

NEIGH 10400-10500 S OF GREEN ST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-09-13-437-004	36760 GREEN	03/06/25	\$235,000	WD	\$235,000	\$67,800	28.85	\$218,695	\$82,155	\$152,845	\$145,876	1.048
06-09-13-441-003	51030 BLACKWELL	10/02/23	\$126,500	WD	\$126,500	\$58,700	46.40	\$122,810	\$39,955	\$86,545	\$99,705	0.868
06-09-13-441-003	51030 BLACKWELL	04/04/24	\$248,000	WD	\$248,000	\$61,400	24.76	\$187,632	\$40,366	\$207,634	\$177,215	1.172
06-09-13-441-009	36629 MAIN	05/08/24	\$240,000	WD	\$240,000	\$85,800	35.75	\$194,018	\$35,000	\$205,000	\$191,357	1.071
06-09-13-441-013	36661 MAIN	08/25/23	\$260,000	WD	\$260,000	\$58,300	22.42	\$192,984	\$37,773	\$222,227	\$186,776	1.190
06-09-13-443-022	36870 ALFRED	09/06/24	\$145,000	WD	\$145,000	\$55,100	38.00	\$129,691	\$45,227	\$99,773	\$101,641	0.982
06-09-13-446-004	50866 ASHLEY	03/12/25	\$315,000	WD	\$315,000	\$115,300	36.60	\$260,539	\$72,626	\$242,374	\$200,762	1.207
06-09-13-457-004	51224 TAYLOR	08/22/24	\$178,000	WD	\$178,000	\$92,100	51.74	\$208,902	\$58,739	\$119,261	\$169,102	0.705
06-09-13-458-003	51236 CLAY	04/23/24	\$185,900	WD	\$185,900	\$133,000	71.54	\$288,707	\$55,159	\$130,741	\$249,517	0.524
06-09-13-459-013	35811 ALFRED	10/24/24	\$420,000	WD	\$420,000	\$158,300	37.69	\$333,261	\$66,854	\$353,146	\$300,008	1.177
06-09-13-461-005	51161 CLAY	04/05/23	\$220,000	WD	\$220,000	\$64,400	29.27	\$160,558	\$41,019	\$178,981	\$134,768	1.328
06-09-13-464-005	35852 ALFRED	08/14/23	\$220,000	WD	\$220,000	\$86,300	39.23	\$209,085	\$59,675	\$160,325	\$168,444	0.952
06-09-13-464-006	35870 ALFRED	12/03/24	\$95,000	WD	\$95,000	\$88,700	93.37	\$217,810	\$56,220	\$38,780	\$172,639	0.225
Totals:			\$2,888,400		\$2,888,400	\$1,125,200		\$2,724,692		\$2,197,632	\$2,297,812	
					Sale. Ratio =>			38.96			E.C.F. =>	0.956
					Std. Dev. =>			19.88			Ave. E.C.F. =>	0.958

USE.958

NEIGH 10401 LAKE FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-09-13-437-004	36760 GREEN	03/06/25	\$235,000	WD	\$235,000	\$67,800	28.85	\$218,695	\$82,155	\$152,845	\$145,876	1.048
06-09-13-441-003	51030 BLACKWELL	10/02/23	\$126,500	WD	\$126,500	\$58,700	46.40	\$122,810	\$39,955	\$86,545	\$99,705	0.868
06-09-13-441-003	51030 BLACKWELL	04/04/24	\$248,000	WD	\$248,000	\$61,400	24.76	\$187,632	\$40,366	\$207,634	\$177,215	1.172
06-09-13-441-009	36629 MAIN	05/08/24	\$240,000	WD	\$240,000	\$85,800	35.75	\$194,018	\$35,000	\$205,000	\$191,357	1.071
06-09-13-441-013	36661 MAIN	08/25/23	\$260,000	WD	\$260,000	\$58,300	22.42	\$192,984	\$37,773	\$222,227	\$186,776	1.190
06-09-13-443-022	36870 ALFRED	09/06/24	\$145,000	WD	\$145,000	\$55,100	38.00	\$129,691	\$45,227	\$99,773	\$101,641	0.982
06-09-13-445-032	50880 ATWOOD	09/11/24	\$950,000	WD	\$950,000	\$229,200	24.13	\$509,911	\$180,478	\$769,522	\$370,983	2.074
06-09-13-446-004	50866 ASHLEY	03/12/25	\$315,000	WD	\$315,000	\$115,300	36.60	\$260,539	\$72,626	\$242,374	\$200,762	1.207
06-09-13-457-004	51224 TAYLOR	08/22/24	\$178,000	WD	\$178,000	\$92,100	51.74	\$208,902	\$58,739	\$119,261	\$169,102	0.705
06-09-13-458-003	51236 CLAY	04/23/24	\$185,900	WD	\$185,900	\$133,000	71.54	\$288,707	\$55,159	\$130,741	\$249,517	0.524
06-09-13-464-005	35852 ALFRED	08/14/23	\$220,000	WD	\$220,000	\$86,300	39.23	\$209,085	\$59,675	\$160,325	\$168,444	0.952
06-09-13-464-006	35870 ALFRED	12/03/24	\$95,000	WD	\$95,000	\$88,700	93.37	\$217,810	\$56,220	\$38,780	\$172,639	0.225
Totals:			\$3,198,400		\$3,198,400	\$1,131,700		\$2,740,784		\$2,435,027	\$2,234,019	
					Sale. Ratio =>			35.38			E.C.F. =>	1.090
					Std. Dev. =>			21.07			Ave. E.C.F. =>	1.001

USE 1.000

NEIGH 10501 LAKE FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-09-13-441-003	51030 BLACKWELL	10/02/23	\$126,500	WD	\$126,500	\$58,700	46.40	\$122,810	\$39,955	\$86,545	\$99,705	0.868
06-09-13-441-009	36629 MAIN	05/08/24	\$240,000	WD	\$240,000	\$85,800	35.75	\$194,018	\$35,000	\$205,000	\$191,357	1.071
06-09-13-443-022	36870 ALFRED	09/06/24	\$145,000	WD	\$145,000	\$55,100	38.00	\$129,691	\$45,227	\$99,773	\$101,641	0.982
06-09-13-445-032	50880 ATWOOD	09/11/24	\$950,000	WD	\$950,000	\$229,200	24.13	\$509,911	\$180,478	\$769,522	\$370,983	2.074
06-09-13-446-004	50866 ASHLEY	03/12/25	\$315,000	WD	\$315,000	\$115,300	36.60	\$260,539	\$72,626	\$242,374	\$200,762	1.207
06-09-13-457-004	51224 TAYLOR	08/22/24	\$178,000	WD	\$178,000	\$92,100	51.74	\$208,902	\$58,739	\$119,261	\$169,102	0.705
06-09-13-458-003	51236 CLAY	04/23/24	\$185,900	WD	\$185,900	\$133,000	71.54	\$288,707	\$55,159	\$130,741	\$249,517	0.524
06-09-13-464-005	35852 ALFRED	08/14/23	\$220,000	WD	\$220,000	\$86,300	39.23	\$209,085	\$59,675	\$160,325	\$168,444	0.952
Totals:			\$2,045,400		\$2,045,400	\$740,200		\$1,663,124		\$1,571,167	\$1,350,751	
					Sale. Ratio =>			36.19			E.C.F. =>	1.163
					Std. Dev. =>			14.98			Ave. E.C.F. =>	1.027

USE 1.027

SCHMID HAVEN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-09-24-216-011	35790 BAL CLAIR	02/18/25	\$490,000	WD	\$490,000	\$147,500	30.10	\$411,848	\$147,831	\$342,169	\$235,519	1.453
06-09-24-227-002	50790 ROSE	02/29/24	\$560,000	WD	\$560,000	\$200,400	35.79	\$495,663	\$91,790	\$468,210	\$463,689	1.010
Totals:			\$1,050,000		\$1,050,000	\$347,900		\$907,511		\$810,379	\$699,208	
					Sale. Ratio =>			33.13			E.C.F. =>	1.159
					Std. Dev. =>			4.02			Ave. E.C.F. =>	1.231

