

1001 AG ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value		
000-04-25-101-001-13	8722 DUNN RD	07/12/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$87,300	41.57	\$190,135	\$62,280	\$147,720	\$130,731	1.130	936	\$157.82	1001	112.9953	1 STY		\$21,911		
000-09-16-251-001-00	6776 SEYMOUR RD	07/19/24	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$73,723	42.25	\$155,988	\$16,407	\$158,093	\$142,721	1.108	1,276	\$123.90	1001	#REF	1 STY		\$9,719		
000-09-34-301-001-02	6800 E MICHIGAN AVE	12/15/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$79,404	36.76	\$197,173	\$23,975	\$192,025	\$177,094	1.084	1,360	\$141.19	1001	14.6633	TRI-LEVEL		\$19,054		
000-09-21-451-004-00	5650 TRAILER PARK DR	04/09/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$55,609	31.78	\$159,690	\$12,973	\$162,027	\$150,017	1.080	1,463	\$110.75	1001	#REF	1 STY		\$9,744		
<b>Totals:</b>			<b>\$775,500</b>			<b>\$775,500</b>	<b>\$296,036</b>		<b>\$702,986</b>		<b>\$659,865</b>	<b>\$600,563</b>			<b>\$133.42</b>					<b>0.1756</b>		
								Sale. Ratio =>	38.17		E.C.F. =>		1.099		Std. Deviation=>		0.023230727					
								Std. Dev. =>	4.86		Ave. E.C.F. =>		1.101		Ave. Variance=>		63.8293		Coefficient of Var=>		58.0002726	

2001 COMMERCIAL ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
000-09-29-451-005-03	4400 ANN ARBOR	04/25/23	\$825,000	MLC	03-ARM'S LENGTH	\$825,000	\$484,500	58.73	\$1,017,886	\$15,472	\$809,528	\$964,387	0.839	5,632	\$143.74	2001	6.6934		\$88,309
000-09-34-476-009-00	7519 E MICHIGAN	02/18/25	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$25,800	15.64	\$180,954	\$36,960	\$128,040	\$157,414	0.813	3,507	\$36.51	2001	9.2961		\$36,960
000-14-02-227-009-01	8739 E MICHIGAN	11/06/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$0	0.00	\$145,416	\$12,317	\$77,683	\$134,511	0.578	3,076	\$25.25	2001	32.8837		\$22,338
000-14-02-227-011-00	8747 E MICHIGAN	02/14/25	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$43,250	98.30	\$64,421	\$5,434	\$38,566	\$62,281	0.619	1,344	\$28.69	2001	28.7129		\$7,434
000-14-05-303-011-05	4000 PAGE	01/25/24	\$750,000	MLC	03-ARM'S LENGTH	\$750,000	\$257,200	34.29	\$441,454	\$202,326	\$547,674	\$359,703	1.523	9,080	\$60.32	2001	61.6218		\$91,306
000-14-05-326-006-00	916 S SUTTON	07/03/24	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$107,250	61.64	\$274,758	\$16,225	\$157,775	\$260,692	0.605	11,894	\$13.27	2001	30.1140	2-STY	\$36,225
000-14-05-377-003-02	4205 PAGE	07/08/24	\$165,000	LC	03-ARM'S LENGTH	\$165,000	\$86,150	52.21	\$138,917	\$48,450	\$136,550	\$98,871	1.381	3,600	\$37.93	2001	47.4736		\$39,988
000-14-08-226-001-00	110 FIFTH	07/09/24	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$69,800	53.69	\$142,654	\$35,183	\$104,817	\$117,455	0.892	1,440	\$72.79	2001	1.3952		\$18,818
<b>Totals:</b>			<b>\$2,343,000</b>			<b>\$2,343,000</b>	<b>\$1,073,950</b>		<b>\$2,406,500</b>		<b>\$2,000,633</b>	<b>\$2,155,314</b>			<b>\$52.31</b>		<b>2.1877</b>		
							<b>Sale. Ratio =&gt;</b>	<b>45.84</b>				<b>E.C.F. =&gt;</b>	<b>0.928</b>		<b>Std. Deviation=&gt;</b>	<b>0.358504168</b>			
							<b>Std. Dev. =&gt;</b>	<b>30.26</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.906</b>		<b>Ave. Variance=&gt;</b>	<b>27.2738</b>	<b>Coefficient of Var=&gt;</b>	<b>30.09172826</b>	

3001 INDUSTRIAL ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
000-09-31-126-003-02	3233 GREGORY	06/19/24	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$0	0.00	\$242,516	\$79,533	\$220,467	\$346,816	0.636	15,060	\$14.64	3001	0.6714		\$6,926		
000-09-31-402-010-00	514 WATTS RD	02/25/25	\$280,000	LC	03-ARM'S LENGTH	\$280,000	\$34,000	12.14	\$179,943	\$151,284	\$138,716	\$213,184	0.651	3,960	\$35.03	3001	0.8283		\$2,744		
000-14-05-377-004-06	1119 FELTERS	05/10/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$0	0.00	\$111,694	\$145,847	\$104,153	\$167,166	0.623	2,769	\$37.61	3001	1.9352		\$1,673		
000-14-07-200-001-08	1329 FALAHEE	07/02/24	\$1,340,000	WD	03-ARM'S LENGTH	\$1,340,000	\$0	0.00	\$426,421	\$985,694	\$354,306	\$536,676	0.660	12,352	\$28.68	3001	1.7783		\$103,342		
<b>Totals:</b>			<b>\$2,170,000</b>			<b>\$2,170,000</b>	<b>\$34,000</b>		<b>\$960,574</b>		<b>\$817,642</b>	<b>\$1,263,842</b>			<b>\$28.99</b>		<b>0.4546</b>				
								<b>Sale. Ratio =&gt;</b>	<b>1.57</b>			<b>E.C.F. =&gt;</b>	<b>0.647</b>	<b>Std. Deviation=&gt;</b>		<b>0.016374873</b>					
								<b>Std. Dev. =&gt;</b>	<b>6.07</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.642</b>	<b>Ave. Variance=&gt;</b>		<b>1.3033</b>	<b>Coefficient of Var=&gt;</b>		<b>2.0287579</b>		

