>**	**1.201**							
							Std. Dev. =>	**5.93**				**Ave. E.C.F. =>**	**1.189**							

Std. Deviation=> **0.15009**
Ave. Variance=> **12.3444** **Coeff of Var.** **10.3778**

ECF USED: 1.26

NOTES:
Used other than indicated ECF d/t age of sales. Considered all School Lake Waterfront sales when setting ECF.

16-31 LAKESIDE PARK REPLAT
16-32 LAKESIDE PARK ORIGINAL
16-30 SCHOOL LAKE PARK
20-05 SCHOOL LAKE UNPLATTED

2025 ECF ANALYSIS
SCHOOL LAKE WATERFRONT/WOODRUFF LAKE AREA

GROUP #28

SCHOOL LAKE WATERFRONT 61-70% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-16-300-016 & 302-088	2921 CADY	08/11/22	$240,000	WD	19-MPAL	$240,000	$126,300	52.63	$290,818	$84,735	$155,265	$179,203	0.866	1,276	16-50	43.6590	RANCH	$84,735	16-32 LAKESIDE PARK (ORIG)	67
4712-16-302-002	10116 SKEMAN	06/30/22	$360,000	WD	03-AL	$360,000	$106,700	29.64	$316,585	$74,479	$285,521	$193,685	1.474	1,634	16-50	17.1141	1 1/2 STORY	$72,746	16-32 LAKESIDE PARK (ORIG)	63
4712-16-302-083	10212 SKEMAN	08/11/22	$330,000	WD	03-AL	$330,000	$112,500	34.09	$296,583	$64,640	$265,360	$185,554	1.430	1,456	16-50	12.7081	TWO-STORY	$62,610	16-32 LAKESIDE PARK (ORIG)	68
4712-16-302-087	10164 SKEMAN	06/22/22	$270,000	WD	03-AL	$270,000	$85,700	31.74	$241,907	$48,497	$221,503	$154,728	1.432	1,254	16-50	12.8552	TWO-STORY	$48,497	16-32 LAKESIDE PARK (ORIG)	68
4712-20-200-013	3089 SCHOOL LAKE	04/18/22	$490,000	WD	03-AL	$490,000	$150,000	30.61	$450,223	$164,681	$325,319	$237,952	1.367	1,792	20-05	6.4153	BI-LEVEL	$159,629	20-05 SCHOOL LK UNPLATTED	69
4712-20-200-014	3095 SCHOOL LAKE	04/28/23	$384,000	WD	03-AL	$384,000	$160,100	41.69	$375,295	$160,683	$223,317	$178,843	1.249	1,000	20-05	5.4338	RANCH	$159,917	20-05 SCHOOL LK UNPLATTED	64
		Totals:	**$2,074,000**			**$2,074,000**	**$741,300**		**$1,971,411**		**$1,476,285**	**$1,129,965**				**0.3476**				
							Sale. Ratio =>	**35.74**				**E.C.F. =>**	**1.306**							
							Std. Dev. =>	**8.91**				**Ave. E.C.F. =>**	**1.303**							

Std. Deviation=> **0.227879**
Ave. Variance=> **16.3643** **Coeff of Var.** **12.5588**

ECF USED: 1.32

ECF set slightly higher than indicated d/t age of sales and trends of more recent sales

SCHOOL LAKE WATERFRONT 51-60% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Building Depr.
4712-16-301-079	2744 PARKLAWN	08/31/21	$242,500	WD	03-AL	$242,500	$80,500	33.20	$229,575	$66,405	$176,095	$130,536	1.349	1,140	16-50	11.3320	1 1/2 STORY	$55,396	16-30 SCHOOL LAKE PARK	62
4712-16-302-002	10116 SKEMAN	06/30/22	$360,000	WD	03-AL	$360,000	$106,700	29.64	$316,585	$74,479	$285,521	$193,685	1.474	1,634	16-50	23.8458	1 1/2 STORY	$72,746	16-32 LAKESIDE PARK (ORIG)	63
4712-20-200-006	3015 SCHOOL LAKE	11/22/21	$258,000	WD	03-AL	$258,000	$110,200	42.71	$294,540	$161,898	$96,102	$108,723	0.884	1,144	20-05	35.1778	RANCH	$160,319	20-05 SCHOOL LK UNPLATTED	57
		Totals:	**$860,500**			**$860,500**	**$297,400**		**$840,700**		**$557,718**	**$432,944**				**5.2505**				
							Sale. Ratio =>	**34.56**				**E.C.F. =>**	**1.288**							
							Std. Dev. =>	**6.76**				**Ave. E.C.F. =>**	**1.236**							

Std. Deviation=> **0.311008**
Ave. Variance=> **23.4519** **Coeff of Var.** **18.9787**

ECF USED (51-60% GOOD): 1.36
ECF USED (0-50% GOOD): 1.40

NOTES:
Expanded sales dates d/t lack of sales during study period.
Used other than indicated ECF d/t age of sales. Considered all School Lake Waterfront sales when setting ECF.

34-32 WOODRUFF LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-34-300-033	11256 FORD	06/02/21	$440,000	WD	03-AL	$440,000	$170,200	38.68	$496,571	$80,816	$359,184	$395,957	0.907	1,981	34-32	0.0000	TWO-STORY	$80,816	80
		Totals:	**$440,000**			**$440,000**	**$170,200**		**$496,571**		**$359,184**	**$395,957**				**0.0000**			
							Sale. Ratio =>	**38.68**				**E.C.F. =>**	**0.907**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**0.907**						

ECF USED: (91-100% GOOD) 1.00
ECF USED: (81-90% GOOD) 1.05
ECF USED: (80-71% GOOD) 1.10
ECF USED: (70-61% GOOD) 1.15
ECF USED: (60-51% GOOD) 1.20
ECF USED:(0-51% GOOD) 1.25

NOTES:
There were not sales in this nbhd during study period.
Considered School Lake Area sales and set proportionally based on typical market increase

2025 ECF ANALYSIS
16-50 SCHOOL LAKE PARK NON-WATERFRONT/17-40 ANTHONY PARK

SCHOOL LAKE NON-WATERFRONT (91-100% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-16-300-024	2955 CADY	05/26/21	$423,500	WD	03-AL	$423,500	$178,100	42.05	$436,375	$52,800	$370,700	$383,575	0.966	1,580	16-50	0.0000	RANCH	$52,800	93
		Totals:	**$423,500**			**$423,500**	**$178,100**		**$436,375**		**$370,700**	**$383,575**				**0.0000**			
							Sale. Ratio =>	**42.05**				**E.C.F. =>**	**0.966**						
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**0.966**						

Std. Deviation=> **#DIV/0!**
Ave. Variance=> **0.0000** **Coeff of Var.** **0**

ECF USED (91-100%): 1.05
ECF USED (81-90%): 1.10 Set proportional to other age groups d/t lack of sales

NOTE:
Set ECF other than indicated d/t age/lack of sales. Used ECF for same age homes in Waterfront Nbhds.

SCHOOL LAKE NON-WATERFRONT (71-80% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-16-300-022	10503 SKEMAN	11/09/22	$429,700	WD	03-AL	$429,700	$168,200	39.14	$451,725	$59,831	$369,869	$340,777	1.085	2,638	16-50	23.0307	TWO-STORY	$59,210	76
4712-16-302-083	10212 SKEMAN	08/11/22	$330,000	WD	03-AL	$330,000	$112,500	34.09	$296,583	$64,640	$265,360	$185,554	1.430	1,456	16-50	11.4418	TWO-STORY	$62,610	68
4712-16-302-087	10164 SKEMAN	06/22/22	$270,000	WD	03-AL	$270,000	$85,700	31.74	$241,907	$48,497	$221,503	$154,728	1.432	1,254	16-50	11.5889	TWO-STORY	$48,497	68
		Totals:	**$1,029,700**			**$1,029,700**	**$366,400**		**$990,215**		**$856,732**	**$681,060**				**5.7735**			
							Sale. Ratio =>	**35.58**				**E.C.F. =>**	**1.258**						
							Std. Dev. =>	**3.78**				**Ave. E.C.F. =>**	**1.316**						

Std. Deviation=> **0.199453**
Ave. Variance=> **15.3538** **Coeff of Var.** **11.6699**

ECF USED: 1.30

NOTE: Set ECF other than indicated set d/t age of sales and trending upwards of more recent sales.