HOME1-2-10915-10900-10600-10930-10956-10960-11000-SCHNOOR ASH ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-09-11-278-003	54511 BRADSHAW	10/27/23	\$340,000	WD	\$340,000	\$127,400	37.47	\$265,792	\$56,959	\$283,041	\$241,425	1.172
06-09-11-278-004	54475 BRADSHAW	07/30/24	\$298,000	WD	\$298,000	\$95,900	32.18	\$247,024	\$53,122	\$344,878	\$204,107	1.200
06-09-11-278-015	54219 BRADSHAW	06/14/24	\$290,000	WD	\$290,000	\$108,300	37.34	\$239,266	\$64,806	\$225,194	\$183,642	1.226
06-09-11-426-015	53665 ATHERTON	11/10/23	\$284,000	WD	\$284,000	\$95,500	33.63	\$221,555	\$49,000	\$235,000	\$199,486	1.178
06-09-11-427-003	53962 KIRK CT	06/02/23	\$220,000	WD	\$220,000	\$90,100	40.95	\$206,812	\$51,534	\$168,466	\$179,512	0.938
06-09-11-427-004	53954 KIRK CT	08/02/23	\$249,900	WD	\$249,900	\$88,400	35.37	\$236,321	\$54,021	\$195,879	\$210,751	0.929
06-09-11-427-005	34609 CHANNING V	04/04/24	\$297,000	WD	\$297,000	\$108,100	36.40	\$236,485	\$52,558	\$244,442	\$193,607	1.263
06-09-11-427-012	34711 CHANNING V	09/23/24	\$269,000	WD	\$269,000	\$107,400	39.93	\$222,022	\$56,014	\$212,986	\$174,745	1.219
06-09-11-427-013	34725 CHANNING V	05/14/24	\$284,900	WD	\$284,900	\$124,100	43.56	\$252,048	\$63,611	\$221,289	\$198,355	1.116
06-09-11-429-021	53729 TYNE CT	09/13/24	\$309,950	WD	\$309,950	\$99,300	32.04	\$249,645	\$53,853	\$256,097	\$206,097	1.243
06-09-11-430-007	53580 WASHINGTON	05/18/23	\$310,000	WD	\$310,000	\$114,000	36.77	\$300,907	\$71,730	\$238,270	\$263,725	0.903
06-09-12-151-004	54339 RIDGE RD	05/25/23	\$266,500	WD	\$266,500	\$96,900	36.36	\$237,691	\$86,349	\$180,151	\$174,157	1.034
06-09-12-200-018	37188 25 MILE	11/14/24	\$700,000	WD	\$700,000	\$34,000	4.86	\$664,434	\$68,087	\$631,913	\$741,725	0.852

06-09-12-351-037	53455 WASHINGTON	06/26/24	\$375,000	WD	\$375,000	\$237,200	63.25	\$445,147	\$237,754	\$137,246	\$257,952	0.532
06-09-12-352-009	36100 24 MILE	10/30/24	\$445,000	WD	\$445,000	\$201,000	45.17	\$426,616	\$116,199	\$328,801	\$360,293	0.913
06-09-12-377-011	52920 WASHINGTON	10/10/24	\$400,000	WD	\$400,000	\$205,200	51.30	\$433,185	\$111,353	\$288,647	\$362,423	0.796
06-09-13-126-010	52525 WASHINGTON	07/10/23	\$389,900	WD	\$389,900	\$194,100	49.78	\$414,087	\$100,018	\$289,882	\$360,999	0.803
06-09-13-176-003	52691 BASE	02/28/25	\$390,000	WD	\$390,000	\$158,300	40.59	\$335,118	\$108,930	\$281,070	\$246,392	1.141
06-09-13-176-010	52287 BASE	10/16/23	\$160,000	WD	\$160,000	\$78,900	49.31	\$163,385	\$83,291	\$76,709	\$92,062	0.833
06-09-13-201-029	52370 WASHINGTON	01/27/25	\$193,000	WD	\$193,000	\$95,700	49.59	\$194,589	\$75,000	\$118,000	\$130,271	0.906
06-09-13-226-002	52350 ASHLEY	11/18/24	\$244,000	WD	\$244,000	\$112,200	45.98	\$244,947	\$54,278	\$189,722	\$214,717	0.864
06-09-13-227-008	51720 SCHNOOR S	12/14/23	\$278,000	WD	\$278,000	\$95,900	34.50	\$259,350	\$52,556	\$225,444	\$237,149	0.951
06-09-13-227-009	51712 SCHNOOR S	05/20/24	\$175,000	WD	\$175,000	\$89,500	51.14	\$178,237	\$46,735	\$128,265	\$148,088	0.866
06-09-13-228-006	51801 FOX POINTE	10/01/24	\$333,500	WD	\$333,500	\$108,800	32.62	\$253,269	\$58,800	\$274,700	\$218,997	1.254
06-09-13-252-029	52421 WASHINGTON	01/15/25	\$195,000	WD	\$195,000	\$90,500	46.41	\$187,970	\$54,087	\$140,913	\$145,842	0.966
06-09-13-252-035	52265 WASHINGTON	07/22/24	\$315,000	WD	\$315,000	\$96,200	30.54	\$293,815	\$94,591	\$220,409	\$217,020	1.016
06-09-13-252-070	51604 BASE	12/27/23	\$399,900	WD	\$399,900	\$129,400	32.36	\$328,130	\$71,172	\$328,728	\$295,354	1.113
06-09-13-253-004	51630 WASHINGTON	09/20/23	\$270,000	WD	\$270,000	\$98,600	36.52	\$246,673	\$61,833	\$208,167	\$212,460	0.980
06-09-13-401-009	51609 BASE	07/11/24	\$407,500	WD	\$407,500	\$136,200	33.42	\$347,022	\$104,347	\$303,153	\$264,352	1.147
06-09-13-401-032	51725 BASE	05/03/24	\$355,000	WD	\$355,000	\$153,000	43.10	\$345,374	\$120,388	\$234,612	\$263,759	0.889
06-09-13-404-012	51389 WASHINGTON	09/12/24	\$180,000	WD	\$180,000	\$203,600	113.11	\$422,718	\$130,714	\$49,286	\$328,833	0.150
06-09-13-456-005	36005 HATHAWAY	06/12/23	\$220,000	WD	\$220,000	\$111,200	50.55	\$235,532	\$33,811	\$186,189	\$323,037	0.766
06-09-13-456-007	36049 HATHAWAY	04/01/24	\$286,000	WD	\$286,000	\$110,700	38.71	\$239,445	\$50,143	\$235,857	\$213,178	1.106

Totals:	\$10,131,050	\$10,131,050	\$3,995,600	\$9,574,611	\$7,583,406	\$7,984,512						
			Sale. Ratio =>	39.44		E.C.F. =>	0.950					
			Std. Dev. =>	16.09		Ave. E.C.F. =>	0.978					

USE .950

WASHINGTON MEADOWS - ASSRS PLAT 11

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-09-11-430-007	53580 WASHINGTON	05/18/23	\$310,000	WD	\$310,000	\$114,000	36.77	\$300,907	\$71,730	\$238,270	\$263,725	0.903
06-09-11-431-048	53669 MEADOW VII	08/31/23	\$400,000	WD	\$400,000	\$149,900	37.48	\$338,634	\$56,095	\$343,905	\$331,619	1.037
06-09-11-432-001	53880 MEADOW VII	12/29/23	\$325,000	WD	\$325,000	\$130,800	40.25	\$296,715	\$62,120	\$262,880	\$264,184	0.995
06-09-11-432-015	53564 GRACE DR	07/28/23	\$366,000	WD	\$366,000	\$158,300	43.25	\$331,523	\$47,877	\$318,123	\$332,918	0.956
06-09-12-151-004	54339 RIDGE RD	05/25/23	\$266,500	WD	\$266,500	\$96,900	36.36	\$237,691	\$86,349	\$180,151	\$174,157	1.034
06-09-12-200-018	37188 25 MILE	11/14/24	\$700,000	WD	\$700,000	\$34,000	4.86	\$664,434	\$68,087	\$631,913	\$741,725	0.852
06-09-12-351-037	53455 WASHINGTON	06/26/24	\$375,000	WD	\$375,000	\$237,200	63.25	\$445,147	\$237,754	\$137,246	\$257,952	0.532

Totals:	\$2,742,500	\$2,742,500	\$921,100	\$2,615,051	\$2,112,488	\$2,366,278						
			Sale. Ratio =>	33.59		E.C.F. =>	0.893					
			Std. Dev. =>	17.18		Ave. E.C.F. =>	0.901					