4001 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Acq. Sub.	Asst. when Sold	Asst/Ad. Str.	Car. Adjustment	Land Yield	Blg. Residual	Cost/Hav. 1	ECF	Floor Area	\$/sq ft.	ECF Area	Dev. by Item(s)	Building Style	Land Value
000-09-10-201-005	10005 SEYMOUR RC	04/21/23	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$100,000	31.41	\$309,918	\$80,947	\$79,503	\$297,582	0.971	2,152	\$116.21	4001	7,2585	2 STY	\$77,850
000-09-12-406-001	8055 GLENN RD	12/10/24	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$0	0.00	\$232,664	\$44,538	\$708,472	\$180,780	1.073	1,792	\$131.96	4001	2,9676	1 STY	\$44,548
000-09-15-126-003	6601 SMITH RD	08/21/24	\$453,800	WD	03-ARMS LENGTH	\$453,800	\$0	0.00	\$407,777	\$22,276	\$451,524	\$382,871	1.127	2,044	\$211.12	4001	8,3747	1 STY	\$15,824
000-09-15-326-001	6459 ELLEN LN	08/20/24	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$91,450	29.98	\$262,267	\$30,207	\$234,703	\$230,447	1.192	1,430	\$196.26	4001	14,8960	1 STY	\$19,178
000-09-16-251-001	6776 SEYMOUR RD	07/19/24	\$174,500	WD	03-ARMS LENGTH	\$174,500	\$60,500	34.67	\$141,445	\$4,956	\$169,544	\$135,140	1.251	1,764	\$96.11	4001	20,7403	1.50 STY	\$4,283
000-09-16-451-002	6235 SEYMOUR RD	10/23/24	\$375,500	WD	03-ARMS LENGTH	\$375,500	\$94,650	25.21	\$442,629	\$185,690	\$189,810	\$205,280	0.744	2,281	\$80.39	4001	29,9932	1.75 STY	\$154,808
000-09-16-476-003	5954 BRILLS LAKE	08/08/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$125,050	35.73	\$342,710	\$47,758	\$302,242	\$293,130	1.031	1,624	\$186.11	4001	1,2380	1 STY	\$32,078
000-09-17-100-001	4884 HAWKINS RD	01/10/24	\$299,000	WD	03-ARMS LENGTH	\$299,000	\$74,000	24.75	\$296,001	\$34,554	\$264,666	\$230,081	1.150	2,485	\$107.36	4001	10,6754	2 STY	\$23,908
000-09-17-276-001	5500 TRUMBLE RD	05/30/23	\$234,000	WD	03-ARMS LENGTH	\$234,000	\$65,200	27.86	\$258,589	\$53,776	\$180,224	\$203,434	0.886	1,512	\$119.20	4001	15,7985	1.50 STY	\$47,627
000-09-19-251-001	501 DALTON	10/05/23	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$0	0.00	\$343,996	\$112,330	\$172,670	\$230,118	0.750	1,895	\$91.12	4001	29,3118	2 STY	\$84,528
000-09-19-301-007	3331 SEYMOUR RD	06/06/24	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$33,600	42.00	\$124,008	\$4,945	\$75,055	\$118,235	0.635	1,190	\$67.76	4001	40,8680	1 STY	\$4,945
000-09-20-126-004	3780 HAWKINS RD	07/25/23	\$666,300	MLC	03-ARMS LENGTH	\$666,300	\$20,200	3.03	\$547,136	\$116,857	\$549,443	\$478,189	1.283	2,096	\$262.14	4001	23,9704	1 STY	\$28,832
000-09-20-226-005	5050 SEYMOUR RD	04/07/23	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$101,880	54.96	\$200,302	\$17,422	\$167,578	\$180,625	0.928	1,650	\$109.60	4001	11,5704	1 STY	\$15,516
000-09-20-226-005	5050 SEYMOUR RD	04/07/23	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$0	0.00	\$179,267	\$17,363	\$167,687	\$151,821	1.104	1,620	\$164.35	4001	6,0700	1 STY	\$12,040
000-09-21-152-003	5315 SEYMOUR RD	09/18/23	\$373,000	WD	03-ARMS LENGTH	\$373,000	\$101,650	27.25	\$338,046	\$44,307	\$328,693	\$291,773	1.127	1,836	\$179.03	4001	8,3064	1 STY	\$40,552
000-09-21-276-001	3760 SARDENT	12/04/23	\$157,500	WD	03-ARMS LENGTH	\$252,500	\$70,650	27.98	\$209,405	\$16,964	\$235,536	\$191,180	1.232	1,456	\$161.77	4001	18,8542	1 STY	\$8,600
000-09-21-276-004	3670 SARDENT	07/19/24	\$285,000	WD	03-ARMS LENGTH	\$245,000	\$70,650	32.10	\$199,534	\$18,844	\$208,156	\$183,400	1.255	1,248	\$184.42	4001	21,1425	1 STY	\$8,600
<b>Totals:</b>			<b>\$5,048,800</b>			<b>\$5,048,800</b>	<b>\$1,024,050</b>		<b>\$4,839,939</b>		<b>\$4,100,096</b>	<b>\$3,990,451</b>			<b>\$146.46</b>			<b>1.7187</b>	
							Sale Ratio ->	20.18				E.C.F. ->	1.061			Std. Deviation ->	0.10674257		
							Std. Dev. ->	16.72				Ave. E.C.F. ->	1.043			Ave. Variance ->	15.9997	Coefficient of Var ->	15.33214760