SCHOOL LAKE NON-WATERFRONT/ANTHONY PARK (61-70% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-16-302-002	10116 SKEMAN	06/30/22	$360,000	WD	03-AL	$360,000	$106,700	29.64	$316,585	$74,479	$285,521	$193,685	1.474	1,634	16-50	2.8883	1 1/2 STORY	$72,746	63
4712-16-302-083	10212 SKEMAN	08/11/22	$330,000	WD	03-AL	$330,000	$112,500	34.09	$296,583	$64,640	$265,360	$185,554	1.430	1,456	16-50	1.5177	TWO-STORY	$62,610	68
4712-16-302-087	10164 SKEMAN	06/22/22	$270,000	WD	03-AL	$270,000	$85,700	31.74	$241,907	$48,497	$221,503	$154,728	1.432	1,254	16-50	1.3706	TWO-STORY	$48,497	68
		Totals:	**$960,000**			**$960,000**	**$304,900**		**$855,075**		**$772,384**	**$533,967**				**0.1231**			
							Sale. Ratio =>	**31.76**				**E.C.F. =>**	**1.447**						
							Std. Dev. =>	**2.23**				**Ave. E.C.F. =>**	**1.445**						

Std. Deviation=> **0.025024**
Ave. Variance=> **1.9255** **Coeff of Var.** **1.3323**

ECF USE: 1.45

NOTES: USED HIGHER THAN INDICATED ECF D/T AGE OF SALES

OUTLIERS

4712-16-300-016 & 302-088	2921 CADY	08/11/22	$240,000	WD	19-MPAL	$240,000	$126,300	52.63	$290,818	$84,735	$155,265	$179,203	0.866	1,276	16-50	57.8848	RANCH	$84,735	67

2025 ECF ANALYSIS
16-50 SCHOOL LAKE PARK NON-WATERFRONT/17-40 ANTHONY PARK

SCHOOL LAKE NON-WATERFRONT/ANTHONY PARK (0-60% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-16-301-079	2744 PARKLAWN	08/31/21	$242,500	WD	03-AL	$242,500	$80,500	33.20	$229,575	$66,405	$176,095	$130,536	1.349	1,140	16-50	6.2569	1 1/2 STORY	$55,396	62
4712-16-302-002	10116 SKEMAN	06/30/22	$360,000	WD	03-AL	$360,000	$106,700	29.64	$316,585	$74,479	$285,521	$193,685	1.474	1,634	16-50	6.2569	1 1/2 STORY	$72,746	63
		Totals:	**$602,500**			**$602,500**	**$187,200**		**$546,160**		**$461,616**	**$324,221**				**1.2187**			
							Sale. Ratio =>	**31.07**				**E.C.F. =>**	**1.424**						
							Std. Dev. =>	**2.52**				**Ave. E.C.F. =>**	**1.412**						

Std. Deviation=>	**0.088486**		
Ave. Variance=>	**6.2569**	**Coeff of Var.**	**4.43254**

ECF USED: 1.45

NOTES: USED HIGHER THAN INDICATED ECF D/T AGE OF SALES

4712-20-200-006	3015 SCHOOL LAKE	11/22/21	$258,000	WD	03-AL	$258,000	$110,200	42.71	$294,540	$161,898	$96,102	$108,723	0.884	1,144	20-05	#REF!	RANCH	$160,319	57

ANTHONY PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-17-401-002	2781 SCHOOL LAKE DR	12/28/23	$260,000	WD	03-AL	$260,000	$116,500	44.81	$260,643	$54,346	$205,654	$196,473	1.047	1,876	17-40	104.6727	MANUF/MODULAR	$52,500	71

NOTE: ECF set based proportionally to other nbhds in the group d/t lack of sales data.

ECF USED: 1.05

2025 ECF ANALYSIS
HERNDONS PLEASANT VALLEY SUB/BEACH LAKE UNPLATTED

GROUP #29

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-23-101-033	12161 DELLA	11/22/22	$222,250	WD	03-AL	$222,250	$97,400	43.82	$234,863	$58,437	$163,813	$141,141	1.161	1,578	2.5891	RANCH	$58,437	51
4712-23-101-034	12145 DELLA	02/28/22	$240,000	WD	03-AL	$240,000	$97,300	40.54	$245,595	$59,501	$180,499	$148,875	1.212	1,716	2.5891	RANCH	$59,501	51
		Totals:	**$462,250**			**$462,250**	**$194,700**		**$480,458**		**$344,312**	**$290,016**			**0.0690**			
							Sale. Ratio =>	**42.12**				**E.C.F. =>**	**1.187**					
							Std. Dev. =>	**2.32**				**Ave. E.C.F. =>**	**1.187**					

Std. Deviation=>	**0.036616**		
Ave. Variance=>	**2.5891**	**Coeff of Var=>**	**2.18**

BEACH LAKE UNPLATTED
ECF USED (0-50% GOOD): 1.30
ECF USED (51-60% GOOD): 1.20
ECF USED (61-70% GOOD): 1.05
ECF USED (71-80% GOOD): 1.00
ECF USED (81-90% GOOD): 0.93
ECF USED (91-100% GOOD): 0.85

Beach Lake Unplatted notes:
There were no sales in the nbhd.
Set ECF's proportional to a reasonable market increase.

HERNDONS PV SUB
ECF USED (0-50% GOOD): 1.35
ECF USED (51-60% GOOD): 1.30
ECF USED (61-70% GOOD): 1.25
ECF USED (71-80% GOOD): 1.15
ECF USED (81-90% GOOD): 1.10
ECF USED (91-100% GOOD): 0.95

Herndons PV Lake Sub notes:
Used ECF higher than indicated d/t age of sales and upward trending of market
Set age groups with no sales proportional to other age groups

2025 ECF ANALYSIS
07-30 CLARK LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-07-301-018	1746 CLARK LAKE	07/27/23	$512,500	WD	03-AL	$512,500	$169,000	32.98	$438,533	$93,388	$419,112	$276,116	1.518	2,777	07-30	16.0992	RANCH	$90,995		54
4712-07-301-065	1675 CLARK LAKE	08/19/22	$331,000	WD	03-AL	$331,000	$123,500	37.31	$326,725	$99,144	$231,856	$185,025	1.253	1,490	07-30	10.3787	RANCH	$99,144		63
4712-07-301-088	1778 CLARK LAKE	10/24/23	$475,000	WD	19-MP AL	$475,000	$166,200	34.99	$401,076	$140,036	$334,964	$212,228	1.578	1,547	07-30	22.1432	1 3/4 STORY	$133,790	4712-07-301-001	61
4712-07-301-090	1605 CLARK LAKE	08/23/23	$280,000	WD	03-AL	$280,000	$122,500	43.75	$280,200	$107,507	$172,493	$140,401	1.229	1,196	07-30	12.8316	RANCH	$100,179		64
4712-07-302-070	1435 CLARK LAKE	09/02/22	$250,000	LC	03-AL	$250,000	$93,400	37.36	$264,405	$84,912	$165,088	$145,929	1.131	1,008	07-30	22.5604	RANCH	$84,912		69
4712-07-302-089	1481 CLARK LAKE	06/29/23	$285,000	WD	03-AL	$285,000	$120,400	42.25	$259,527	$84,743	$200,257	$139,827	1.432	1,161	07-30	7.5283	RANCH	$84,743		57
		Totals:	**$2,133,500**			**$2,133,500**	**$795,000**		**$1,970,466**		**$1,523,770**	**$1,099,526**				**2.8951**				
							Sale. Ratio =>	**37.26**				**E.C.F. =>**	**1.386**							
							Std. Dev. =>	**4.15**				**Ave. E.C.F. =>**	**1.357**							

Std. Deviation=> **0.178187**
Ave. Variance=> **15.2569** **Coef of Var=>** **11.244**

ECF USED: (91-100% GOOD) 1.10
ECF USED: (81-90% GOOD) 1.15
ECF USED: (61-80% GOOD) 1.30
ECF USED: (51-60% GOOD) 1.35
ECF USED: (0-50% GOOD) 1.40

NOTES:
ECF used other than indicated d/t nbhd being broken down by age.
Set each age group proportionally to indicated ECF based on age of home.