USE .900

STRATFORD EST - HIDDEN RIDGE - WINDRIDGE - NORTH RIDGE - MAPLE CREEK ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06-09-11-477-013	53562 MEADOW VII	06/15/24	\$380,000	WD	\$380,000	\$167,000	43.95	\$341,432	\$52,351	\$327,649	\$362,711	0.903
06-09-11-478-021	35148 NEWPORT D	08/16/24	\$479,000	WD	\$479,000	\$186,100	38.85	\$398,905	\$59,672	\$419,328	\$425,637	0.985
06-09-11-478-023	35182 NEWPORT D	08/07/23	\$390,000	WD	\$390,000	\$175,400	44.97	\$387,052	\$63,470	\$326,530	\$406,000	0.804
06-09-12-127-007	36601 LAUREN ST	09/15/23	\$525,000	WD	\$525,000	\$203,600	38.78	\$500,382	\$85,611	\$439,389	\$466,470	0.804
06-09-12-128-008	36617 STACEY ST	11/17/23	\$560,000	WD	\$560,000	\$229,100	40.91	\$480,390	\$130,784	\$429,216	\$448,213	0.958
06-09-12-128-025	54934 DANIELLE ST	07/27/23	\$400,000	WD	\$400,000	\$220,200	55.05	\$458,731	\$79,956	\$320,044	\$499,045	0.641
06-09-12-192-013	35589 ADDISON DF	12/20/24	\$600,000	WD	\$600,000	\$18,600	3.10	\$574,211	\$79,050	\$520,950	\$634,822	0.821
06-09-12-192-025	35563 ADDISON DF	10/07/24	\$760,000	WD	\$760,000	\$266,500	35.07	\$597,395	\$197,788	\$562,212	\$512,317	1.097
06-09-12-194-004	35625 WINDRIDGE	05/23/23	\$618,000	WD	\$618,000	\$208,800	33.79	\$571,002	\$197,863	\$420,137	\$490,327	0.857
06-09-12-194-008	35599 WINDRIDGE	10/09/24	\$600,000	WD	\$600,000	\$288,800	48.13	\$587,458	\$102,000	\$498,000	\$622,382	0.800
06-09-12-194-011	35548 ADDISON DF	12/05/23	\$574,900	WD	\$574,900	\$62,900	10.94	\$543,295	\$60,900	\$514,000	\$633,896	0.811
06-09-12-194-019	35650 ADDISON DF	08/19/24	\$620,000	WD	\$620,000	\$19,000	3.06	\$583,705	\$93,897	\$526,103	\$627,959	0.838
06-09-12-195-004	35707 WINDRIDGE	06/28/23	\$385,000	WD	\$385,000	\$181,100	47.04	\$379,122	\$67,580	\$317,420	\$409,385	0.775
06-09-12-195-009	35720 ADDISON DF	02/04/25	\$614,900	WD	\$614,900	\$16,000	2.60	\$607,577	\$80,000	\$534,900	\$604,326	0.885
06-09-12-197-003	35562 WINDRIDGE	12/16/24	\$630,000	WD	\$630,000	\$240,500	38.17	\$569,023	\$94,995	\$535,005	\$607,728	0.880
06-09-12-227-014	54825 PINE ST	11/13/24	\$489,900	WD	\$489,900	\$225,800	46.09	\$465,032	\$84,365	\$405,535	\$484,926	0.836
06-09-12-252-008	35792 ADDISON DF	01/24/25	\$595,000	WD	\$595,000	\$261,200	43.90	\$545,367	\$72,907	\$522,093	\$577,579	0.904
06-09-12-253-013	35894 GLENVILLE C	06/08/23	\$600,000	WD	\$600,000	\$238,800	39.80	\$501,680	\$63,000	\$537,000	\$576,452	0.932
06-09-12-254-008	35820 WINDRIDGE	10/12/24	\$508,000	WD	\$508,000	\$204,700	40.30	\$463,524	\$88,870	\$419,130	\$480,326	0.873
06-09-12-255-008	35811 WINDRIDGE	01/05/24	\$595,900	WD	\$595,900	\$72,400	12.15	\$572,759	\$67,900	\$528,000	\$663,415	0.796
06-09-12-255-009	35842 CASCADE DF	05/26/23	\$625,000	WD	\$625,000	\$54,500	8.72	\$554,361	\$98,300	\$526,700	\$599,292	0.879
06-09-12-255-020	54237 CARRIGAN D	05/30/24	\$600,000	WD	\$600,000	\$272,700	45.45	\$537,569	\$66,500	\$533,500	\$603,935	0.883
06-09-12-276-004	54447 PINE ST	06/16/23	\$335,000	WD	\$335,000	\$153,200	45.73	\$320,641	\$60,872	\$274,128	\$341,352	0.803
06-09-12-277-005	36551 MAPLE LEAF	04/24/23	\$393,000	WD	\$393,000	\$169,200	43.05	\$354,145	\$57,694	\$335,306	\$389,555	0.861
06-09-12-279-007	36606 MAPLE LEAF	08/18/23	\$390,000	WD	\$390,000	\$154,100	39.51	\$377,003	\$57,320	\$332,680	\$404,150	0.823
06-09-12-283-015	36626 CATALPA LN	07/17/23	\$379,800	WD	\$379,800	\$153,000	40.28	\$329,819	\$57,966	\$321,834	\$357,231	0.901
06-09-12-284-008	36680 MAPLE LEAF	09/08/23	\$340,000	WD	\$340,000	\$144,000	42.35	\$301,234	\$51,204	\$288,796	\$328,555	0.879
06-09-12-330-004	35699 KILKENNY DI	07/27/23	\$550,000	WD	\$550,000	\$80,000	14.55	\$532,722	\$56,000	\$494,000	\$626,442	0.789
06-09-12-330-006	35667 KILKENNY DI	05/24/24	\$100,000	WD	\$100,000	\$16,000	16.00	\$564,909	\$56,000	\$44,000	\$652,447	0.067
06-09-12-330-006	35667 KILKENNY DI	05/30/24	\$619,900	WD	\$609,900	\$282,500	46.32	\$564,909	\$56,000	\$553,900	\$652,447	0.849
06-09-12-407-016	35904 WINDRIDGE	07/21/23	\$549,900	WD	\$549,900	\$152,200	27.68	\$526,840	\$59,500	\$490,400	\$614,113	0.799
06-09-13-327-019	51743 HUNTLEY AV	08/22/23	\$365,000	WD	\$365,000	\$154,500	42.33	\$353,381	\$64,434	\$300,566	\$310,696	0.967
06-09-13-329-003	51718 HUNTLEY AV	12/22/23	\$320,000	WD	\$320,000	\$149,900	46.84	\$313,323	\$57,282	\$262,718	\$275,313	0.954
06-09-13-410-014	51586 PROMENADE	07/25/23	\$332,500	WD	\$332,500	\$178,300	53.62	\$369,748	\$63,634	\$268,866	\$329,155	0.817
06-09-13-410-016	51538 PROMENADE	04/19/24	\$410,000	WD	\$410,000	\$182,100	44.41	\$406,441	\$56,691	\$353,309	\$376,075	0.939
06-09-13-410-027	35888 EVANSTON	07/26/23	\$388,000	WD	\$388,000	\$176,300	45.44	\$382,143	\$51,100	\$336,900	\$355,960	0.946
06-09-13-410-046	51507 WILSHIRE C1	12/09/24	\$390,000	WD	\$390,000	\$168,700	43.26	\$364,242	\$62,238	\$327,762	\$324,735	1.009

06-09-13-410-048	51554 HUNTLEY AV	08/18/23	\$339,900	WD	\$339,900	\$167,300	49.22	\$341,438	\$64,517	\$275,383	\$297,765	0.925
06-09-13-410-056	51400 PROMENADE	03/31/25	\$425,000	WD	\$425,000	\$178,100	41.91	\$389,892	\$68,887	\$356,113	\$343,688	1.036
06-09-13-414-001	51672 HUNTLEY AV	07/01/24	\$360,000	WD	\$360,000	\$146,000	40.56	\$333,057	\$60,610	\$299,390	\$292,954	1.022
06-09-13-414-007	51647 WILSHIRE DF	11/05/24	\$342,500	WD	\$342,500	\$171,800	50.16	\$336,840	\$53,674	\$288,826	\$304,480	0.949
06-09-13-415-002	51648 WILSHIRE DF	06/23/23	\$290,000	WD	\$290,000	\$135,200	46.62	\$282,629	\$51,119	\$238,881	\$248,935	0.960
06-09-13-415-004	51610 WILSHIRE DF	01/16/24	\$330,000	WD	\$330,000	\$161,700	49.00	\$331,485	\$75,852	\$254,148	\$274,874	0.925
06-09-13-415-006	51561 RIVARD	03/27/25	\$425,000	WD	\$425,000	\$187,400	44.09	\$429,598	\$68,756	\$356,244	\$386,340	0.922
06-09-13-416-012	35893 EVANSTON	10/16/23	\$375,000	WD	\$375,000	\$178,000	47.47	\$372,545	\$59,706	\$315,294	\$336,386	0.937