4002 ECF

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	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
000-09-23-402-019-00	7501 ANN ARBOR	03/05/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$86,200	32.53	\$229,692	\$11,873	\$253,127	\$20,507	1.176	1,920	\$131.84	4002	6.7146	MOBILE/MFG	\$9,300
000-09-24-126-002-01	8462 ANN ARBOR	07/29/24	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$51,900	24.66	\$138,800	\$8,654	\$201,846	\$128,092	1.568	1,152	\$175.21	4002	45.9928	1 STY	\$6,200
000-09-24-202-001-00	8691 ANN ARBOR	04/13/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$65,900	28.65	\$237,268	\$25,247	\$204,753	\$209,507	0.977	1,456	\$140.63	4002	13.1204	1 STY	\$15,500
000-09-24-227-001-00	8741 ANN ARBOR	10/29/24	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$57,300	34.94	\$152,475	\$18,455	\$145,545	\$132,530	1.098	1,230	\$118.33	4002	1.0305	1 STY	\$6,960
000-09-25-377-001-00	8501 GREENWOOD RD	01/09/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$77,000	30.80	\$211,659	\$9,360	\$240,640	\$199,900	1.204	1,594	\$150.97	4002	9.5288	1 STY	\$8,650
000-09-26-101-005-01	3092 WHIPPLE RD	09/06/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$72,750	32.33	\$175,921	\$30,231	\$194,769	\$143,962	1.353	1,216	\$160.17	4002	24.4402	1 STY	\$24,002
000-09-26-200-001-04	7578 GREENWOOD RD	10/31/24	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$70,150	31.46	\$248,785	\$34,944	\$188,056	\$211,305	0.890	1,568	\$119.93	4002	21.8540	1 STY	\$30,690
000-09-26-476-003-14	7988 CAIN	05/03/24	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$93,450	31.05	\$258,220	\$14,521	\$286,479	\$240,991	1.189	2,096	\$136.68	4002	8.0240	BI-LEV	\$8,006
000-09-26-476-003-18	7974 CAIN	07/10/24	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$91,550	27.09	\$228,001	\$21,507	\$316,493	\$204,045	1.551	1,476	\$214.43	4002	44.2578	1 STY	\$8,006
000-09-26-476-003-20	7966 CAIN	06/21/24	\$291,900	WD	03-ARM'S LENGTH	\$291,900	\$77,350	26.50	\$246,531	\$12,372	\$279,528	\$231,540	1.207	1,344	\$207.98	4002	9.8745	1 STY	\$8,006
000-09-27-201-002-05	6575 ANN ARBOR	06/30/23	\$215,550	WD	03-ARM'S LENGTH	\$215,550	\$111,050	51.52	\$328,937	\$77,500	\$138,050	\$248,523	0.555	1,890	\$73.04	4002	55.3031	1 STY	\$77,500
000-09-28-101-005-00	5060 ANN ARBOR	06/23/23	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$70,350	24.18	\$224,256	\$20,503	\$270,497	\$201,337	1.344	1,728	\$156.64	4002	23.4991	1 STY	\$15,500
000-09-28-101-009-13	6051 YOUNG RD	05/12/23	\$181,200	WD	03-ARM'S LENGTH	\$181,200	\$0	0.00	\$167,839	\$13,681	\$167,519	\$152,330	1.100	1,144	\$146.43	4002	0.8802	1 STY	\$6,200
000-09-28-176-001-06	5343 ANN ARBOR	08/22/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$70,750	28.88	\$189,474	\$43,153	\$201,847	\$144,586	1.196	1,266	\$160.71	4002	28.7522	1 STY	\$41,460
000-09-32-377-006-00	234 S SUTTON	04/16/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$32,750	26.41	\$139,610	\$19,005	\$104,995	\$119,175	0.881	1,266	\$82.93	4002	22.7497	1.75 STY	\$16,275
000-09-32-476-001-01	4811 E MICHIGAN	11/15/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$83,250	32.02	\$222,462	\$55,643	\$204,357	\$164,841	1.240	1,369	\$149.27	4002	13.1210	1.75 STY	\$45,725
000-09-33-176-007-01	1618 DONNELLY	12/27/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$42,300	27.29	\$161,228	\$6,235	\$148,765	\$153,155	0.971	960	\$154.96	4002	13.7177	1 STY	\$1,480
000-09-33-301-007-02	1116 DONNELLY	06/05/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$65,850	40.40	\$172,058	\$5,748	\$157,262	\$164,338	0.957	1,456	\$108.00	4002	15.1631	1 STY	\$3,875
000-09-33-301-008-02	1108 DONNELLY	07/02/24	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$0	0.00	\$156,294	\$20,424	\$230,576	\$134,282	1.717	1,152	\$200.15	4002	60.8595	1 STY	\$15,500
000-09-33-326-001-00	1501 DONNELLY	06/28/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$11,250	2.81	\$292,713	\$41,075	\$358,825	\$248,654	1.443	1,380	\$260.02	4002	33.4556	1 STY	\$41,075
000-09-33-451-003-00	6031 E MICHIGAN	02/03/25	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$59,600	44.81	\$180,666	\$27,125	\$105,875	\$151,720	0.698	1,515	\$69.88	4002	41.0593	1.25 STY	\$27,125
000-09-33-476-002-08	6349 E MICHIGAN	04/25/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$0	0.00	\$733,157	\$154,910	\$445,090	\$571,705	0.779	2,060	\$216.06	4002	32.9981	1+ STY	\$60,411
000-09-34-176-002-02	1409 GILLETTS LAKE RD	06/14/24	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$57,350	15.61	\$486,831	\$139,061	\$228,439	\$343,670	0.665	2,348	\$97.29	4002	44.3808	1 STY	\$135,700
000-09-34-176-002-02	1409 GILLETTS LAKE RD	10/23/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$57,350	9.89	\$486,831	\$139,061	\$440,939	\$343,670	1.283	2,348	\$187.79	4002	17.4518	1 STY	\$135,700
000-09-34-301-001-02	6800 E MICHIGAN	12/15/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$75,100	34.77	\$166,078	\$9,003	\$206,997	\$155,212	1.334	1,556	\$133.03	4002	22.5124	TRI-LEV	\$6,665
000-09-34-376-002-03	7117 E MICHIGAN	11/02/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$100,450	32.40	\$290,530	\$31,849	\$278,151	\$255,614	1.088	1,576	\$176.49	4002	2.0343	1 STY	\$8,300
000-09-34-426-006-07	7490 E MICHIGAN	04/16/24	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$71,700	30.19	\$220,491	\$21,297	\$216,203	\$196,832	1.098	1,120	\$193.04	4002	1.0099	1 STY	\$10,656
000-09-34-426-006-10	1288 FOX	02/26/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$18,850	11.78	\$121,071	\$16,974	\$143,026	\$104,097	1.374	2,052	\$69.70	4002	26.5456	MOBILE/MFG	\$15,500
000-09-35-351-002-00	1111 FOX	01/23/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$30,350	13.49	\$152,059	\$7,959	\$217,041	\$142,530	1.523	1,464	\$148.25	4002	41.4259	2 STY	\$7,959
000-09-35-351-009-01	7906 E MICHIGAN	03/05/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,350	55.13	\$103,053	\$38,673	\$36,327	\$63,617	0.571	856	\$42.44	4002	53.7483	1 STY	\$38,673
000-09-35-351-009-05	7804 E MICHIGAN	08/10/23	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$106,400	34.33	\$261,297	\$17,596	\$292,304	\$240,811	1.214	1,848	\$158.17	4002	10.5317	1.50 STY	\$17,050
000-09-35-426-003-07	1066 N PORTAGE RD	03/31/25	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$110,550	29.48	\$294,388	\$15,500	\$359,500	\$275,581	1.305	1,678	\$214.50	4002	19.6004	1 STY	\$15,500
000-09-35-476-001-02	412 N PORTAGE RD	05/16/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$0	0.00	\$240,820	\$16,973	\$272,927	\$221,313	1.233	1,560	\$174.95	4002	12.4705	1 STY	\$16,973
000-14-01-101-003-01	8852 COLLEGE	10/02/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$95,030	\$2,403	\$127,597	\$91,529	1.394	1,372	\$93.00	4002	28.5553	2 STY	\$2,403
000-14-01-177-004-00	9173 E MICHIGAN	07/31/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$68,200	42.89	\$196,635	\$17,116	\$141,884	\$177,390	0.800	1,820	\$77.96	4002	30.8672	2 STY	\$18,043
000-14-02-351-004-10	5150 PAGE	11/07/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$100,350	33.46	\$17,631	\$16,060	\$283,840	\$298,132	0.952	1,962	\$144.67	4002	15.6452	1.75 STY	\$7,760
000-14-02-451-004-00	1000 N GREEN ACRES	09/04/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$26,000	12.38	\$148,555	\$28,675	\$181,325	\$116,572	1.555	1,200	\$151.10	4002	44.6668	1 STY	\$28,675
000-14-03-476-001-14	1830 NOON RD	12/20/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$91,300	27.25	\$289,104	\$42,150	\$292,850	\$244,026	1.200	1,648	\$177.70	4002	9.1566	1 STY	\$37,665
000-14-04-201-004-00	224 BALLARD	09/01/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,650	61.00	\$163,859	\$28,839	\$36,161	\$133,435	0.271	1,189	\$30.41	4002	83.7511	1 STY	\$26,311
000-14-04-201-005-00	228 BALLARD	01/21/25	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$54,350	24.82	\$150,054	\$28,490	\$190,510	\$120,123	1.586	930	\$204.85	4002	47.7451	1 STY	\$26,273
000-14-07-351-006-00	2853 S MERIDIAN RD	06/28/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$60,700	44.09	\$188,764	\$9,856	\$105,144	\$176,787	0.895	1,628	\$64.58	4002	61.3762	1 STY	\$7,760
000-14-07-376-001-01	2359 E SOUTH ST	08/02/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,450	38.35	\$186,159	\$18,760	\$136,240	\$165,474	0.823	1,150	\$118.47	4002	28.5181	1.25 STY	\$6,433
000-14-07-376-005-01	2531 E SOUTH	09/20/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$65,900	29.29	\$194,885	\$11,547	\$213,453	\$181,164	1.178	1,356	\$157.41	4002	6.9718	1 STY	\$10,695
000-14-09-479-003-00	901 NAPOLEON	11/29/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,350	36.20	\$146,284	\$23,744	\$151,256	\$121,087	1.249	1,216	\$124.39	4002	14.0639	2 STY	\$17,050
000-14-11-200-001-01	5205 PAGE	06/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,750	38.75	\$201,791	\$27,483	\$152,517	\$172,241	0.885	1,500	\$101.68	4002	22.3027	1 STY	\$21,313
000-14-11-451-001-07	7552 LEE RD	04/12/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$122,600	28.18	\$342,596	\$35,445	\$399,665	\$303,509	1.316	1,944	\$205.53	4002	20.7940	1 STY	\$16,275
000-14-13-201-004-01	8763 LEE	11/10/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$70,800	21.78	\$266,550	\$29,096	\$295,904	\$225,084	1.315	2,152	\$137.50	4002	20.6128	2 STY	\$22,475
000-14-14-401-005-05	7521 NAPOLEON RD	11/14/24	\$335,000	WD</															