OUTLIER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-07-301-071	1701 CLARK LAKE	02/22/22	$175,000	WD	03-AL	$175,000	$88,900	50.80	$264,110	$82,536	$92,464	$139,672	0.662	1,675	07-30	69.4885	RANCH	$80,000		50

2025 ECF ANALYSIS
18-33 WOODLAND LAKE EST #3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-18-305-024	2833 S HACKER	09/27/21	$228,000	WD	03-ARM'S LENGTH	$228,000	$68,400	30.00	$243,055	$57,030	$170,970	$137,796	1.241	996	18-33	5.5500	RANCH	$55,000	62
4712-18-305-027	8055 CORTEZ	05/14/21	$251,000	WD	03-ARM'S LENGTH	$251,000	$78,200	31.16	$251,123	$61,579	$189,421	$140,403	1.349	1,200	18-33	5.2879	RANCH	$60,000	62
4712-18-305-034	2891 S HACKER	07/29/22	$221,250	WD	03-ARM'S LENGTH	$221,250	$79,000	35.71	$227,795	$55,000	$166,250	$127,996	1.299	1,008	18-33	0.2621	RANCH	$55,000	68
		Totals:	**$700,250**			**$700,250**	**$225,600**		**$721,973**		**$526,641**	**$406,196**				**0.0276**			
							Sale. Ratio =>	**32.22**				**E.C.F. =>**	**1.297**						
							Std. Dev. =>	**3.02**				**Ave. E.C.F. =>**	**1.296**						

Std. Deviation=> **0.054237**
Ave. Variance=> **3.7000** **Coeff of Var=>** **2.8544**

ECF USED: 1.40

NOTE: Used ECF other than indicated d/t age of sales. Considered sales in similar Nbhds (Colonial Village, Bitten Lake Est, Villa Hts.)

2025 ECF ANALYSIS
18-31 WOODLAND LAKE EST #4 (MOBILE HOMES/MODULAR)

MOBILE HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-18-302-008	2740 TIM	03/01/24	$115,000	LC	03-AL	$115,000	$53,300	46.35	$119,844	$34,500	$80,500	$68,275	1.179	1,496	7.2627	MOBILE HOME	$34,500	46
4712-18-302-060	8205 DONNA LOU	06/01/22	$82,000	WD	03-AL	$82,000	$29,300	35.73	$88,879	$34,500	$47,500	$43,503	1.092	660	15.9805	MOBILE HOME	$34,500	47
4712-18-303-012	2617 TIM	04/24/23	$78,000	WD	03-AL	$78,000	$32,400	41.54	$73,906	$35,935	$42,065	$30,377	1.385	684	13.3095	MOBILE HOME	$34,500	35
4712-18-303-035	8281 VISTAVIEW	05/10/22	$135,000	WD	03-AL	$135,000	$35,100	26.00	$121,403	$36,479	$98,521	$67,939	1.450	672	19.8456	MOBILE HOME	$36,479	44
4712-18-303-071	8321 VISTAVIEW	11/16/23	$85,000	MLC	03-AL	$85,000	$39,200	46.12	$89,102	$36,479	$48,521	$42,098	1.153	720	9.9117	MOBILE HOME	$36,479	35
		Totals:	**$495,000**			**$495,000**	**$189,300**		**$493,134**		**$317,107**	**$252,193**			**0.5720**			
							Sale. Ratio =>	**38.24**				**E.C.F. =>**	**1.257**					
							Std. Dev. =>	**8.52**				**Ave. E.C.F. =>**	**1.252**					

ECF USED: 1.257

Std. Deviation=>	**0.156313**		
Ave. Variance=>	**13.2620**	**Coeff of Var=>**	**10.595377**

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-18-303-009	8335 DONNA LOU	03/24/23	$52,000	WD	03-AL	$52,000	$37,600	72.31	$92,486	$40,467	$11,533	$41,615	0.277	765	97.4545	MOBILE HOME	$38,047	35
4712-18-303-019	2681 TIM	01/10/24	$85,000	WD	03-AL	$85,000	$27,100	31.88	$69,057	$37,122	$47,878	$25,548	1.874	741	62.2362	MOBILE HOME	$34,500	35
4712-18-303-046	2678 GARY	11/02/23	$69,900	QC	03-AL	$69,900	$27,400	39.20	$63,122	$37,663	$32,237	$20,367	1.583	720	33.1111	MOBILE HOME	$34,500	35
4712-18-303-055	2631 GARY	01/20/23	$40,000	WD	03-AL	$40,000	$37,400	93.50	$92,055	$49,275	($9,275)	$34,224	(0.271)	924	152.2688	MOBILE HOME	$48,790	36
4712-18-303-062	2711 GARY	04/28/22	$85,000	WD	03-AL	$85,000	$44,600	52.47	$108,991	$51,787	$33,213	$45,763	0.726	1,088	52.5921	MOBILE HOME	$48,790	35

MANUF/MODULAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-18-302-036	2711 BRAD	07/19/23	$85,000	WD	03-AL	$85,000	$71,800	84.47	$155,521	$34,500	$50,500	$131,545	0.384	1,568	43.9380	MANUF/MODULAR	$34,500	71
4712-18-303-080	2692 GREG	09/27/24	$260,000	WD	03-AL	$260,000	$73,400	28.23	$198,804	$34,500	$225,500	$178,591	1.263	1,344	43.9380	MANUF/MODULAR	$34,500	71
		Totals:	**$345,000**			**$345,000**	**$145,200**		**$354,325**		**$276,000**	**$310,136**			**6.6653**			
							Sale. Ratio =>	**42.09**				**E.C.F. =>**	**0.890**					
							Std. Dev. =>	**39.77**				**Ave. E.C.F. =>**	**0.823**					

ECF USED: 0.97

Std. Deviation=>	**0.621377**		
Ave. Variance=>	**43.9380**	**Coeff of Var=>**	**53.369405**

NOTES:
Increased sales dated d/t lack of sales during study period.
Used other than indicated ECF d/t lack of reliable sales data.
Set ECF based on average increase of different type homes in same nbhd.

2025 ECF ANALYSIS
18-31 WOODLAND LAKE EST #4 (STICK BLT HOMES)

TWO STORY HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-18-302-004	2772 TIM	02/07/23	$320,000	WD	03-AL	$320,000	$146,900	45.91	$342,589	$34,500	$285,500	$261,092	1.093	2,327	12.0733	TWO-STORY	$34,500	75
4712-18-302-006	2756 TIM	07/29/22	$290,000	WD	03-AL	$290,000	$92,700	31.97	$268,251	$34,500	$255,500	$198,094	1.290	1,300	7.5576	TWO-STORY	$34,500	82
4712-18-303-014	2637 TIM	07/02/21	$270,000	WD	03-AL	$270,000	$96,900	35.89	$267,951	$34,500	$235,500	$197,840	1.190	1,300	2.3859	TWO-STORY	$34,500	80
4712-18-303-028	2753 TIM	04/12/22	$310,000	WD	03-AL	$310,000	$104,200	33.61	$288,075	$37,460	$272,540	$212,386	1.283	1,452	6.9016	TWO-STORY	$34,500	84
		Totals:	**$1,190,000**			**$1,190,000**	**$440,700**		**$1,166,866**		**$1,049,040**	**$869,412**			**0.7607**			
							Sale. Ratio =>	**37.03**				**E.C.F. =>**	**1.207**					
							Std. Dev. =>	**6.25**				**Ave. E.C.F. =>**	**1.214**					

ECF USED (0-90% GOOD): 1.207
ECF USED (91-100% GOOD): 1.07

Std. Deviation=>	**0.092413**		
Ave. Variance=>	**7.2296**	**Coeff of Var=>**	**5.9541264**

NOTES: Expanded sales date d/t lack of sales during study period. Used lower ECF for newer homes to avoid overvaluing them.