Totals: \$20,901,100 \$20,891,100 \$7,453,200 \$20,098,956 \$17,532,285 \$20,640,793
 Sale. Ratio => 35.68 E.C.F. => 0.849
 Std. Dev. => 14.38 Ave. E.C.F. => 0.868

use 0.868

RIVERSIDE ECF STUDY

06-09-13-327-019	51743 HUNTLEY AV	08/22/23	\$365,000	WD	\$365,000	\$154,500	42.33	\$353,381	\$64,434	\$300,566	\$310,696	0.967
06-09-13-329-003	51718 HUNTLEY AV	12/22/23	\$320,000	WD	\$320,000	\$149,900	46.84	\$313,323	\$57,282	\$262,718	\$275,313	0.954
06-09-13-410-014	51586 PROMENADE	07/25/23	\$332,500	WD	\$332,500	\$178,300	53.62	\$369,748	\$63,634	\$268,866	\$329,155	0.817
06-09-13-410-016	51538 PROMENADE	04/19/24	\$410,000	WD	\$410,000	\$182,100	44.41	\$406,441	\$56,691	\$353,309	\$376,075	0.939
06-09-13-410-027	35888 EVANSTON	07/26/23	\$388,000	WD	\$388,000	\$176,300	45.44	\$382,143	\$51,100	\$336,900	\$355,960	0.946
06-09-13-410-048	51554 HUNTLEY AV	08/18/23	\$339,900	WD	\$339,900	\$167,300	49.22	\$341,438	\$64,517	\$275,383	\$297,765	0.925
06-09-13-414-001	51672 HUNTLEY AV	07/01/24	\$360,000	WD	\$360,000	\$146,000	40.56	\$333,057	\$60,610	\$299,390	\$292,954	1.022
06-09-13-414-007	51647 WILSHIRE DF	11/05/24	\$342,500	WD	\$342,500	\$171,800	50.16	\$336,840	\$53,674	\$288,826	\$304,480	0.949
06-09-13-415-002	51648 WILSHIRE DF	06/23/23	\$290,000	WD	\$290,000	\$135,200	46.62	\$282,629	\$51,119	\$238,881	\$248,935	0.960
06-09-13-415-004	51610 WILSHIRE DF	01/16/24	\$330,000	WD	\$330,000	\$161,700	49.00	\$331,485	\$75,852	\$254,148	\$274,874	0.925
06-09-13-415-006	51561 RIVARD	03/27/25	\$425,000	WD	\$425,000	\$187,400	44.09	\$429,598	\$68,756	\$356,244	\$386,340	0.922
06-09-13-416-012	35893 EVANSTON	10/16/23	\$375,000	WD	\$375,000	\$178,000	47.47	\$372,545	\$59,706	\$315,294	\$336,386	0.937

Totals: \$4,277,900 \$4,277,900 \$1,988,500 \$4,252,628 \$3,550,525 \$3,788,933
 Sale. Ratio => 46.48 E.C.F. => 0.937
 Std. Dev. => 3.60 Ave. E.C.F. => 0.939

USE 0.940

ANDREW MEADOW-ASHLEY FARMS 1 - 3 -BAY ESTATE- BALTIMORE SQUARE- DEPESTEL

06-09-12-329-010	35423 ST CLAIR DR	05/26/23	\$432,500	WD	\$432,500	\$189,500	43.82	\$422,072	\$59,143	\$373,357	\$449,726	0.830
06-09-12-404-014	53954 BLAKELY CT	12/16/24	\$520,000	WD	\$520,000	\$206,100	39.63	\$500,313	\$78,486	\$441,514	\$476,103	0.927
06-09-12-428-007	53781 ORSON DR	08/07/23	\$400,000	WD	\$400,000	\$144,100	36.03	\$376,188	\$50,738	\$349,262	\$403,284	0.866
06-09-12-433-014	36578 ST CLAIR DR	02/12/24	\$339,000	WD	\$339,000	\$134,600	39.71	\$287,420	\$55,656	\$283,344	\$286,128	0.990
06-09-12-433-015	36590 ST CLAIR DR	12/30/24	\$410,000	WD	\$410,000	\$161,800	39.46	\$349,531	\$55,954	\$354,046	\$331,351	1.068
06-09-12-433-016	36604 ST CLAIR DR	05/17/23	\$370,000	WD	\$370,000	\$133,800	36.16	\$295,525	\$49,321	\$320,679	\$305,086	1.051
06-09-12-433-018	36624 ST CLAIR DR	05/01/23	\$380,000	WD	\$380,000	\$151,800	39.95	\$346,502	\$47,364	\$332,636	\$370,679	0.897
06-09-12-433-030	36637 HALEY DR	07/13/23	\$401,000	WD	\$401,000	\$175,400	43.74	\$403,350	\$89,162	\$311,838	\$389,328	0.801
06-09-12-433-031	53810 DANA CT	05/06/24	\$320,000	WD	\$320,000	\$173,200	54.13	\$391,775	\$60,643	\$259,357	\$383,699	0.676
06-09-12-433-031	53810 DANA CT	02/20/25	\$508,000	WD	\$508,000	\$173,200	34.09	\$407,789	\$60,646	\$447,354	\$402,251	1.112
06-09-12-433-036	53809 DANA CT	09/11/23	\$395,000	WD	\$395,000	\$174,800	44.25	\$393,597	\$58,737	\$336,263	\$414,944	0.810
06-09-12-433-045	36479 BRENNAN	07/15/24	\$430,000	WD	\$430,000	\$151,600	35.26	\$350,476	\$67,091	\$362,909	\$349,858	1.037
06-09-12-434-004	36465 HALEY DR	03/07/25	\$355,000	WD	\$355,000	\$151,300	42.62	\$310,092	\$55,956	\$299,044	\$294,480	1.015
06-09-12-453-001	35477 BROOKE CT	08/11/23	\$410,000	WD	\$410,000	\$169,500	41.34	\$391,993	\$79,022	\$330,978	\$387,820	0.853
06-09-12-453-014	35567 BROOKE CT	03/01/24	\$417,500	WD	\$417,500	\$156,100	37.39	\$335,043	\$54,572	\$362,928	\$346,261	1.048
06-09-12-454-013	35526 BROOKE CIR	10/02/23	\$359,000	WD	\$359,000	\$152,300	42.42	\$335,345	\$63,368	\$295,632	\$337,022	0.877

Totals: \$6,447,000 \$6,447,000 \$2,599,100 \$5,897,011 \$5,461,141 \$5,928,020
 Sale. Ratio => 40.31 E.C.F. => 0.921
 Std. Dev. => 4.83 Ave. E.C.F. => 0.929