4003 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value			
000-09-34-402-011-01	124 N HARVEY AVE	08/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$0	0.00	\$249,963	\$65,740	\$114,260	\$178,338	0.641	1,048	\$109.03	4003	37.2818	1.25 STY	\$63,768			
000-09-34-402-011-02	118 N HARVEY	03/24/25	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$0	0.00	\$365,607	\$60,823	\$434,177	\$295,629	1.468	2,722	\$169.51	4003	45.5145	1+ STY	\$60,823			
000-09-34-404-003-01	149 N HARVEY AVE	10/28/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$63,300	26.94	\$215,329	\$37,144	\$197,856	\$172,946	1.144	936	\$211.38	4003	13.0523	1 STY	\$26,448			
000-09-34-453-017-03	234 S ROSEWOOD	05/30/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$0	0.00	\$203,639	\$39,019	\$172,981	\$159,361	1.085	1,332	\$129.87	4003	7.1954	1 STY	\$29,406			
000-09-34-456-004-00	201 WESTLAND ST	12/05/24	\$127,250	WD	03-ARM'S LENGTH	\$127,250	\$55,500	43.61	\$161,106	\$27,529	\$99,721	\$129,310	0.771	1,000	\$99.72	4003	24.2333	1 STY	\$25,752			
000-09-34-476-007-00	7501 E MICHIGAN	09/18/24	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$26,700	14.35	\$190,317	\$46,079	\$139,921	\$139,630	1.002	1,451	\$96.43	4003	1.1429	1 STY	\$34,452			
000-14-03-203-001-01	7121 GLENDALE PL	06/20/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$56,300	17.32	\$364,770	\$58,834	\$266,166	\$296,163	0.899	2,625	\$101.40	4003	11.4796	1.75 STY	\$53,940			
000-14-03-206-016-00	515 S WRENWOOD	10/30/24	\$226,500	WD	03-ARM'S LENGTH	\$226,500	\$53,000	23.40	\$200,063	\$38,826	\$187,674	\$156,086	1.202	1,326	\$141.53	4003	18.8863	1.50 STY	\$34,800			
000-14-03-206-028-00	619 S WRENWOOD	06/16/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$119,500	32.74	\$462,857	\$56,172	\$308,828	\$393,693	0.784	3,459	\$89.28	4003	22.9073	1 STY	\$40,020			
000-14-03-206-029-01	516 S ROSEWOOD	07/31/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$63,050	21.37	\$275,734	\$85,243	\$209,757	\$184,406	1.137	1,398	\$150.26	4003	12.3965	1.25 STY	\$34,800			
<b>Totals:</b>			<b>\$2,646,750</b>			<b>\$2,646,750</b>	<b>\$437,350</b>		<b>\$2,689,385</b>		<b>\$2,131,341</b>	<b>\$2,105,561</b>			<b>\$128.84</b>				<b>0.1268</b>			
								Sale. Ratio =>	16.52				E.C.F. =>	1.012					Std. Deviation=>	0.245833698		
								Std. Dev. =>	14.83				Ave. E.C.F. =>	1.014					Ave. Variance=>	19.4090	Coefficient of Var=>	19.15022105

4004L ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
000-09-24-252-006-00	117 STUDER DR	03/12/25	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$96,850	25.49	\$336,759	\$117,974	\$262,026	\$182,931	1.432	1,872	\$139.97	4004L	28.6747	1 STY	\$117,974
000-09-24-252-010-00	107 STUDER DR	04/27/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$53,650	26.83	\$178,404	\$51,730	\$148,270	\$105,915	1.400	933	\$158.92	4004L	25.4268	1 STY	\$51,730
000-09-27-151-003-00	1008 OTTNEY	06/08/23	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$71,700	21.21	\$372,113	\$166,851	\$171,149	\$171,624	0.997	1,120	\$152.81	4004L	14.8398	1 STY	\$162,580
000-09-27-151-015-00	971 OTTNEY	08/01/24	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$89,450	10.91	\$746,213	\$142,575	\$677,425	\$504,714	1.342	3,075	\$220.30	4004L	19.6564	1.50 STY	\$118,240
000-09-27-151-023-00	935 OTTNEY	03/07/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$72,600	24.20	\$313,803	\$148,219	\$151,781	\$138,448	1.096	840	\$180.69	4004L	4.9330	1 STY	\$146,174
000-09-27-356-003-01	657 LANE DR	01/24/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$72,100	24.44	\$305,910	\$106,953	\$188,047	\$186,352	1.130	1,140	\$164.95	4004L	1.5216	1 STY	\$103,460
000-09-28-402-016-00	4305 DONNELLY RD	11/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$50,750	20.30	\$242,377	\$103,619	\$146,381	\$116,018	1.262	1,044	\$140.21	4004L	11.8073	1.50 STY	\$100,504
000-09-33-251-008-01	5365 KLINE DR	12/19/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$0	0.00	\$269,738	\$128,983	\$71,017	\$118,068	0.601	770	\$92.23	4004L	54.4141	1 STY	\$127,125
000-09-33-251-023-00	1590 AMBS SHORE	05/02/24	\$352,800	WD	03-ARM'S LENGTH	\$352,800	\$60,500	17.15	\$324,014	\$61,347	\$291,453	\$219,621	1.327	2,544	\$114.56	4004L	18.1439	1 STY	\$59,120
000-09-34-102-008-01	508 GILLETTS LAKE RD	09/18/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$38,150	14.96	\$270,859	\$96,327	\$158,673	\$145,930	1.087	1,508	\$105.22	4004L	5.8308	1.25 STY	\$80,193
000-09-34-151-004-00	215 EDGEWOOD	11/15/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$101,950	30.43	\$391,789	\$149,510	\$185,490	\$202,574	0.916	2,372	\$78.20	4004L	22.9969	1.50 STY	\$147,800
000-09-34-153-001-00	251 EDGEWOOD	05/20/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$49,150	30.72	\$163,038	\$72,424	\$87,576	\$75,764	1.156	846	\$103.52	4004L	1.0270	1.50 STY	\$70,944
<b>Totals:</b>			<b>\$3,885,800</b>			<b>\$3,885,800</b>	<b>\$756,850</b>		<b>\$3,915,017</b>		<b>\$2,539,288</b>	<b>\$2,147,959</b>			<b>\$137.63</b>				
							<b>Sale. Ratio =&gt;</b>	<b>19.48</b>				<b>E.C.F. =&gt;</b>	<b>1.182</b>			<b>Std. Deviation=&gt;</b>	<b>0.235308911</b>		
							<b>Std. Dev. =&gt;</b>	<b>8.80</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.146</b>			<b>Ave. Variance=&gt;</b>	<b>17.4227</b>	<b>Coefficient of Var=&gt;</b>	<b>15.20791824</b>