4712-18-302-058	8185 DONNA LOU	05/03/24	$334,750	WD	03-AL	$334,750	$131,400	39.25	$262,805	$34,500	$300,250	$193,479	1.552	1,356	33.7634	TWO-STORY	$34,500	82

RANCH/TRI-LEVEL/CAPE COD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
4712-18-303-099	2697 TIM	10/25/21	$265,000	WD	25-PC	$265,000	$19,000	7.17	$289,011	$34,500	$230,500	$282,790	0.815	1,380	0.0000	RANCH	$34,500	96
		Totals:	**$265,000**			**$265,000**	**$19,000**		**$289,011**		**$230,500**	**$282,790**			**0.0000**			
							Sale. Ratio =>	**7.17**				**E.C.F. =>**	**0.815**					
							Std. Dev. =>	**#DIV/0!**				**Ave. E.C.F. =>**	**0.815**					

ECF USED FOR RANCH: 0.93 (0.92 FOR 100-91% GOOD)
ECF USED FOR TRI-LEVELS: 1.12
ECF USED FOR CAPE CODS: 1.11

NOTES:
No sales during study period of Ranch, Tri-level, or Cape Cods. Set ECF's proportionally to 2 story homes ECF.

2025 ECF ANALYSIS
19-40 BEN HUR FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Bldg Depr.
4712-19-401-035	3930 CLUB	04/29/22	$300,000	WD	03-AL	$300,000	$88,100	29.37	$278,389	$44,091	$255,909	$203,737	1.256	1,364	19-40	4.1621	RANCH	$44,091		73
4712-19-401-036	4050 BEN HUR	07/26/23	$228,500	WD	19-MP AL	$228,500	$115,800	50.68	$240,508	$78,097	$150,403	$147,646	1.019	1,476	19-40	19.5782	RANCH	$75,931	4712-19-401-011, 4712-19-401-012	54
4712-19-401-039	4012 BEN HUR	09/18/23	$279,900	WD	03-AL	$279,900	$112,100	40.05	$266,716	$64,692	$215,208	$175,673	1.225	1,866	19-40	1.0596	RANCH	$61,478		52
4712-19-401-040	3948 BEN HUR	05/05/23	$280,000	WD	03-AL	$280,000	$118,100	42.18	$255,840	$122,274	$157,726	$116,144	1.358	968	19-40	14.3565	RANCH	$99,551		62
		Totals:	**$1,088,400**			**$1,088,400**	**$434,100**		**$1,041,453**		**$779,246**	**$643,201**				**0.2940**				
							Sale. Ratio =>	**39.88**				**E.C.F. =>**	**1.212**							
							Std. Dev. =>	**8.77**				**Ave. E.C.F. =>**	**1.214**							

Std. Deviation=>	**0.142344**		
Ave. Variance=>	**9.7891**	**Coeff of Var=>**	**8.06049**

ECF USED: 1.212

2025 RESIDENTIAL ECF ANALYSIS (CITY OF BRIGHTON)
BRIGHTON WOOD (NBHD 4010)
4/1/2022 TO 3/31/2024

Parcel Number	Street Address	Sale Date	Inf. Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Property Class	ECF Area	Land Table
4718-06-106-017	8148 HEATHERTREE LN	08/08/22	$580,000	$272,500	46.98	$592,336	$168,559	$411,441	$478,844	0.859	2,180	$188.73	1.0470	401	4010	BRIGHTON WOODS (NBHD 4010)
4718-06-106-022	8292 HEATHERTREE LN	05/19/23	$616,000	$244,500	39.69	$592,324	$138,616	$477,384	$512,664	0.931	2,672	$178.66	6.1474	401	4010	BRIGHTON WOODS (NBHD 4010)
4718-06-106-030	8115 LEE RD	04/26/22	$540,000	$268,300	49.69	$571,225	$154,400	$385,600	$470,989	0.819	2,285	$168.75	5.1005	401	4010	BRIGHTON WOODS (NBHD 4010)
		Totals:	**$1,736,000**	**$785,300**		**$1,755,885**		**$1,274,425**	**$1,462,497**			**$178.72**	**0.1696**			
				Sale. Ratio =>	**45.24**				**E.C.F. =>**	**0.871**		**Std. Deviation=>**	**0.056965709**			
				Std. Dev. =>	**5.17**				**Ave. E.C.F. =>**	**0.870**		**Ave. Variance=>**	**4.0983**		**COV=>**	**4.712265253**

2025 E.C.F. => 0.871
2024 E.C.F. => 0.866

Multi-Family

Parcel Number	Street Address	Sale Date	Inf. Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Property Class	ECF Area	Land Table
4718-30-100-030	8721 N SECOND ST	09/07/23	$380,000	$136,300	35.87	$345,711	$151,240	$228,760	$142,470	1.606	2,041	$112.08	67.5587	401	4005	ANTHONY GALE (NBHD # 4005)
4718-30-305-043	622 W MAIN ST	04/21/23	$317,000	$163,000	51.42	$372,564	$185,743	$131,257	$165,768	0.792	2,562	$51.23	13.8280	401	4005	ANTHONY GALE (NBHD # 4005)
4718-31-200-076	815 RICKETT RD	05/10/22	$250,000	$146,400	58.56	$388,068	$176,138	$73,862	$188,048	0.393	2,376	$31.09	53.7307	401	4005	ANTHONY GALE (NBHD # 4005)
		Totals:	**$947,000**	**$445,700**		**$1,106,343**		**$433,879**	**$496,286**			**$64.80**	**5.5837**			
				Sale. Ratio =>	**47.06**				**E.C.F. =>**	**0.874**		**Std. Deviation=>**	**0.618157275**			
				Std. Dev. =>	**11.60**				**Ave. E.C.F. =>**	**0.930**		**Ave. Variance=>**	**45.0391**		**COV=>**	**48.42448361**

2025 E.C.F. => 0.874
2024 E.C.F. => 1.092

Outliers

Parcel Number	Street Address	Sale Date	Inf. Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Property Class	ECF Area	Land Table
4718-06-106-009	8211 HEATHERTREE LN	03/03/23	$467,050	$239,900	51.36	$475,672	$113,073	$353,977	$409,716	0.864	2,434	$145.43	6.6957	401	4010	BRIGHTON WOODS (NBHD 4010)
4718-06-106-009	8211 HEATHERTREE LN	07/31/23	$472,680	$211,600	44.77	$510,536	$147,937	$324,743	$409,716	0.793	2,434	$133.42	0.4395	401	4010	BRIGHTON WOODS (NBHD 4010)
4718-31-200-055	1116 SPENCER RD	08/04/23	$276,210	$112,900	40.87	$293,176	$193,451	$82,759	$112,684	0.734	1,384	$59.80	6.2562	401	4010	BRIGHTON WOODS (NBHD 4010)
		Totals:	**$1,215,940**	**$564,400**		**$1,279,384**		**$761,479**	**$932,116**			**$112.88**	**1.9936**			

NOTE: The above analysis was provided by the City of Brighton, as only one lot in this subdivision is located in Brighton Township.
Set Brighton Twp ECF higher than indicated by City of Brighton d/t differences in the land values assigned.
Brighton Twp ECF set to generate proportional value similar to the City of Brighton.