USED .928

PRES VILL 1-2 ECF

06-09-12-454-029	52644 CLEVELAND	01/15/25	\$355,000	WD	\$355,000	\$163,700	46.11	\$360,824	\$52,500	\$302,500	\$323,870	0.934
06-09-12-454-031	52608 CLEVELAND	06/14/24	\$425,000	WD	\$425,000	\$168,600	39.67	\$382,981	\$56,733	\$368,267	\$384,273	0.958
06-09-12-454-039	52440 CLEVELAND	06/04/24	\$452,500	WD	\$452,500	\$182,200	40.27	\$413,363	\$49,000	\$403,500	\$429,167	0.940
06-09-12-454-040	52420 CLEVELAND	02/09/24	\$365,000	WD	\$365,000	\$153,000	41.92	\$339,923	\$55,271	\$309,729	\$335,279	0.924
06-09-12-458-006	35510 WILSON ST	05/07/24	\$410,000	WD	\$410,000	\$165,800	40.44	\$368,019	\$55,364	\$354,636	\$368,263	0.963
06-09-12-458-007	52463 CLEVELAND	09/13/24	\$465,000	WD	\$465,000	\$200,300	43.08	\$439,952	\$62,539	\$402,461	\$444,538	0.905
06-09-12-458-017	35539 HARRISON S	01/19/24	\$370,000	WD	\$370,000	\$157,300	42.51	\$344,834	\$74,524	\$295,476	\$318,386	0.928
06-09-12-460-014	36077 MONROE ST	02/14/25	\$387,000	WD	\$387,000	\$176,200	45.53	\$416,284	\$63,383	\$323,617	\$370,694	0.873
06-09-12-460-018	36173 MONROE ST	08/12/24	\$395,000	WD	\$395,000	\$210,500	53.29	\$395,799	\$53,842	\$341,158	\$402,776	0.847
06-09-12-461-010	36130 MONROE ST	10/21/24	\$440,000	WD	\$440,000	\$177,400	40.32	\$412,142	\$61,757	\$378,243	\$412,703	0.917
06-09-12-463-022	36249 MCKINLEY S	12/02/24	\$415,000	WD	\$415,000	\$183,300	44.17	\$432,717	\$55,954	\$359,046	\$425,240	0.844
06-09-12-464-002	53147 ASHLEY DR	12/10/24	\$420,000	WD	\$420,000	\$167,200	39.81	\$391,326	\$54,798	\$365,202	\$379,828	0.961
06-09-13-205-002	35328 HARRISON S	04/26/24	\$440,000	WD	\$440,000	\$198,400	45.09	\$392,456	\$66,518	\$373,482	\$383,908	0.973
06-09-13-205-009	35416 HARRISON S	08/28/23	\$333,000	WD	\$333,000	\$140,400	42.16	\$305,388	\$62,616	\$270,384	\$285,951	0.946
06-09-13-205-012	35454 HARRISON S	10/31/24	\$350,000	WD	\$350,000	\$166,400	47.54	\$336,151	\$89,637	\$260,363	\$290,358	0.897
06-09-13-226-002	52350 ASHLEY	11/18/24	\$244,000	WD	\$244,000	\$112,200	45.98	\$244,947	\$54,278	\$189,722	\$214,717	0.884
06-09-13-227-008	51720 SCHNOOR S	12/14/23	\$278,000	WD	\$278,000	\$95,900	34.50	\$259,350	\$52,556	\$225,444	\$237,149	0.951
06-09-13-227-009	51712 SCHNOOR S	05/20/24	\$175,000	WD	\$175,000	\$89,500	51.14	\$178,237	\$46,735	\$128,265	\$148,088	0.866
06-09-13-228-018	51730 KINGS POINT	07/29/24	\$499,000	WD	\$499,000	\$217,200	43.53	\$452,469	\$103,197	\$395,803	\$411,392	0.962
06-09-13-230-012	52496 FOX POINTE	10/15/24	\$465,000	WD	\$465,000	\$184,400	39.66	\$426,836	\$77,168	\$387,832	\$411,859	0.942
06-09-13-232-004	52259 KINGS POINT	09/29/23	\$391,000	WD	\$391,000	\$125,400	32.07	\$317,768	\$65,684	\$325,316	\$296,919	1.096
06-09-13-232-022	52316 SCHNOOR S	07/12/24	\$441,000	WD	\$441,000	\$191,300	43.38	\$379,069	\$60,070	\$380,930	\$375,735	1.014

06-09-13-234-001	51963 KINGS POINT	07/14/23	\$380,000	WD	\$380,000	\$172,500	45.39	\$361,377	\$56,170	\$323,830	\$359,490	0.901
Totals:			\$8,895,500		\$8,895,500	\$3,799,100		\$8,352,212		\$7,465,206	\$8,010,585	
						Sale. Ratio =>	42.71				E.C.F. =>	0.932
						Std. Dev. =>	4.66				Ave. E.C.F. =>	0.932
USE 0.932												

COVINGTON PARK ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-09-13-125-004	35677 HUNTLEY CT	06/19/23	\$415,000	WD	\$415,000	\$156,700	37.76	\$361,069	\$75,028	\$339,972	\$346,297	0.982
06-09-13-178-007	52391 COVINGTON	08/09/24	\$365,000	WD	\$365,000	\$133,000	36.44	\$307,239	\$58,766	\$306,234	\$282,356	1.085
06-09-13-178-029	52400 HUNTLEY AV	12/22/23	\$350,000	WD	\$350,000	\$142,900	40.83	\$337,216	\$63,769	\$286,231	\$310,735	0.921
06-09-13-179-006	52258 HUNTLEY AV	10/10/23	\$308,000	WD	\$308,000	\$129,300	41.98	\$269,795	\$57,882	\$250,118	\$256,553	0.975
06-09-13-179-016	35747 WALDEN CT	01/15/25	\$364,000	WD	\$364,000	\$153,000	42.03	\$322,788	\$81,263	\$282,737	\$258,592	1.093
06-09-13-180-004	52119 RIVARD	02/09/24	\$348,000	WD	\$348,000	\$130,600	37.53	\$297,035	\$69,082	\$278,918	\$259,038	1.077
06-09-13-256-004	52003 OXFORD CT	12/01/23	\$240,000	WD	\$240,000	\$119,100	49.63	\$248,018	\$59,894	\$180,106	\$227,753	0.791
06-09-13-256-005	52027 OXFORD CT	10/11/24	\$325,000	WD	\$325,000	\$151,400	46.58	\$297,137	\$78,072	\$246,928	\$248,938	0.992
06-09-13-327-006	52039 HUNTLEY AV	02/15/24	\$320,000	WD	\$320,000	\$127,700	39.91	\$287,592	\$62,616	\$257,384	\$255,655	1.007
06-09-13-327-019	51743 HUNTLEY AV	08/22/23	\$365,000	WD	\$365,000	\$154,500	42.33	\$353,381	\$64,434	\$300,566	\$310,696	0.967
06-09-13-328-029	35659 WALDEN CT	10/10/23	\$345,000	WD	\$345,000	\$135,600	39.30	\$290,346	\$72,145	\$272,855	\$264,166	1.033
06-09-13-329-003	51718 HUNTLEY AV	12/22/23	\$320,000	WD	\$320,000	\$149,900	46.84	\$313,323	\$57,282	\$262,718	\$275,313	0.954
06-09-13-410-014	51586 PROMENADE	07/25/23	\$332,500	WD	\$332,500	\$178,300	53.62	\$369,748	\$63,634	\$268,866	\$329,155	0.817
06-09-13-410-016	51538 PROMENADE	04/19/24	\$410,000	WD	\$410,000	\$182,100	44.41	\$406,441	\$56,691	\$353,309	\$376,075	0.939
06-09-13-410-027	35888 EVANSTON	07/26/23	\$388,000	WD	\$388,000	\$176,300	45.44	\$382,143	\$51,100	\$336,900	\$355,960	0.946
06-09-13-410-046	51507 WILSHIRE CT	12/09/24	\$390,000	WD	\$390,000	\$168,700	43.26	\$364,242	\$62,238	\$327,762	\$324,735	1.009
06-09-13-410-048	51554 HUNTLEY AV	08/18/23	\$339,900	WD	\$339,900	\$167,300	49.22	\$341,438	\$64,517	\$275,383	\$297,765	0.925
06-09-13-410-056	51400 PROMENADE	03/31/25	\$425,000	WD	\$425,000	\$178,100	41.91	\$389,892	\$68,887	\$356,113	\$343,688	1.036
06-09-13-414-001	51672 HUNTLEY AV	07/01/24	\$360,000	WD	\$360,000	\$146,000	40.56	\$333,057	\$60,610	\$299,390	\$292,954	1.022
06-09-13-414-007	51647 WILSHIRE DF	11/05/24	\$342,500	WD	\$342,500	\$171,800	50.16	\$336,840	\$53,674	\$288,826	\$304,480	0.949
06-09-13-415-002	51648 WILSHIRE DF	06/23/23	\$290,000	WD	\$290,000	\$135,200	46.62	\$282,629	\$51,119	\$238,881	\$248,935	0.960
06-09-13-415-004	51610 WILSHIRE DF	01/16/24	\$330,000	WD	\$330,000	\$161,700	49.00	\$331,485	\$75,852	\$254,148	\$274,874	0.925
06-09-13-415-006	51561 RIVARD	03/27/25	\$425,000	WD	\$425,000	\$187,400	44.09	\$429,598	\$68,756	\$356,244	\$386,340	0.922
06-09-13-416-012	35893 EVANSTON	10/16/23	\$375,000	WD	\$375,000	\$178,000	47.47	\$372,545	\$59,706	\$315,294	\$336,386	0.937
Totals:			\$8,472,900		\$8,472,900	\$3,714,600		\$8,024,997		\$6,935,883	\$7,167,438	
						Sale. Ratio =>	43.84				E.C.F. =>	0.968
						Std. Dev. =>	4.50				Ave. E.C.F. =>	0.969
USE 0.968												