4005 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
000-09-27-153-005-00	1005 OTTNEY	01/07/25	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$56,050	25.48	\$153,029	\$42,675	\$177,325	\$113,533	1.562	1,382	\$128.31	4005	52.8319	BI-LEV	\$40,362
000-09-27-153-013-00	924 OTTNEY	06/27/23	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$8,400	2.35	\$384,806	\$55,763	\$302,237	\$337,556	0.895	2,016	\$149.92	4005	13.8194	1 STY	\$52,731
000-09-27-353-004-00	715 N CLOVERHILL	03/12/25	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$71,350	29.73	\$204,550	\$25,588	\$214,412	\$184,117	1.165	2,056	\$104.29	4005	13.0978	BI-LEV	\$23,219
000-09-28-226-013-00	4024 DONNELLY RD	06/01/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$50,050	22.75	\$213,210	\$28,288	\$191,712	\$190,249	1.008	1,800	\$106.51	4005	2.5873	2 STY	\$8,680
000-09-28-226-029-00	4084 DONNELLY RD	01/02/24	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$40,400	24.86	\$128,517	\$10,261	\$152,239	\$121,663	1.251	1,252	\$121.60	4005	21.7759	2 STY	\$8,680
000-09-34-102-007-01	514 GILLETTS LAKE RD	11/12/24	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$47,550	62.57	\$92,499	\$17,360	\$58,640	\$77,304	0.759	1,155	\$50.77	4005	27.4994	1.25 STY	\$17,360
000-09-34-103-009-01	1615 GILLETTS LAKE RD	09/11/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$44,100	33.92	\$194,371	\$28,156	\$101,844	\$171,003	0.596	1,636	\$62.25	4005	43.7995	1.75 STY	\$28,156
<b>Totals:</b>			<b>\$1,406,500</b>			<b>\$1,406,500</b>	<b>\$317,900</b>		<b>\$1,370,982</b>		<b>\$1,198,409</b>	<b>\$1,195,424</b>			<b>\$103.38</b>				<b>\$3,1066</b>
							Sale. Ratio =>	22.60			E.C.F. =>	1.002	Std. Deviation=>		0.324274335				
							Std. Dev. =>	17.94			Ave. E.C.F. =>	1.034	Ave. Variance=>		25.0587	Coefficient of Var=>		24.24499606	

4006 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	
000-14-08-282-002-00	176 N STATE ST	01/15/25	\$193,900	WD	03-ARM'S LENGTH	\$193,900	\$59,450	30.66	\$223,327	\$56,503	\$137,397	\$176,533	0.778	1,285	\$106.92	4006	24.0972	1.25 STY	
000-14-08-282-012-01	522 FOURTH ST	08/16/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$54,700	47.57	\$144,179	\$32,019	\$82,981	\$118,688	0.699	1,312	\$63.25	4006	32.0125	1 STY	
000-14-08-283-018-00	169 N STATE ST	11/08/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$61,450	32.34	\$210,206	\$31,242	\$158,758	\$189,380	0.838	1,620	\$98.00	4006	18.0974	1 STY	
000-14-08-285-007-00	155 CHERRY	12/09/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$51,550	23.98	\$157,771	\$48,010	\$166,990	\$116,149	1.438	1,100	\$151.81	4006	41.8442	1 STY	
000-14-08-285-010-00	175 CHERRY	05/28/24	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$66,050	26.00	\$217,634	\$54,244	\$199,756	\$172,899	1.155	1,336	\$149.52	4006	13.6052	1 STY	
000-14-08-285-014-00	190 S STATE ST	10/23/23	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$72,900	35.39	\$206,382	\$53,018	\$152,982	\$162,290	0.943	1,420	\$107.73	4006	7.6632	1.25 STY	
000-14-08-301-012-00	3756 SUNRISE CT	07/19/23	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$56,200	47.23	\$175,738	\$64,586	\$54,414	\$117,165	0.464	1,356	\$40.13	4006	55.4854	1 STY	
000-14-08-428-002-00	340 BARRON	08/09/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$69,700	26.30	\$200,289	\$35,671	\$229,329	\$174,199	1.316	1,314	\$174.53	4006	29.7200	1 STY	
000-14-08-429-008-00	300 CEDAR	04/19/24	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$52,500	22.58	\$162,027	\$39,141	\$193,359	\$130,038	1.487	1,040	\$185.92	4006	46.7663	1 STY	
000-14-08-430-002-00	354 CEDAR	07/31/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$62,450	36.31	\$198,332	\$41,109	\$130,891	\$166,374	0.787	1,600	\$81.81	4006	23.2548	1 STY	
000-14-08-478-008-00	525 W GROVE	06/29/23	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$39,500	27.43	\$115,299	\$40,173	\$103,827	\$79,498	1.306	880	\$117.99	4006	28.6748	1 STY	
<b>Totals:</b>			<b>\$2,106,400</b>			<b>\$2,106,400</b>	<b>\$646,450</b>		<b>\$2,011,184</b>		<b>\$1,610,684</b>	<b>\$1,603,213</b>			<b>\$116.15</b>			<b>1.4618</b>	
								<b>Sale. Ratio =&gt;</b>	<b>30.69</b>			<b>E.C.F. =&gt;</b>	<b>1.005</b>	<b>Std. Deviation=&gt;</b>		<b>0.338227398</b>			
								<b>Std. Dev. =&gt;</b>	<b>8.64</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.019</b>	<b>Ave. Variance=&gt;</b>		<b>29.2019</b>	<b>Coefficient of Var=&gt;</b>	<b>28.64959551</b>	

4007C ECF

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
000-14-09-405-006-00	615 NAPOLEON	09/06/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$90,500	32.32	\$386,522	\$79,107	\$200,893	\$257,251	0.781	2,021	\$99.40	4007C	41.3266	1 STY		\$69,903	
000-14-15-102-009-00	302 WASHINGTON DR	07/19/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$103,200	31.27	\$404,764	\$162,106	\$167,894	\$203,061	0.827	2,054	\$81.74	4007C	36.7373	BH-LEV		\$152,850	
000-14-15-103-002-00	387 JEFFERSON	09/05/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$38,550	29.65	\$129,823	\$48,447	\$81,553	\$68,097	1.198	720	\$113.27	4007C	0.3412	1 STY		\$47,893	
000-14-15-105-009-00	430 JEFFERSON	07/07/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$83,050	19.77	\$403,956	\$123,099	\$296,901	\$235,027	1.263	1,822	\$162.95	4007C	6.9077	1 STY		\$115,147	
000-14-15-106-001-01	8 MADISON DR	03/22/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$0	0.00	\$319,329	\$105,996	\$223,004	\$178,521	1.249	1,489	\$149.77	4007C	5.4985	1 STY		\$104,498	
000-14-17-231-004-01	4207 LEAH ST	05/25/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$67,700	42.05	\$280,898	\$48,700	\$112,300	\$197,057	0.570	1,232	\$91.15	4007C	62.4302	1 STY		\$44,405	
000-14-17-231-004-01	4207 LEAH ST	05/17/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$64,450	16.12	\$280,898	\$48,700	\$351,200	\$197,057	1.782	1,232	\$285.06	4007C	58.8039	1 STY		\$44,405	
000-14-17-231-004-01	4207 LEAH ST	05/17/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$64,450	16.12	\$280,898	\$48,700	\$351,200	\$197,057	1.782	1,232	\$285.06	4007C	58.8039	1 STY		\$44,405	
000-14-17-233-006-00	4407 ALLISON	07/20/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$101,300	27.38	\$340,418	\$112,674	\$257,326	\$190,579	1.350	1,274	\$201.98	4007C	15.6044	1 STY		\$103,938	
000-14-17-279-001-00	3401 STELLA DR	08/18/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$79,900	27.84	\$296,375	\$94,400	\$192,600	\$169,017	1.140	1,120	\$171.96	4007C	5.4656	1 STY		\$90,691	
<b>Totals:</b>			<b>\$3,106,800</b>			<b>\$3,106,800</b>	<b>\$693,100</b>		<b>\$3,123,879</b>		<b>\$2,234,871</b>	<b>\$1,892,724</b>			<b>\$164.24</b>		<b>1.3418</b>				
								Sale. Ratio =>	22.31				E.C.F. =>	1.181			Std. Deviation=>	0.397523804			
								Std. Dev. =>	11.66				Ave. E.C.F. =>	1.194			Ave. Variance=>	29.1919	Coefficient of Var=>	24.44499061	