Brighton Township ECF used: 0.94

2025 ECF ANALYSIS
32-42 SCENIC POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	Land Value	Bldg Depr.
4712-32-404-007	5865 SCENIC BLUFF	05/04/23	$345,900	WD	03-AL	$345,900	$180,000	52.04	$368,397	$67,000	$278,900	$301,397	0.925	1,504	2.4748	2 STY BSMT	$67,000	97
4712-32-404-008	5871 SCENIC BLUFF	04/05/23	$345,000	WD	03-AL	$345,000	$180,000	52.17	$368,397	$67,000	$278,000	$301,397	0.922	1,504	2.7734	2 STY BSMT	$67,000	97
4712-32-404-009	5877 SCENIC BLUFF	08/07/23	$330,000	WD	03-AL	$330,000	$157,600	47.76	$356,747	$60,300	$269,700	$296,447	0.910	1,460	4.0331	2 STY BSMT	$60,300	97
4712-32-404-012	5866 SCENIC BLUFF	12/27/22	$330,000	WD	03-AL	$330,000	$123,900	37.55	$337,208	$60,300	$269,700	$276,908	0.974	1,131	2.3864	RANCH DYLT BSMT	$60,300	94
4712-32-404-013	5854 SCENIC BLUFF	12/15/23	$339,000	WD	03-AL	$339,000	$151,900	44.81	$333,809	$61,356	$277,644	$272,453	1.019	1,268	6.8948	RANCH DYLT BSMT	$60,300	94
		Totals:	**$1,689,900**			**$1,689,900**	**$793,400**		**$1,764,558**		**$1,373,944**	**$1,448,602**			**0.1643**			
							Sale. Ratio =>	**46.95**				**E.C.F. =>**	**0.948**					
							Std. Dev. =>	**6.06**				**Ave. E.C.F. =>**	**0.950**					

Std. Deviation=> **0.045638**

Ave. Variance=> **3.7125** **Coeff of Var=>** **3.91**

ECF USED: 1.00

NOTE: ECF used higher than indicated d/t trending of more recent sales.

47010 - Brighton School District
47060 - Hartland School District
47070 - Howell School District

2025 ECF ANALYSIS
ACREAGE (0-50% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-02-200-011	12501 COMMERCE	10/21/22	$340,000	WD	03-AL	$340,000	$123,500	36.32	$318,300	$105,972	$234,028	$186,253	1.257	1,772	47060	5.6235	TWO-STORY	$101,400	53
4712-15-100-013	2075 CORLETT	05/12/23	$409,000	WD	03-AL	$409,000	$147,400	36.04	$343,946	$77,576	$331,424	$233,658	1.418	2,581	47060	10.5672	TWO-STORY	$73,240	54
4712-18-400-006	2470 HUNTER	05/24/23	$400,000	WD	03-AL	$400,000	$188,700	47.18	$390,704	$69,560	$330,440	$267,620	1.235	3,209	47010	7.8007	RANCH	$69,560	50
4712-28-200-002	4150 VAN AMBERG	08/31/22	$336,000	WD	03-AL	$336,000	$107,400	31.96	$284,266	$58,914	$277,086	$197,677	1.402	1,710	47010	8.8966	RANCH	$58,914	54
4712-29-400-039	9817 SPENCER	04/24/23	$250,000	WD	03-AL	$250,000	$87,500	35.00	$243,446	$93,202	$156,798	$125,203	1.252	1,560	47010	6.0396	RANCH	$76,000	50
		Totals:	**$1,735,000**			**$1,735,000**	**$654,500**		**$1,580,662**		**$1,329,776**	**$1,010,411**				**0.3331**			
							Sale. Ratio =>	**37.72**				**E.C.F. =>**	**1.316**						
							Std. Dev. =>	**5.78**				**Ave. E.C.F. =>**	**1.313**						

Std. Deviation=> **0.08941**
Ave. Variance=> **7.7855** **Coeff of Var=>** **5.93**

ECF USED: 1.316

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-08-400-007	9840 HYNE	08/14/23	$349,000	WD	03-AL	$349,000	$110,300	31.60	$263,858	$107,129	$241,871	$137,482	1.759	1,286	47060	44.6554	1 3/4 STORY	$80,200	54
4712-18-200-011	2046 HUNTER	02/10/23	$250,000	WD	03-AL	$250,000	$117,000	46.80	$271,652	$68,920	$181,080	$177,835	1.018	1,290	47010	29.4497	RANCH	$68,920	51
4712-23-200-011	3180 KENSINGTON	12/05/22	$288,500	WD	03-AL	$288,500	$111,500	38.65	$318,041	$85,120	$203,380	$211,746	0.960	1,752	47010	35.2253	QUAD-LEVEL	$85,120	63
4712-26-400-005	4710 KENSINGTON	03/06/24	$265,000	WD	03-AL	$265,000	$99,000	37.36	$219,751	$71,632	$193,368	$129,929	1.488	1,392	47010	17.5516	RANCH	$69,602	51

DUPLEX

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-15-100-028	11314 CORLETT	01/23/23	$210,000	WD	03-AL	$210,000	$102,000	48.57	$218,602	$61,779	$148,221	$174,248	0.851	2,392	47060	46.2110	DUPLEX	$58,958	51
4712-19-100-038	8139 W GRAND RIVER	11/22/22	$247,500	WD	03-AL	$247,500	$84,900	34.30	$240,520	$65,349	$182,151	$159,246	1.144	1,760	47070	16.8912	DUPLEX	$62,008	59

47010 - Brighton School District
47060 - Hartland School District
47070 - Howell School District

2025 ECF ANALYSIS
ACREAGE (51-60% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-02-200-011	12501 COMMERCE	10/21/22	$340,000	WD	03-AL	$340,000	$123,500	36.32	$318,300	$105,972	$234,028	$186,253	1.257	1,772	47060	5.1879	TWO-STORY	$101,400	53
4712-02-400-006	780 S PLEASANT VALLEY	11/04/22	$305,000	WD	03-AL	$305,000	$122,900	40.30	$316,942	$93,735	$211,265	$195,796	1.079	1,471	47060	12.5622	RANCH	$87,250	57
4712-08-400-013	9700 HYNE	06/16/22	$207,500	WD	03-AL	$207,500	$83,600	40.29	$201,806	$70,680	$136,820	$115,023	1.190	798	47060	1.5127	RANCH	$68,949	55
4712-15-100-010	2190 CORLETT	06/21/22	$356,000	WD	03-AL	$356,000	$128,600	36.12	$341,997	$120,718	$235,282	$194,104	1.212	1,400	47010	0.7512	RANCH	$104,040	58
4712-15-100-013	2075 CORLETT	05/12/23	$409,000	WD	03-AL	$409,000	$147,400	36.04	$343,946	$77,576	$331,424	$233,658	1.418	2,581	47060	21.3786	TWO-STORY	$73,240	54
4712-16-400-014	10571 SKEMAN	12/02/22	$235,000	WD	03-AL	$235,000	$92,300	39.28	$237,746	$63,439	$171,561	$152,901	1.122	1,144	47010	8.2589	RANCH	$63,036	60
4712-18-200-011	2046 HUNTER	02/10/23	$250,000	WD	03-AL	$250,000	$117,000	46.80	$271,652	$68,920	$181,080	$177,835	1.018	1,290	47010	18.6383	RANCH	$68,920	51
4712-18-400-004	2500 HUNTER	11/09/22	$248,000	WD	03-AL	$248,000	$94,000	37.90	$263,961	$83,527	$164,473	$158,275	1.039	1,152	47010	16.5473	RANCH	$78,500	56
4712-20-100-030	3011 HUNTER	02/20/24	$370,000	WD	03-AL	$370,000	$124,300	33.59	$309,206	$81,579	$288,421	$199,673	1.444	1,602	47010	23.9838	TWO-STORY	$80,000	59
4712-22-400-024	3774 SUNSHINE	04/17/23	$405,000	WD	03-AL	$405,000	$164,300	40.57	$373,679	$80,269	$324,731	$257,377	1.262	1,788	47010	5.7063	RANCH	$72,760	57
4712-26-100-004	2821 INDEPENDENCE	08/03/22	$523,000	WD	03-AL	$523,000	$183,600	35.11	$491,254	$138,000	$385,000	$309,872	1.242	2,164	47010	3.7819	TWO-STORY	$138,000	59
4712-26-400-005	4710 KENSINGTON	03/06/24	$265,000	WD	03-AL	$265,000	$99,000	37.36	$219,751	$71,632	$193,368	$129,929	1.488	1,392	47010	28.3630	RANCH	$69,602	51
4712-27-100-026	4463 VIA CORTA	10/28/22	$650,000	WD	03-AL	$650,000	$262,200	40.34	$717,500	$113,661	$536,339	$529,683	1.013	3,387	47010	19.2065	TWO-STORY	$108,300	59
4712-27-300-011	5229 VAN AMBERG	11/14/23	$485,000	WD	03-AL	$485,000	$210,500	43.40	$485,044	$85,864	$399,136	$350,158	1.140	2,549	47010	6.4756	TWO-STORY	$81,200	57
4712-27-400-017	4529 S PLEASANT VALLEY	04/28/23	$435,500	WD	03-AL	$435,500	$189,400	43.49	$433,671	$97,317	$338,183	$295,047	1.146	2,130	47010	5.8431	RANCH	$89,500	59
4712-28-200-002	4150 VAN AMBERG	08/31/22	$336,000	WD	03-AL	$336,000	$107,400	31.96	$284,266	$58,914	$277,086	$197,677	1.402	1,710	47010	19.7080	RANCH	$58,914	54
4712-34-100-004	11349 CULVER	05/02/22	$330,000	WD	03-AL	$330,000	$147,200	44.61	$366,778	$52,789	$277,211	$275,429	1.006	3,019	47010	19.8160	BI-LEVEL	$52,789	60
		Totals:	**$6,150,000**			**$6,150,000**	**$2,397,200**		**$5,977,499**		**$4,685,408**	**$3,958,690**				**2.1055**			
							Sale. Ratio =>	**38.98**				**E.C.F. =>**	**1.184**						
							Std. Dev. =>	**4.04**				**Ave. E.C.F. =>**	**1.205**						