SIX PINES ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-09-11-478-018	35050 NEWPORT C	05/01/23	\$310,000	WD	\$310,000	\$184,800	59.61	\$380,309	\$60,504	\$249,496	\$401,261	0.622
06-09-12-128-025	54934 DANIELLE ST	07/27/23	\$400,000	WD	\$400,000	\$220,200	55.05	\$458,731	\$79,956	\$320,044	\$499,045	0.641
06-09-12-255-020	54237 CARRIGAN D	05/30/24	\$600,000	WD	\$600,000	\$272,700	45.45	\$537,569	\$66,500	\$533,500	\$603,935	0.883
06-09-12-276-004	54447 PINE ST	06/16/23	\$335,000	WD	\$335,000	\$153,200	45.73	\$320,641	\$60,872	\$274,128	\$341,352	0.803
06-09-13-125-004	35677 HUNTLEY CT	06/19/23	\$415,000	WD	\$415,000	\$156,700	37.76	\$361,069	\$75,028	\$339,972	\$346,297	0.982
06-09-13-178-029	52400 HUNTLEY AV	12/22/23	\$350,000	WD	\$350,000	\$142,900	40.83	\$337,216	\$63,769	\$286,231	\$310,735	0.921
06-09-13-179-006	52258 HUNTLEY AV	10/10/23	\$308,000	WD	\$308,000	\$129,300	41.98	\$269,795	\$57,882	\$250,118	\$256,553	0.975
06-09-13-256-004	52003 OXFORD CT	12/01/23	\$240,000	WD	\$240,000	\$119,100	49.63	\$248,018	\$59,894	\$180,106	\$227,753	0.791
06-09-13-256-005	52027 OXFORD CT	10/11/24	\$325,000	WD	\$325,000	\$151,400	46.58	\$297,137	\$78,072	\$246,928	\$248,938	0.992
06-09-13-329-003	51718 HUNTLEY AV	12/22/23	\$320,000	WD	\$320,000	\$149,900	46.84	\$313,323	\$57,282	\$262,718	\$275,313	0.954
06-09-13-410-014	51586 PROMENADE	07/25/23	\$332,500	WD	\$332,500	\$178,300	53.62	\$369,748	\$63,634	\$268,866	\$329,155	0.817
06-09-13-410-016	51538 PROMENADE	04/19/24	\$410,000	WD	\$410,000	\$182,100	44.41	\$406,441	\$56,691	\$353,309	\$376,075	0.939
06-09-13-410-027	35888 EVANSTON	07/26/23	\$388,000	WD	\$388,000	\$176,300	45.44	\$382,143	\$51,100	\$336,900	\$355,960	0.946
06-09-13-410-048	51554 HUNTLEY AV	08/18/23	\$339,900	WD	\$339,900	\$167,300	49.22	\$341,438	\$64,517	\$275,383	\$297,765	0.925
06-09-13-415-002	51648 WILSHIRE DF	06/23/23	\$290,000	WD	\$290,000	\$135,200	46.62	\$282,629	\$51,119	\$238,881	\$248,935	0.960
06-09-13-415-004	51610 WILSHIRE DF	01/16/24	\$330,000	WD	\$330,000	\$161,700	49.00	\$331,485	\$75,852	\$254,148	\$274,874	0.925
06-09-13-415-006	51561 RIVARD	03/27/25	\$425,000	WD	\$425,000	\$187,400	44.09	\$429,598	\$68,756	\$356,244	\$386,340	0.922
Totals:			\$4,473,400		\$4,473,400	\$2,037,600		\$6,067,290		\$5,026,972	\$5,780,286	
						Sale. Ratio =>	45.55				E.C.F. =>	0.870
						Std. Dev. =>	4.17				Ave. E.C.F. =>	0.882
USE 0.881												

BAY CT LAKE FT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-09-24-129-001	50932 REDWOOD L	07/20/23	\$1,325,000	WD	\$1,325,000	\$273,700	20.66	\$847,205	\$373,921	\$951,079	\$560,099	1.698
06-09-24-130-009	50950 REDWOOD L	11/18/24	\$4,180,000	WD	\$4,180,000	\$1,231,200	29.45	\$2,976,404	\$1,136,221	\$3,043,779	\$1,804,101	1.687
06-09-24-152-006	50450 BAY CT	06/10/24	\$485,000	WD	\$485,000	\$203,200	41.90	\$421,361	\$279,466	\$205,534	\$163,285	1.259
Totals:			\$5,990,000		\$5,990,000	\$1,708,100		\$4,244,970		\$4,200,392	\$2,527,486	
						Sale. Ratio =>	28.52				E.C.F. =>	1.662
						Std. Dev. =>	10.67				Ave. E.C.F. =>	1.548
USE 1.548												

JEFFERSON AND BAY CT OFF LAKE ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-09-13-441-009	36629 MAIN	05/08/24	\$240,000	WD	\$240,000	\$85,800	35.75	\$194,018	\$35,000	\$205,000	\$191,357	1.071
06-09-13-441-013	36661 MAIN	08/25/23	\$260,000	WD	\$260,000	\$58,300	22.42	\$192,984	\$37,773	\$222,227	\$186,776	1.190
06-09-13-443-022	36870 ALFRED	09/06/24	\$145,000	WD	\$145,000	\$55,100	38.00	\$129,691	\$45,227	\$99,773	\$101,641	0.982
06-09-13-446-004	50866 ASHLEY	03/12/25	\$315,000	WD	\$315,000	\$115,300	36.60	\$260,539	\$72,626	\$242,374	\$200,762	1.207
06-09-13-457-004	51224 TAYLOR	08/22/24	\$178,000	WD	\$178,000	\$92,100	51.74	\$208,902	\$58,739	\$119,261	\$169,102	0.705
06-09-13-459-013	35811 ALFRED	10/24/24	\$420,000	WD	\$420,000	\$158,300	37.69	\$333,261	\$66,854	\$353,146	\$300,008	1.177
06-09-13-459-021	35711 ALFRED	02/07/25	\$750,000	WD	\$750,000	\$108,600	43.44	\$224,503	\$62,911	\$187,089	\$172,641	1.084

06-09-13-459-022	35721 ALFRED	02/07/25	\$750,000	WD	\$500,000	\$108,600	21.72	\$224,503	\$62,911	\$437,089	\$172,641	2.532
06-09-13-461-005	51161 CLAY	04/05/23	\$220,000	WD	\$220,000	\$64,400	29.27	\$160,558	\$41,019	\$178,981	\$134,768	1.328
06-09-13-464-005	35852 ALFRED	08/14/23	\$220,000	WD	\$220,000	\$86,300	39.23	\$209,085	\$59,675	\$160,325	\$168,444	0.952
06-09-13-464-006	35870 ALFRED	12/03/24	\$95,000	WD	\$95,000	\$88,700	93.37	\$217,810	\$56,220	\$38,780	\$172,639	0.225
06-09-24-151-004	50351 BAY CT	12/19/23	\$100,000	WD	\$100,000	\$71,200	71.20	\$149,318	\$43,208	\$56,792	\$125,574	0.452
06-09-24-151-009	50486 JEFFERSON	05/23/23	\$225,000	WD	\$225,000	\$99,000	44.00	\$207,171	\$60,840	\$164,160	\$173,173	0.948
06-09-24-153-009	50416 KAYLA DR	11/29/23	\$255,000	WD	\$255,000	\$94,500	37.06	\$198,225	\$20,920	\$234,080	\$208,104	1.125
06-09-24-153-018	50498 KAYLA DR	10/27/23	\$240,000	WD	\$240,000	\$88,800	37.00	\$186,232	\$20,000	\$220,000	\$195,108	1.128
Totals:			\$4,413,000		\$3,663,000	\$1,375,000		\$3,096,800		\$2,919,077	\$2,672,739	
							Sale. Ratio =>	37.54			E.C.F. =>	1.092
							Std. Dev. =>	18.33			Ave. E.C.F. =>	1.074