4008 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
000-14-05-376-007-00	4107 PAGE	09/03/24	\$95,000	LC	03-ARM'S LENGTH	\$95,000	\$27,700	29.16	\$78,723	\$14,190	\$80,810	\$66,735	1.211	602	\$134.24	4008	19.5854	1 STY	\$14,190
000-14-09-104-001-00	203 FIFTH	05/12/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$43,650	54.56	\$121,689	\$14,190	\$65,810	\$111,168	0.592	1,672	\$39.36	4008	42.3061	2 STY	\$14,190
000-14-09-127-001-00	250 GRAND ST	08/22/24	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$29,350	30.93	\$103,700	\$20,795	\$74,105	\$85,734	0.864	780	\$95.01	4008	15.0693	1 STY	\$17,200
000-14-09-127-011-00	412 GRAND	10/29/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$40,100	24.30	\$165,365	\$17,200	\$147,800	\$153,221	0.965	1,218	\$121.35	4008	5.0432	2 STY	\$17,200
000-14-09-127-019-00	448 GRAND ST	04/21/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$15,300	17.19	\$76,465	\$8,600	\$80,400	\$70,181	1.146	669	\$120.18	4008	13.0560	1 STY	\$8,600
000-14-09-129-011-00	337 GRAND ST	09/18/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,750	39.72	\$99,124	\$16,353	\$73,647	\$85,595	0.860	1,248	\$59.01	4008	15.4644	2 STY	\$8,600
000-14-09-129-033-00	246 BROAD	01/22/24	\$141,999	WD	03-ARM'S LENGTH	\$141,999	\$34,300	24.16	\$153,913	\$20,471	\$121,528	\$137,311	0.885	1,144	\$106.23	4008	12.9994	1 STY	\$17,200
000-14-09-131-004-00	439 BROAD	01/10/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,250	50.63	\$62,826	\$8,600	\$31,400	\$56,077	0.560	552	\$66.88	4008	45.5101	1 STY	\$8,600
000-14-09-131-007-00	427 BROAD	12/18/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$42,300	28.22	\$153,086	\$12,900	\$137,000	\$144,970	0.945	1,368	\$100.15	4008	7.0027	1 STY	\$12,900
000-14-09-131-018-00	319 BROAD	11/09/23	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$74,100	217.94	\$244,227	\$31,579	\$2,421	\$219,905	0.011	1,786	\$1.36	4008	100.4041	1 STY	\$25,800
000-14-09-135-016-01	541 EIGHTH	12/20/24	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$32,450	19.91	\$107,767	\$19,990	\$143,010	\$90,772	1.575	990	\$144.45	4008	56.0427	1 STY	\$15,050
000-14-09-161-006-01	420 S LAKESIDE	01/30/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$152,970	\$26,410	\$188,590	\$130,879	1.441	943	\$199.99	4008	42.5899	1 STY	\$19,350
000-14-09-176-006-02	449 NAPOLEON RD	06/14/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$0	0.00	\$90,753	\$11,395	\$78,605	\$82,066	0.958	840	\$93.58	4008	5.7225	1 STY	\$11,395
000-14-09-414-007-00	712 NINTH	02/07/24	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$22,100	19.39	\$119,811	\$10,750	\$103,250	\$112,783	0.915	984	\$104.93	4008	9.9574	1 STY	\$10,750
000-14-09-427-005-00	349 KLOACK ST	09/05/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$57,800	27.52	\$178,400	\$26,110	\$183,890	\$157,487	1.168	1,248	\$147.35	4008	15.2601	1 STY	\$21,500
000-14-09-481-005-00	117 CECILIA DR	06/05/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,450	35.69	\$157,885	\$21,720	\$153,280	\$140,812	1.089	1,008	\$152.06	4008	7.3495	1 STY	\$17,630
000-14-09-481-012-00	120 BERNADETTE	11/19/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$53,500	26.75	\$157,537	\$30,768	\$169,232	\$131,095	1.291	928	\$182.36	4008	27.5860	1 STY	\$16,340
000-14-09-482-001-00	937 NAPOLEON	11/01/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$49,000	25.39	\$152,477	\$21,220	\$171,780	\$135,736	1.266	1,058	\$162.36	4008	25.0492	1 STY	\$20,425
000-14-09-482-002-00	933 NAPOLEON	06/14/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$49,700	24.85	\$154,847	\$21,611	\$178,389	\$137,783	1.295	1,058	\$168.61	4008	27.9661	1 STY	\$19,780
000-14-09-482-003-00	929 NAPOLEON	08/13/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$58,700	25.52	\$173,386	\$22,328	\$207,672	\$156,213	1.329	1,082	\$191.93	4008	31.4365	1 STY	\$20,425
000-14-09-482-005-00	115 BERNADETTE	01/02/24	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$70,950	35.92	\$200,546	\$20,664	\$176,836	\$186,021	0.951	1,200	\$147.36	4008	6.4425	1 STY	\$19,350
<b>Totals:</b>			<b>\$2,967,299</b>			<b>\$2,967,299</b>	<b>\$819,450</b>		<b>\$2,905,497</b>		<b>\$2,569,455</b>	<b>\$2,592,545</b>			<b>\$120.42</b>		<b>2.3956</b>		
							<b>Sale. Ratio =&gt;</b>	<b>27.62</b>				<b>E.C.F. =&gt;</b>	<b>0.991</b>			<b>Std. Deviation=&gt;</b>	<b>0.344814954</b>		
							<b>Std. Dev. =&gt;</b>	<b>43.63</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.015</b>			<b>Ave. Variance=&gt;</b>	<b>25.3259</b>	<b>Coefficient of Var=&gt;</b>	<b>24.95036374</b>