Std. Deviation=>	**0.157849**			
Ave. Variance=>	**12.8071**	**Coeff of Var=>**	**10.6**	

ECF USED: 1.22

Used ECF higher than indicated d/t trending increase of more recent sales

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-08-400-007	9840 HYNE	08/14/23	$349,000	WD	03-AL	$349,000	$110,300	31.60	$263,858	$107,129	$241,871	$137,482	1.759	1,286	47060	55.4668	1 3/4 STORY	$80,200	54
4712-08-400-012	9730 HYNE	12/19/23	$262,000	WD	03-AL	$262,000	$131,800	50.31	$290,235	$75,598	$186,402	$188,278	0.990	1,392	47060	21.4594	RANCH	$71,780	60
4712-09-100-037	10418 DEERHAVEN	02/28/24	$375,000	WD	03-AL	$375,000	$119,700	31.92	$278,648	$88,832	$286,168	$166,505	1.719	1,324	47060	51.4042	RANCH	$82,500	55
4712-09-100-037	10418 DEERHAVEN	06/29/23	$240,000	WD	03-AL	$240,000	$119,700	49.88	$278,648	$88,832	$151,168	$166,505	0.908	1,324	47060	29.6743	RANCH	$82,500	55
4712-16-100-014	10060 COVINGTON	11/16/23	$575,000	WD	03-AL	$575,000	$262,400	45.63	$646,199	$96,400	$478,600	$482,280	0.992	4,222	47060	21.2260	TWO-STORY	$96,400	60

DUPLEX (Hartland SD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-15-100-028	11314 CORLETT	01/23/23	$210,000	WD	03-AL	$210,000	$102,000	48.57	$218,602	$61,779	$148,221	$174,248	0.851	2,392	47060	35.3996	DUPLEX	$58,958	51
4712-19-100-038	8139 W GRAND RIVER	11/22/22	$247,500	WD	03-AL	$247,500	$84,900	34.30	$240,520	$65,349	$182,151	$159,246	1.144	1,760	47070	6.0798	DUPLEX	$62,008	59
													0.997						

ECF USED: 0.98

47010 - Brighton School District
47060 - Hartland School District
47070 - Howell School District

2025 ECF ANALYSIS
ACREAGE (61-70% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-02-100-032	12438 WILL MILL	04/20/23	$540,000	WD	03-AL	$540,000	$217,300	40.24	$526,097	$146,144	$393,856	$355,096	1.109	2,336	47060	6.8503	TWO-STORY	$120,000	64
4712-20-300-022	3683 HIDEAWAY	02/16/24	$260,000	WD	03-AL	$260,000	$99,300	38.19	$211,402	$56,780	$203,220	$140,565	1.446	1,056	47010	26.8076	RANCH	$56,780	67
4712-04-300-006	795 TAYLOR	10/14/22	$338,400	WD	03-AL	$338,400	$132,000	39.01	$337,633	$83,796	$254,604	$237,231	1.073	2,228	47060	10.4423	RANCH	$71,000	63
4712-07-300-003	1623 CLARK LAKE	12/29/22	$436,000	WD	03-AL	$436,000	$156,600	35.92	$457,255	$135,000	$301,000	$301,173	0.999	1,872	47070	17.8230	TWO-STORY	$135,000	70
4712-10-300-060	1902 CORLETT	09/15/23	$490,000	WD	03-AL	$490,000	$162,600	33.18	$400,043	$93,146	$396,854	$286,820	1.384	1,860	47060	20.5980	QUAD-LEVEL	$78,650	64
4712-10-400-007	11450 HYNE	02/27/24	$480,000	WD	03-AL	$480,000	$174,700	36.40	$417,209	$168,715	$311,285	$232,237	1.340	1,682	47060	16.2718	RANCH	$152,500	64
4712-15-100-016	2103 CORLETT	08/25/23	$287,700	WD	03-AL	$287,700	$107,200	37.26	$238,425	$71,490	$216,210	$156,014	1.386	1,374	47060	20.8181	TRI-LEVEL	$62,007	66
4712-17-100-018	2035 HUNTER	09/21/22	$380,000	WD	03-AL	$380,000	$147,700	38.87	$367,564	$95,300	$284,700	$247,513	1.150	1,873	47010	2.7412	RANCH	$95,300	62
4712-19-400-018	8816 HILTON	06/08/22	$350,000	WD	03-AL	$350,000	$112,200	32.06	$293,011	$95,990	$254,010	$179,110	1.418	1,172	47010	24.0523	RANCH	$68,949	63
4712-22-400-027	3700 S PLEASANT VALLEY	09/01/23	$400,000	WD	03-AL	$400,000	$167,500	41.88	$375,205	$111,755	$288,245	$239,500	1.204	1,904	47010	2.5872	1 3/4 STORY	$96,400	65
4712-25-100-012	13305 SPENCER	12/28/22	$511,000	WD	03-AL	$511,000	$198,500	38.85	$468,812	$156,316	$354,684	$284,087	1.249	1,614	47010	7.0848	RANCH	$154,600	63
4712-25-200-020	4424 LABADIE	05/23/22	$390,000	WD	03-AL	$390,000	$134,600	34.51	$365,816	$111,717	$278,283	$230,999	1.205	1,642	47010	2.7037	RANCH	$108,905	68
4712-25-200-035	13520 BUNO	05/23/23	$635,000	WD	03-AL	$635,000	$250,500	39.45	$708,832	$152,600	$482,400	$466,298	1.035	2,401	47010	14.3125	TWO-STORY	$152,600	69
4712-26-200-019	4398 KENSINGTON	07/29/22	$370,000	WD	03-AL	$370,000	$146,000	39.46	$371,781	$100,117	$269,883	$246,967	1.093	2,025	47010	8.4868	1 1/2 STORY	$78,400	66
4712-26-200-020	12520 BUNO	08/02/22	$680,000	WD	03-AL	$680,000	$246,900	36.31	$688,062	$164,708	$515,292	$475,776	1.083	3,244	47010	9.4601	TWO-STORY	$123,300	65
4712-27-100-038	11455 NARIN	10/06/22	$490,000	WD	03-AL	$490,000	$189,700	38.71	$477,580	$122,032	$367,968	$323,225	1.138	2,242	47010	3.9231	QUAD-LEVEL	$118,105	62
4712-27-200-041	4162 S PLEASANT VALLEY	09/09/22	$520,000	WD	03-AL	$520,000	$221,900	42.67	$546,948	$107,484	$412,516	$399,513	1.033	2,288	47010	14.5108	TWO-STORY	$76,900	64
4712-27-400-021	4646 BLOSSOM	08/30/22	$525,000	WD	03-AL	$525,000	$188,200	35.85	$535,023	$101,897	$423,103	$393,751	1.075	2,260	47010	10.3111	RANCH	$82,800	63
4712-27-400-028	11719 TALL PINES	05/19/23	$520,000	WD	03-AL	$520,000	$203,600	39.15	$473,283	$105,976	$414,024	$333,915	1.240	2,240	47010	6.2251	TWO-STORY	$76,700	62
4712-33-400-013	10750 CULVER	09/19/23	$530,000	MLC	03-AL	$530,000	$272,600	51.43	$536,059	$79,534	$450,466	$415,023	1.085	4,249	47010	9.2255	BI-LEVEL	$53,856	61
4712-35-300-007	12456 LARKINS	11/17/22	$542,000	WD	03-AL	$542,000	$217,100	40.06	$592,715	$98,862	$443,138	$448,957	0.987	3,260	47010	19.0618	TWO-STORY	$64,932	63
		Totals:	**$9,675,100**			**$9,675,100**	**$3,746,700**		**$9,388,755**		**$7,315,741**	**$6,393,772**				**3.3458**			
							Sale. Ratio =>	**38.73**				**E.C.F. =>**	**1.144**						
							Std. Dev. =>	**3.97**				**Ave. E.C.F. =>**	**1.178**						