JEFFERSON LAKEFRONT ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold/csd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-09-24-129-001	50932 REDWOOD L	07/20/23	\$1,325,000	WD	\$1,325,000	\$273,700	20.66	\$847,205	\$373,921	\$951,079	\$560,099	1.698
06-09-24-130-009	50950 REDWOOD L	11/18/24	\$4,180,000	WD	\$4,180,000	\$1,231,200	29.45	\$2,976,404	\$1,136,221	\$3,043,779	\$1,804,101	1.687
06-09-24-152-006	50450 BAY CT	06/10/24	\$485,000	WD	\$485,000	\$203,200	41.90	\$421,361	\$279,466	\$205,534	\$163,285	1.259
06-09-24-216-011	35790 BAL CLAIR	02/18/25	\$490,000	WD	\$490,000	\$147,500	30.10	\$411,848	\$147,831	\$342,169	\$235,519	1.453
06-09-24-218-007	35764 KOENIG	05/06/24	\$650,000	WD	\$650,000	\$180,800	27.82	\$454,444	\$185,841	\$464,159	\$308,385	1.505
06-09-24-227-002	50790 ROSE	02/29/24	\$560,000	WD	\$560,000	\$200,400	35.79	\$495,663	\$91,790	\$468,210	\$463,689	1.010
Totals:			\$7,690,000		\$7,690,000	\$2,236,800		\$5,606,925		\$5,474,930	\$4,535,078	
							Sale. Ratio =>	29.09			E.C.F. =>	1.549
							Std. Dev. =>	7.24			Ave. E.C.F. =>	1.435

USE 1.435

HARBOR CK - WILLOW CRK - WOODLAND-ANDREWS BY THE BAY CO LINE PLAT ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold/csd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
06-15-07-103-016	37375 SIENNA OAK	09/11/24	\$375,000	WD	\$375,000	\$145,400	38.77	\$349,602	\$55,476	\$319,524	\$343,204	0.931
06-15-07-103-019	54638 AUTUMN VIE	04/12/24	\$290,000	WD	\$290,000	\$126,500	43.62	\$270,168	\$55,356	\$234,644	\$250,656	0.936
06-15-07-107-023	54673 BEACON CO	12/09/24	\$340,000	WD	\$340,000	\$144,600	42.53	\$300,441	\$62,765	\$277,235	\$277,335	1.000
06-15-07-107-029	54638 BEACON CO	02/29/24	\$400,000	WD	\$400,000	\$162,600	40.65	\$365,111	\$74,376	\$325,624	\$339,247	0.960
06-15-07-322-009	37259 WILLOW CRK	06/14/24	\$471,000	WD	\$471,000	\$198,200	42.08	\$417,723	\$93,733	\$377,267	\$404,988	0.932
06-15-07-322-015	53682 DEERFIELD L	07/18/24	\$430,000	WD	\$430,000	\$177,700	41.33	\$380,175	\$66,038	\$363,962	\$392,671	0.927
06-15-07-322-020	53560 DEERFIELD L	04/18/24	\$415,000	WD	\$415,000	\$186,000	44.82	\$398,613	\$69,562	\$345,438	\$411,314	0.840
06-15-07-324-002	53549 WOODSIDE I	06/02/23	\$410,000	WD	\$410,000	\$157,800	38.49	\$372,124	\$64,166	\$345,834	\$386,397	0.895
06-15-07-324-006	53634 MEADOW CF	10/27/23	\$419,900	WD	\$419,900	\$183,800	43.77	\$393,723	\$71,289	\$348,611	\$404,560	0.862
06-15-07-352-005	53395 WOODSIDE I	05/05/23	\$405,000	WD	\$405,000	\$176,300	43.53	\$387,740	\$60,800	\$344,200	\$410,213	0.839
06-15-07-353-005	53398 WOODSIDE I	05/19/23	\$382,000	WD	\$382,000	\$174,100	45.58	\$403,790	\$79,200	\$302,800	\$405,738	0.746
06-15-18-101-015	37250 WOODLAND	04/22/24	\$184,500	WD	\$184,500	\$108,500	58.81	\$214,980	\$65,000	\$119,500	\$175,006	0.683
06-15-18-101-015	37250 WOODLAND	08/30/24	\$235,000	WD	\$235,000	\$108,500	46.17	\$218,882	\$65,000	\$170,000	\$179,559	0.947
Totals:			\$4,757,400		\$4,757,400	\$2,050,000		\$4,473,072		\$3,874,639	\$4,380,886	
							Sale. Ratio =>	43.09			E.C.F. =>	0.884
							Std. Dev. =>	5.08			Ave. E.C.F. =>	0.884

USE 0.884

LAGAE - MURDICK - BBPK - HIGHVIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold/csd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	\$/Sq.Ft.	
06-09-13-446-009	36940 HIGHVIEW	12/08/23	\$280,000	WD	\$280,000	\$99,400	35.50	\$250,386	\$77,344	\$202,656	\$198,671	1.020	\$108.08
06-15-17-101-006	50418 LAGAE	06/16/23	\$410,000	WD	\$410,000	\$144,900	35.34	\$367,332	\$56,212	\$353,788	\$311,120	1.137	\$155.99
06-15-18-106-020	50824 BALTIMORE	06/03/24	\$125,000	WD	\$125,000	\$118,200	94.56	\$227,846	\$84,869	\$40,131	\$163,402	0.246	\$16.78
06-15-18-107-015	50793 LENOX	08/17/23	\$245,000	WD	\$245,000	\$110,500	45.10	\$233,892	\$51,280	\$193,720	\$220,014	0.880	\$120.47
06-15-18-127-026	50736 MINER	04/18/24	\$335,500	WD	\$335,500	\$120,100	35.80	\$250,776	\$44,494	\$291,006	\$235,751	1.234	\$175.73
06-15-18-129-012	50805 WILTON	04/05/24	\$254,500	WD	\$254,500	\$84,200	33.08	\$185,992	\$50,755	\$203,745	\$150,097	1.357	\$175.34
06-15-18-129-031	50654 BRADY	08/30/24	\$400,000	WD	\$400,000	\$174,900	43.73	\$351,202	\$70,554	\$329,446	\$320,741	1.027	\$168.60
06-15-18-129-042	50642 BRADY	07/15/24	\$600,000	WD	\$600,000	\$219,900	36.65	\$494,012	\$72,918	\$527,082	\$481,250	1.095	\$210.83
06-15-18-130-008	50700 WILTON	07/25/24	\$279,900	WD	\$279,900	\$138,400	49.45	\$278,132	\$65,312	\$214,588	\$243,223	0.882	\$98.89
06-15-18-130-035	50677 ELSEY	08/05/24	\$242,500	WD	\$242,500	\$116,900	48.21	\$239,284	\$69,509	\$172,991	\$194,029	0.892	\$120.89
06-15-18-131-015	50538 ELSEY	09/12/24	\$305,000	WD	\$305,000	\$106,700	34.98	\$259,596	\$64,371	\$240,629	\$223,114	1.079	\$117.38
06-15-18-131-026	50631 WALPOLE	10/11/23	\$175,000	WD	\$175,000	\$102,100	58.34	\$216,529	\$59,531	\$115,469	\$189,154	0.610	\$58.61
06-15-18-131-026	50631 WALPOLE	01/10/25	\$240,000	WD	\$240,000	\$115,000	47.92	\$260,543	\$59,395	\$180,605	\$229,883	0.786	\$91.68
06-15-18-131-029	50611 WALPOLE	06/20/23	\$210,000	WD	\$210,000	\$68,000	32.38	\$162,058	\$37,679	\$172,321	\$142,147	1.212	\$154.96
06-15-18-202-024	38125 MURDICKS	02/07/25	\$250,000	WD	\$250,000	\$103,100	41.24	\$222,720	\$72,683	\$177,317	\$147,095	1.205	\$149.01
06-15-18-202-051	38280 RUEDISALE	09/17/24	\$188,000	WD	\$188,000	\$64,700	34.41	\$128,841	\$43,468	\$144,532	\$94,754	1.525	\$171.45
06-15-18-202-064	38164 M-29	11/15/23	\$135,000	WD	\$135,000	\$68,100	50.44	\$141,494	\$53,624	\$81,376	\$105,867	0.769	\$87.50
06-15-18-203-008	38142 MURDICKS	11/13/23	\$560,000	WD	\$560,000	\$220,700	39.41	\$460,165	\$193,268	\$366,732	\$321,563	1.140	\$129.09
06-15-18-203-029	38420 MURDICKS	09/14/23	\$692,500	WD	\$692,500	\$167,200	24.14	\$442,458	\$256,521	\$435,979	\$224,020	1.946	\$249.27
06-15-18-226-007	50590 RUEDISALE	05/19/23	\$440,000	WD	\$440,000	\$183,600	41.73	\$386,191	\$100,968	\$339,032	\$343,642	0.987	\$148.83
06-15-18-227-002	50621 LAGAE	12/26/23	\$212,500	LC	\$212,500	\$112,400	52.89	\$268,012	\$76,065	\$160,435	\$191,947	0.711	\$73.83
06-15-18-228-010	50540 LAGAE	01/07/25	\$300,000	WD	\$300,000	\$124,400	41.47	\$243,347	\$59,068	\$240,932	\$184,279	1.307	\$237.14
06-15-18-301-005	37019 HIGHVIEW	04/25/24	\$380,000	WD	\$380,000	\$174,300	45.87	\$368,941	\$83,138	\$296,862	\$328,132	0.905	\$113.48
06-15-18-301-009	37115 HIGHVIEW	06/09/23	\$349,900	WD	\$349,900	\$139,300	39.81	\$314,099	\$96,967	\$252,933	\$249,290	1.015	\$192.49
Totals:			\$7,610,300		\$7,610,300	\$3,077,000		\$6,753,848		\$5,710,307	\$5,493,186		\$138.60
							Sale. Ratio =>	40.43			E.C.F. =>	1.040	
							Std. Dev. =>	13.34			Ave. E.C.F. =>	1.040	