4009L ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
000-14-09-153-004-00	121 N LAKESIDE	09/28/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$33,950	16.56	\$250,565	\$61,440	\$143,560	\$133,941	1.072	1,404	\$102.25	4009L	11.3154	2 STY	\$61,440	
000-14-09-155-001-00	131 BENNETT	11/07/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$55,200	14.92	\$375,929	\$149,220	\$220,780	\$161,327	1.369	880	\$250.89	4009L	18.3554	1 STY	\$140,954	
000-14-09-155-010-00	147 BENNETT	10/15/24	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$66,400	14.13	\$514,402	\$124,532	\$345,368	\$276,112	1.251	1,830	\$188.73	4009L	6.5859	1.25 STY	\$110,592	
000-14-09-158-003-00	311 GILMORE	09/21/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$54,350	21.74	\$300,360	\$83,369	\$166,631	\$153,676	1.084	1,204	\$138.40	4009L	10.0669	1 STY	\$81,408	
000-14-09-160-011-00	515 S LAKESIDE	06/14/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$78,500	19.15	\$465,142	\$55,547	\$354,453	\$293,262	1.209	2,254	\$157.26	4009L	2.3689	2 STY	\$52,224	
000-14-09-353-011-00	615 S LAKESIDE	06/27/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$155,200	29.56	\$601,472	\$276,866	\$248,134	\$229,891	1.079	1,560	\$159.06	4009L	10.5612	1 STY	\$267,665	
000-14-09-353-027-00	731 S LAKESIDE	06/19/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$39,650	20.33	\$205,211	\$63,095	\$131,905	\$100,649	1.311	873	\$151.09	4009L	12.5581	1 STY	\$62,976	
000-14-09-401-027-00	212 DURYEAS POINT	12/15/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$41,150	17.15	\$247,890	\$63,195	\$176,705	\$130,804	1.351	940	\$187.98	4009L	16.5949	1 STY	\$61,440	
000-14-09-403-006-00	661 NAPOLEON	04/26/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$61,550	34.19	\$267,841	\$97,818	\$82,182	\$120,413	0.683	1,062	\$77.38	4009L	50.2466	1.50 STY	\$96,000	
000-14-15-105-005-00	407 WASHINGTON DR	12/19/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$39,350	9.84	\$414,992	\$128,226	\$271,774	\$203,092	1.339	1,536	\$176.94	4009L	15.3214	1 STY	\$124,585	
000-14-16-156-007-03	3445 WANDA DR	04/26/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$89,300	26.66	\$356,468	\$109,974	\$225,026	\$174,571	1.289	1,394	\$161.42	4009L	10.4057	1 STY	\$107,520	
<b>Totals:</b>			<b>\$3,579,800</b>			<b>\$3,579,800</b>	<b>\$714,600</b>		<b>\$4,000,272</b>		<b>\$2,366,518</b>	<b>\$1,977,738</b>			<b>\$159.22</b>				<b>1.1611</b>	
								<b>Sale. Ratio =&gt;</b>	<b>19.96</b>				<b>E.C.F. =&gt;</b>	<b>1.197</b>		<b>Std. Deviation=&gt;</b>	<b>0.200690409</b>			
								<b>Std. Dev. =&gt;</b>	<b>7.23</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.185</b>		<b>Ave. Variance=&gt;</b>	<b>14.9437</b>	<b>Coefficient of Var=&gt;</b>	<b>12.61103222</b>	

4010 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value			
000-09-11-103-002-00	6000 FAIRLANE DR	08/29/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$25,750	117.05	\$27,154	\$3,528	\$18,472	\$47,537	0.389	744	\$24.83	4010	10.0589	MOBILE/MFG		\$3,528			
000-09-11-103-014-00	5952 FAIRLANE DR	06/30/23	\$55,000	MLC	03-ARM'S LENGTH	\$55,000	\$36,650	66.64	\$51,681	\$7,334	\$47,666	\$89,229	0.534	1,496	\$31.86	4010	4.5028	MOBILE/MFG		\$3,430			
000-09-11-104-015-02	5961 FAIRLANE DR	05/21/24	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$28,100	56.20	\$31,173	\$4,900	\$45,100	\$52,863	0.853	980	\$46.02	4010	36.3977	MOBILE/MFG		\$4,900			
000-14-13-404-016-00	8746 GRAYLING	10/21/23	\$29,000	LC	03-ARM'S LENGTH	\$29,000	\$15,000	51.72	\$28,292	\$7,546	\$21,454	\$41,742	0.514	720	\$29.80	4010	2.4793	MOBILE/MFG		\$7,546			
000-14-13-415-007-00	3569 BELLROSE	06/29/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,250	36.25	\$34,221	\$3,675	\$16,325	\$61,461	0.266	1,152	\$14.17	4010	22.3552	1STY		\$3,675			
000-14-13-415-007-00	3569 BELLROSE	02/14/25	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$6,900	25.56	\$34,221	\$3,675	\$23,325	\$61,461	0.380	1,152	\$20.25	4010	10.9658	1STY		\$3,675			
<b>Totals:</b>			<b>\$203,000</b>			<b>\$203,000</b>	<b>\$119,650</b>		<b>\$206,742</b>		<b>\$172,342</b>	<b>\$354,294</b>			<b>\$27.82</b>		<b>0.2730</b>						
								Sale. Ratio =>	58.94					E.C.F. =>	0.486			Std. Deviation=>	0.203587872				
								Std. Dev. =>	32.01					Ave. E.C.F. =>	0.489			Ave. Variance=>	14.4599			Coefficient of Var=>	29.56025856

4011 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
000-14-06-405-005-00	1179 FAIRFAX	10/18/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$19,850	17.26	\$108,244	\$16,343	\$98,657	\$75,144	1.313	980	\$100.67	4011	12.0249	1.25 STY	\$15,600
000-14-06-428-013-00	1238 LAMOINE ST	07/31/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$33,500	20.94	\$160,908	\$23,248	\$136,752	\$112,559	1.215	954	\$143.35	4011	2.2275	1 STY	\$20,592
000-14-06-429-010-00	1147 LAMOINE ST	08/16/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$24,250	14.70	\$196,338	\$31,459	\$133,541	\$134,815	0.991	1,188	\$112.41	4011	20.2110	1 STY	\$20,592
000-14-06-431-024-00	1263 LAMOINE ST	11/29/23	\$221,063	WD	03-ARM'S LENGTH	\$221,063	\$23,150	10.47	\$193,721	\$21,417	\$199,646	\$140,886	1.417	1,040	\$191.97	4011	22.4413	1 STY	\$21,417
000-14-07-403-022-01	3611 MYERS CT	04/26/24	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$49,000	25.65	\$219,198	\$42,500	\$148,500	\$144,479	1.028	1,176	\$126.28	4011	16.4828	1 STY	\$41,184
<b>Totals:</b>						<b>\$852,063</b>	<b>\$149,750</b>		<b>\$878,409</b>		<b>\$717,096</b>	<b>\$607,884</b>			<b>\$134.93</b>		<b>1.2999</b>		
						<b>Sale. Ratio =&gt;</b>	<b>17.57</b>		<b>E.C.F. =&gt;</b>	<b>1.180</b>	<b>Std. Deviation=&gt;</b>	<b>0.182574652</b>							
						<b>Std. Dev. =&gt;</b>	<b>5.81</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.193</b>	<b>Ave. Variance=&gt;</b>	<b>14.6775</b>	<b>Coefficient of Var=&gt;</b>	<b>12.30655245</b>					

4012 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
000-14-10-476-003-00	2890 NOON	04/30/24	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$82,300	27.66	\$288,092	\$61,944	\$235,556	\$209,203	1.126	1,367	\$172.32	4012	6.9179	1 STY	\$58,682	
000-14-11-376-002-01	7440 DALI	09/25/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$87,350	32.35	\$252,665	\$41,656	\$228,344	\$195,199	1.170	1,776	\$128.57	4012	2.5348	TRI-LEV	\$40,550	
000-14-16-126-017-00	744 S LAKESIDE	05/14/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$36,800	27.26	\$124,405	\$48,352	\$86,648	\$70,354	1.232	880	\$98.46	4012	3.6445	1 STY	\$44,691	
000-14-16-153-005-00	4030 ZYGMUNT DR	03/06/25	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,800	32.76	\$188,124	\$50,821	\$159,179	\$127,015	1.253	1,191	\$133.65	4012	5.8082	1 STY	\$40,825	
<b>Totals:</b>			<b>\$912,500</b>			<b>\$912,500</b>	<b>\$275,250</b>		<b>\$853,287</b>		<b>\$709,727</b>	<b>\$601,771</b>			<b>\$133.25</b>		<b>1.5752</b>			
								Sale. Ratio =>	30.16			E.C.F. =>	1.179	Std. Deviation=>		0.058109192				
								Std. Dev. =>	2.95			Ave. E.C.F. =>	1.195	Ave. Variance=>		4.7264	Coefficient of Var=>	3.954614031		