Std. Deviation=> **0.144062**
Ave. Variance=> **12.1094** **Coeff of Var=>** **10.28**

ECF USED: 1.17

Used ECF higher than indicated d/t trending increase of more recent sales

DUPLEX (47070 - Howell SD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-19-100-038	8139 W GRAND RIVER	11/22/22	$247,500	WD	03-AL	$247,500	$84,900	34.30	$240,520	$65,349	$182,151	$159,246	1.144	1,760	47070	3.3825	DUPLEX	$62,008	59

ECF Used: 1.14 (Howell SD)
ECF Used: 1.17 (Brighton SD) - Used same ECF as single family homes.

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-08-300-025	1838 HAVENSHIRE	01/20/23	$800,000	WD	03-AL	$800,000	$350,400	43.80	$932,208	$222,241	$577,759	$663,521	0.871	2,806	47060	30.6908	RANCH	$136,020	70
4712-20-300-016	9296 HILTON	04/15/22	$325,000	WD	03-AL	$325,000	$101,400	31.20	$267,058	$58,153	$266,847	$189,914	1.405	1,888	47010	22.7440	BI-LEVEL	$56,780	68
4712-23-200-011	3180 KENSINGTON	12/05/22	$288,500	WD	03-AL	$288,500	$111,500	38.65	$356,575	$85,120	$203,380	$246,777	0.824	1,752	47010	35.3512	QUAD-LEVEL	$85,120	63
4712-28-300-007	10232 SPENCER	04/28/23	$390,000	WD	03-AL	$390,000	$187,100	47.97	$456,179	$86,894	$303,106	$335,714	0.903	1,730	47010	27.4785	RANCH	$86,894	70
4712-28-300-010 & 00	10178 SPENCER	10/05/22	$415,000	WD	19-MPAL	$415,000	$178,500	43.01	$463,632	$149,520	$265,480	$349,013	0.761	1,614	47010	41.6997	RANCH	$149,520	71

47010 - Brighton School District
47060 - Hartland School District
47070 - Howell School District

2025 ECF ANALYSIS
ACREAGE (71-80% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-07-200-044	1022 HUNTER	04/03/23	$465,000	WD	03-AL	$465,000	$214,100	46.04	$466,463	$84,825	$380,175	$401,724	0.946	2,333	47060	2.9265	TWO-STORY	$80,100	72
4712-07-400-050	1928 ODYSSEY	11/28/22	$425,000	WD	03-AL	$425,000	$154,900	36.45	$413,977	$90,587	$334,413	$340,411	0.982	1,712	47070	0.6758	RANCH	$83,350	76
4712-10-300-028	11330 STONEWOOD	05/25/22	$649,900	WD	03-AL	$649,900	$265,600	40.87	$654,892	$96,187	$553,713	$588,111	0.942	3,429	47060	3.4111	TWO-STORY	$93,500	71
4712-25-400-031	4586 LABADIE	11/10/22	$825,000	WD	03-AL	$825,000	$321,100	38.92	$833,233	$139,466	$685,534	$730,281	0.939	3,616	47010	3.6897	TWO-STORY	$110,400	72
4712-27-300-025	11086 PINE NEEDLE	10/13/23	$550,000	WD	03-AL	$550,000	$250,000	45.45	$542,467	$71,960	$478,040	$495,271	0.965	2,673	47010	1.0413	TWO-STORY	$71,960	73
4712-29-300-027	9935 LOCH LOMOND	08/31/23	$315,000	WD	03-AL	$315,000	$128,600	40.83	$281,874	$56,776	$258,224	$236,945	1.090	1,404	47010	11.4181	TWO-STORY	$54,318	75
4712-29-400-040	4619 CULVER	09/02/22	$325,000	WD	03-AL	$325,000	$137,300	42.25	$320,543	$45,075	$279,925	$289,966	0.965	1,972	47010	1.0252	TWO-STORY	$45,075	71
		Totals:	**$3,554,900**			**$3,554,900**	**$1,471,600**		**$3,513,449**		**$2,970,024**	**$3,082,708**				**1.2177**			
							Sale. Ratio =>	**41.40**				**E.C.F. =>**	**0.963**						
							Std. Dev. =>	**3.41**				**Ave. E.C.F. =>**	**0.976**						

Std. Deviation=> **0.052723**
Ave. Variance=> **3.4554** **Coeff of Var=>** **3.54**

ECF USE: 1.00

Used ECF higher than indicated d/t trending increase of more recent sales

OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-06-200-021	8732 SPRING VALLEY	11/18/22	$621,000	WD	03-AL	$621,000	$384,700	61.95	$750,911	$128,575	$492,425	$655,091	0.752	3,027	47060	22.3933	TWO-STORY	$111,244	76
4712-16-400-026	10537 SKEMAN	12/11/23	$270,000	WD	03-AL	$270,000	$93,800	34.74	$212,749	$69,080	$200,920	$151,231	1.329	1,144	47010	35.2944	RANCH	$69,080	74
4712-25-300-004	13250 SPENCER	10/28/22	$699,000	WD	03-AL	$699,000	$234,300	33.52	$570,736	$189,743	$509,257	$401,045	1.270	1,709	47010	29.4201	RANCH	$153,100	77
4712-28-300-010 & 009	10178 SPENCER	10/05/22	$415,000	WD	19-MPAL	$415,000	$178,500	43.01	$463,632	$149,520	$265,480	$349,013	0.761	1,614	47010	21.4965	RANCH	$149,520	71
4712-29-300-024	9090 SPENCER	09/21/23	$278,000	WD	03-AL	$278,000	$102,300	36.80	$221,504	$58,958	$219,042	$171,101	1.280	1,248	47010	30.4568	RANCH	$58,958	71
4712-33-400-020	10854 CULVER	12/07/23	$345,000	WD	03-AL	$345,000	$176,700	51.22	$388,625	$57,338	$287,662	$348,723	0.825	1,756	47010	#REF!	TWO-STORY	$56,928	76