06-09-13-437-006	36725 ALFRED	09/21/23	\$315,000	WD	\$315,000	\$88,900	28.22	\$234,323	\$56,628	\$258,372	\$213,833	1.208	
06-09-13-457-007	51249 CLAY	07/24/24	\$37,000	WD	\$37,000	\$68,700	185.68	\$136,800	\$53,712	(\$16,712)	\$93,568	(0.179)	
06-09-13-459-021	35711 ALFRED	02/07/25	\$750,000	WD	\$250,000	\$108,600	43.44	\$224,503	\$62,911	\$187,089	\$172,641	1.084	
06-09-13-459-022	35721 ALFRED	02/07/25	\$750,000	WD	\$500,000	\$108,600	21.72	\$224,503	\$62,911	\$437,089	\$172,641	2.532	
06-09-11-228-015	35724 CRANMER D	10/25/23	\$335,000	WD	\$335,000	\$119,100	35.55	\$248,350	\$49,036	\$285,964	\$230,421	1.241	
06-09-11-427-003	53962 KIRK CT	09/12/23	\$315,000	WD	\$315,000	\$90,100	28.60	\$206,812	\$51,534	\$263,466	\$179,512	1.468	
06-09-12-200-018	37188 25 MILE	11/13/24	\$55,000	WD	\$55,000	\$34,000	61.82	\$567,577	\$68,087	(\$13,087)	\$621,256	(0.021)	
06-09-13-252-035	52265 WASHINGTO	12/15/23	\$50,000	WD	\$50,000	\$65,700	131.40	\$190,404	\$91,113	(\$41,113)	\$114,128	(0.360)	
06-09-13-229-005	51904 FOX POINTE	05/17/24	\$355,000	WD	\$355,000	\$119,700	33.72	\$266,833	\$56,968	\$298,032	\$236,334	1.261	
06-09-13-404-003	51366 BASE	11/15/24	\$179,900	WD	\$178,900	\$65,000	36.33	\$130,868	\$40,737	\$138,163	\$105,664	1.308	
06-09-14-200-047	34920 24 MILE	03/27/24	\$389,000	WD	\$389,000	\$125,600	32.29	\$269,375	\$73,944	\$315,056	\$243,073	1.296	
06-09-11-433-012	53731 HERITAGE LN	08/21/24	\$447,500	WD	03-ARM'S LENC	\$447,500	\$165,900	37.07	\$326,190	\$49,000	\$398,500	\$312,151	1.277
06-09-12-200-018	37188 25 MILE	11/13/24	\$55,000	WD	03-ARM'S LENC	\$55,000	\$34,000	61.82	\$567,577	\$68,087	(\$13,087)	\$621,256	(0.021)
06-09-14-200-047	34920 24 MILE	03/27/24	\$389,000	WD	03-ARM'S LENC	\$389,000	\$125,600	32.29	\$269,375	\$73,944	\$315,056	\$243,073	1.296
06-09-11-433-012	53731 HERITAGE LN	08/21/24	\$447,500	WD	\$447,500	\$165,900	37.07	\$326,190	\$49,000	\$398,500	\$312,151	1.277	
06-09-12-200-018	37188 25 MILE	11/13/24	\$55,000	WD	\$55,000	\$34,000	61.82	\$567,577	\$68,087	(\$13,087)	\$621,256	(0.021)	
06-09-14-200-047	34920 24 MILE	03/27/24	\$389,000	WD	\$389,000	\$125,600	32.29	\$269,375	\$73,944	\$315,056	\$243,073	1.296	
06-09-11-478-018	35050 NEWPORT C	05/01/23	\$310,000	WD	\$310,000	\$184,800	59.61	\$380,309	\$60,504	\$249,496	\$401,261	0.622	
06-09-12-194-015	35584 ADDISON DF	11/13/23	\$100,000	WD	\$569,900	\$56,900	9.98	\$113,815	\$34,800	\$535,100	\$103,830	5.154	
06-09-12-194-017	35608 ADDISON DF	03/04/24	\$81,000	WD	\$81,000	\$44,700	55.19	\$553,309	\$59,500	\$21,500	\$633,088	0.034	
06-09-12-194-019	35650 ADDISON DF	08/19/24	\$92,000	WD	\$92,000	\$19,000	20.65	\$583,705	\$93,897	(\$1,897)	\$627,959	(0.003)	
06-09-12-195-006	35770 ADDISON DF	06/13/24	\$81,000	WD	\$81,000	\$28,700	35.43	\$529,084	\$57,400	\$23,600	\$604,723	0.039	
06-09-12-195-009	35720 ADDISON DF	02/04/25	\$85,000	WD	\$85,000	\$16,000	18.82	\$419,358	\$68,000	\$17,000	\$429,533	0.040	
06-09-12-255-009	35842 CASCADE DF	05/26/23	\$120,000	WD	\$120,000	\$54,500	45.42	\$98,300	\$98,300	\$21,700	\$0	#DIV/0!	
06-09-12-255-023	54127 CARRIGAN D	05/08/24	\$120,000	WD	\$120,000	\$16,000	13.33	\$534,484	\$64,000	\$56,000	\$603,185	0.093	
06-09-13-410-056	51400 PROMENADE	03/31/25	\$425,000	WD	\$425,000	\$178,100	41.91	\$389,892	\$68,887	\$356,113	\$343,688	1.036	
06-09-13-228-006	51801 FOX POINTE	10/01/24	\$333,500	WD	\$333,500	\$108,800	32.62	\$253,269	\$58,800	\$274,700	\$218,997	1.254	
06-09-13-229-005	51904 FOX POINTE	05/17/24	\$355,000	WD	\$355,000	\$119,700	33.72	\$266,833	\$56,968	\$298,032	\$236,334	1.261	
06-09-13-229-023	52064 FOX POINTE	09/23/24	\$342,500	WD	\$342,500	\$135,900	39.68	\$274,082	\$68,807	\$273,693	\$241,784	1.132	
06-09-13-231-002	52541 SCHNOOR S	06/28/23	\$330,000	WD	\$330,000	\$128,400	38.91	\$278,312	\$47,514	\$282,486	\$271,847	1.039	
06-09-13-177-012	52332 COVINGTON	05/15/23	\$335,000	WD	\$335,000	\$117,500	35.07	\$244,833	\$61,550	\$273,450	\$221,892	1.232	
06-09-13-178-002	35898 COVINGTON	08/27/24	\$317,000	WD	\$317,000	\$119,800	37.79	\$254,496	\$56,000	\$261,000	\$225,564	1.157	
06-09-13-180-015	35686 WALDEN CT	05/14/24	\$355,000	WD	\$355,000	\$141,500	39.86	\$296,968	\$69,502	\$285,498	\$258,484	1.105	
06-09-13-327-004	52087 HUNTLEY AV	12/23/24	\$339,900	WD	\$339,900	\$132,400	38.95	\$278,737	\$60,353	\$279,547	\$248,164	1.126	

1 SALE 2 PCLS CANAL/LAKE

06-09-24-218-007	35764 KOENIG	05/06/24	\$650,000	WD	\$650,000	\$180,800	27.82	\$454,444	\$185,841	\$464,159	\$308,385	1.505
06-09-24-220-008	35764 KOENIG	05/06/24	\$650,000	WD	\$650,000	\$180,800	27.82	\$454,444	\$185,841	\$464,159	\$308,385	1.505