47010 - Brighton School District
47060 - Hartland School District
47070 - Hartland School District

2025 ECF ANALYSIS
ACREAGE (81-90% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-07-400-050	1928 ODYSSEY	11/28/22	$425,000	WD	03-AL	$425,000	$154,900	36.45	$413,977	$90,587	$334,413	$340,411	0.982	1,712	47070	1.8178	RANCH	$83,350	76
4712-08-400-044	1825 REYNOLDS	07/27/23	$1,200,000	WD	03-AL	$1,200,000	$441,100	36.76	$1,182,193	$200,129	$999,871	$1,055,983	0.947	3,945	47060	1.7341	TWO-STORY	$180,720	88
4712-10-100-029	11178 DOVES MEADOW	03/31/23	$605,000	WD	03-AL	$605,000	$243,900	40.31	$641,620	$116,633	$488,367	$564,502	0.865	2,643	47060	9.9075	TWO-STORY	$86,360	81
4712-23-200-028	3175 KENSINGTON	07/11/22	$625,000	WD	03-AL	$625,000	$246,100	39.38	$719,741	$104,040	$520,960	$613,216	0.850	2,477	47010	11.4650	1 1/2 STORY	$104,040	89
4712-25-300-004	13250 SPENCER	10/28/22	$699,000	WD	03-AL	$699,000	$234,300	33.52	$570,736	$189,743	$509,257	$401,045	1.270	1,709	47010	30.5621	RANCH	$153,100	77
4712-29-300-027	9935 LOCH LOMOND	08/31/23	$315,000	WD	03-AL	$315,000	$128,600	40.83	$281,874	$56,776	$258,224	$236,945	1.090	1,404	47010	12.5601	TWO-STORY	$54,318	75
4712-29-400-063	4851 STUHRBERG	08/05/22	$292,500	WD	03-AL	$292,500	$119,400	40.82	$309,221	$64,185	$228,315	$257,933	0.885	1,372	47010	7.9031	RANCH	$64,185	90
4712-33-400-020	10854 CULVER	12/07/23	$345,000	WD	03-AL	$345,000	$176,700	51.22	$388,625	$57,338	$287,662	$348,723	0.825	1,756	47010	13.9303	TWO-STORY	$56,928	76
		Totals:	**$4,506,500**			**$4,506,500**	**$1,745,000**		**$4,507,987**		**$3,627,069**	**$3,818,758**				**1.4400**			
							Sale. Ratio =>	**38.72**				**E.C.F. =>**	**0.950**						
							Std. Dev. =>	**5.25**				**Ave. E.C.F. =>**	**0.964**						

Std. Deviation=> **0.150438**
Ave. Variance=> **11.2350** **Coeff of Var=> 11.65**

ECF USED: 0.98

Used ECF higher than indicated d/t trending increase of more recent sales
Increased range of % Good to increase sampling of parcels studied

DUPLEX (47070 - Howell SD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-19-100-038	8139 W GRAND RIVER	11/22/22	$247,500	WD	03-AL	$247,500	$84,900	34.30	$240,520	$65,349	$182,151	$159,246	1.144	1,760	47070	17.9628	DUPLEX	$62,008	59

ECF USED: 1.14

MANUFACTURED/MODULAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-04-100-038	130 S OLD US 23	06/27/23	$323,000	WD	03-AL	$323,000	$146,900	45.48	$329,241	$68,440	$254,560	$299,771	0.849	1,800	47060	2.9155	MANUF/MODULAR	$68,440	84
4712-29-200-049	4250 LARCHMOOR	03/29/23	$330,000	WD	25-PC	$330,000	$27,500	8.33	$332,058	$59,568	$270,432	$340,613	0.794	2,040	47010	2.6068	MANUF/MODULAR	$59,568	97
4712-29-200-051	4268 LARCHMOOR	01/05/24	$360,000	WD	03-AL	$360,000	$176,900	49.14	$353,735	$57,869	$302,131	$369,833	0.817	1,680	47010	0.3086	MANUF/MODULAR	$57,869	95
		Totals:	**$1,013,000**			**$1,013,000**	**$351,300**		**$1,015,034**		**$827,123**	**$1,010,216**				**0.1268**			
							Sale. Ratio =>	**34.68**				**E.C.F. =>**	**0.819**						
							Std. Dev. =>	**22.58**				**Ave. E.C.F. =>**	**0.820**						

Std. Deviation=> **0.02774**
Ave. Variance=> **1.9436** **Coeff of Var=> 2.37**

ECF USED: 0.90

Used ECF higher than indicated d/t trending increase of more recent sales
Increased range of % Good to increase sampling of parcels studied

47010 - Brighton School District
47060 - Hartland School District
47070 - Howell School District

2025 ECF ANALYSIS
ACREAGE (91-100% GOOD)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-06-300-034	621 PEACEFUL	12/05/22	$595,000	WD	03-AL	$595,000	$223,400	37.55	$603,404	$87,100	$507,900	$586,709	0.866	2,588	47070	2.7586	TWO-STORY	$87,100	94
4712-08-400-044	1825 REYNOLDS	07/27/23	$1,200,000	WD	03-AL	$1,200,000	$441,100	36.76	$1,182,193	$200,129	$999,871	$1,055,983	0.947	3,945	47060	5.3601	TWO-STORY	$180,720	88
4712-20-100-084	3257 HUNTER	01/14/22	$836,000	WD	25-PC	$836,000	$31,400	3.76	$837,304	$86,800	$749,200	$833,893	0.898	2,965	47010	0.5174	TWO-STORY	$86,800	96
4712-23-200-028	3175 KENSINGTON	07/11/22	$625,000	WD	03-AL	$625,000	$246,100	39.38	$719,741	$104,040	$520,960	$613,216	0.850	2,477	47010	4.3708	1 1/2 STORY	$104,040	89
4712-27-100-054	11287 SPENCER	07/26/23	$509,900	WD	03-AL	$509,900	$234,300	45.95	$503,240	$71,127	$438,773	$480,126	0.914	2,038	47010	2.0609	RANCH	$71,127	91
4712-29-400-063	4851 STUHRBERG	08/05/22	$292,500	WD	03-AL	$292,500	$119,400	40.82	$309,221	$64,185	$228,315	$257,933	0.885	1,372	47010	0.8089	RANCH	$64,185	90
		Totals:	**$4,058,400**			**$4,058,400**	**$1,295,700**		**$4,155,103**		**$3,445,019**	**$3,827,859**				**0.6724**			
							Sale. Ratio =>	**31.93**				**E.C.F. =>**	**0.900**						
							Std. Dev. =>	**15.19**				**Ave. E.C.F. =>**	**0.893**						

Std. Deviation=> **0.034818**
Ave. Variance=> **2.6461** **Coeff of Var=>** **2.96**

ECF USED: 0.93

Used ECF higher than indicated d/t trending increase of more recent sales
Increased range of % Good to increase sampling of parcels studied

MANUFACTURED/MODULAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.
4712-29-200-049	4250 LARCHMOOR	03/29/23	$330,000	WD	25-PC	$330,000	$27,500	8.33	$332,058	$59,568	$270,432	$340,613	0.794	2,040	47010	1.1491	MANUF/MODULAR	$59,568	97
4712-29-200-051	4268 LARCHMOOR	01/05/24	$360,000	WD	03-AL	$360,000	$176,900	49.14	$353,735	$57,869	$302,131	$369,833	0.817	1,680	47010	1.1491	MANUF/MODULAR	$57,869	95
		Totals:	**$690,000**			**$690,000**	**$204,400**		**$685,793**		**$572,563**	**$710,445**				**0.0473**			
							Sale. Ratio =>	**29.62**				**E.C.F. =>**	**0.806**						
							Std. Dev. =>	**28.85**				**Ave. E.C.F. =>**	**0.805**						

Std. Deviation=> **0.016251**
Ave. Variance=> **1.1491** **Coeff of Var=>** **1.43**

ECF USED: 0.82

Used ECF higher than indicated d/t trending increase of more recent sales