4013 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value					
000-14-04-354-022-00	170 MAPLE RD	03/19/25	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$41,400	20.60	\$159,556	\$37,394	\$163,606	\$126,988	1.288	840	\$194.77	4013	29.4678	1 STY	\$34,366					
000-14-04-356-010-00	207 MAPLE RD	04/26/23	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$47,500	39.42	\$179,950	\$39,897	\$80,603	\$145,585	0.554	1,008	\$79.96	4013	44.0037	1 STY	\$38,564					
000-14-04-358-003-01	300 LAFAYETTE RD	06/19/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$34,900	17.45	\$183,981	\$66,558	\$133,442	\$122,061	1.093	1,041	\$128.19	4013	9.9552	1.25 STY	\$59,401					
000-14-04-358-014-00	236 HILL RD	07/20/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,300	54.60	\$92,137	\$27,990	\$22,010	\$66,681	0.330	1,168	\$18.84	4013	66.3606	1 STY	\$27,990					
000-14-04-358-014-00	236 HILL RD	02/02/24	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$27,300	16.96	\$92,137	\$27,990	\$133,010	\$66,681	1.995	1,168	\$113.88	4013	100.1040	1 STY	\$27,990					
000-14-04-359-001-00	301 GILMAN	01/29/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$31,300	14.23	\$205,692	\$31,100	\$188,900	\$180,522	1.046	1,324	\$142.67	4013	5.2722	1 STY	\$31,100					
000-14-04-359-003-00	352 VALLEY RD	01/25/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$57,150	24.01	\$178,215	\$35,701	\$202,299	\$148,143	1.366	1,406	\$143.88	4013	37.1876	BI-LEV	\$31,100					
000-14-05-102-003-00	4013 FRANKLIN	03/05/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$52,950	21.18	\$252,594	\$47,883	\$202,117	\$212,797	0.950	1,677	\$120.52	4013	4.3875	1 STY	\$31,100					
000-14-05-152-009-00	4122 MC ARTHUR	02/05/24	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$59,000	33.52	\$149,493	\$37,845	\$138,155	\$116,058	1.190	1,124	\$122.91	4013	19.6709	1 STY	\$31,100					
000-14-05-154-007-00	4121 MC ARTHUR	07/12/23	\$179,040	WD	03-ARM'S LENGTH	\$179,040	\$62,150	34.71	\$255,194	\$85,585	\$93,455	\$176,309	0.530	1,536	\$60.84	4013	46.3621	1 STY	\$62,200					
000-14-05-154-009-00	4133 MC ARTHUR	03/12/25	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$38,650	28.11	\$139,614	\$29,674	\$107,826	\$114,283	0.944	682	\$158.10	4013	5.0183	1 STY	\$28,612					
000-14-05-201-002-00	601 S SUTTON	07/17/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,000	55.00	\$134,167	\$40,430	\$39,570	\$97,440	0.406	1,182	\$33.48	4013	58.7588	1.25 STY	\$40,430					
000-14-05-302-005-00	128 RONALD RD	08/22/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$40,400	26.58	\$126,682	\$18,660	\$133,340	\$112,289	1.187	1,080	\$123.46	4013	19.3787	1.50 STY	\$18,660					
000-14-05-303-005-00	117 RONALD RD	01/04/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$44,550	38.74	\$191,947	\$25,047	\$89,953	\$173,493	0.518	1,473	\$61.07	4013	47.5202	1.50 STY	\$18,660					
000-14-05-402-005-05	232 HALL	10/02/24	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$0	0.00	\$184,962	\$44,856	\$159,144	\$145,840	1.093	1,063	\$149.71	4013	9.9034	1 STY	\$43,696					
000-14-05-402-007-01	227 RICE	10/11/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$70,000	24.56	\$268,590	\$46,693	\$238,307	\$230,223	1.035	2,148	\$110.94	4013	4.1427	1 STY	\$45,406					
000-14-05-402-014-00	202 HALL ST	06/20/24	\$188,699	WD	03-ARM'S LENGTH	\$188,699	\$31,450	16.67	\$163,153	\$50,189	\$138,510	\$117,152	1.182	840	\$164.89	4013	18.8628	1 STY	\$45,624					
000-14-05-403-003-02	125 RICE	04/04/24	\$185,950	WD	03-ARM'S LENGTH	\$185,950	\$0	0.00	\$147,969	\$28,612	\$157,338	\$124,072	1.268	1,287	\$122.25	4013	27.4436	1.75 STY	\$28,612					
000-14-05-403-003-02	125 RICE	04/04/24	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$0	0.00	\$147,969	\$28,612	\$138,888	\$124,072	1.119	1,287	\$107.92	4013	12.5732	1.75 STY	\$28,612					
000-14-05-406-003-00	241 LONG AVE	02/02/24	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$37,000	22.02	\$154,805	\$20,837	\$147,163	\$138,678	1.061	1,008	\$146.00	4013	6.7498	1 STY	\$20,837					
000-14-05-426-002-00	201 SHOWERMAN RD	09/22/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$41,800	25.33	\$174,668	\$36,698	\$128,302	\$143,084	0.897	1,120	\$114.56	4013	9.6995	1 STY	\$36,698					
000-14-05-427-010-00	302 CENTER	03/12/25	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$44,100	24.51	\$144,568	\$34,123	\$145,777	\$114,808	1.270	1,238	\$117.75	4013	27.6064	1.25 STY	\$30,478					
000-14-05-429-005-00	240 CENTER	11/21/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,550	45.69	\$130,039	\$23,014	\$56,986	\$111,253	0.512	857	\$66.49	4013	48.1464	1+ STY	\$23,014					
000-14-05-430-002-00	241 CENTER	07/07/23	\$197,800	WD	03-ARM'S LENGTH	\$197,800	\$63,400	32.05	\$189,842	\$25,740	\$172,060	\$170,584	1.009	1,836	\$93.71	4013	1.4966	2 STY	\$23,014					
000-14-05-430-021-00	302 STILLWELL AVE	09/26/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$62,800	29.21	\$201,124	\$32,028	\$182,972	\$175,775	1.041	1,756	\$104.20	4013	4.7256	1.75 STY	\$22,703					
000-14-05-478-009-00	246 HOLMES	04/14/23	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$59,300	27.59	\$217,129	\$24,773	\$190,127	\$199,954	0.951	1,627	\$116.86	4013	4.2833	1.50 STY	\$23,636					
<b>Totals:</b>			<b>\$4,531,789</b>			<b>\$4,531,789</b>	<b>\$1,054,950</b>			<b>\$4,466,177</b>	<b>\$3,583,860</b>	<b>\$3,654,625</b>			<b>\$112.23</b>		<b>1.3049</b>							
									Sale. Ratio =>	<b>23.28</b>										Std. Deviation=>	<b>0.358056805</b>			
									Std. Dev. =>	<b>14.23</b>										Ave. E.C.F. =>	<b>0.981</b>			
												Ave. E.C.F. =>	<b>0.994</b>				Ave. Variance=>	<b>25.7339</b>	Coefficient of Var=> <b>25.89741104</b>					

4014 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
000-09-30-303-010-01	604 JACQUELINE ST	02/13/25	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$46,550	24.63	\$178,515	\$38,051	\$150,949	\$136,913	1.103	1,178	\$128.14	4014	0.4952	1 STY	\$36,000		
000-09-30-303-012-00	3220 IRENE	05/24/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$44,400	25.37	\$164,946	\$26,105	\$148,895	\$135,059	1.102	1,200	\$124.08	4014	0.5026	1 STY	\$22,000		
000-09-30-305-010-00	530 GREGORY	09/26/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$70,800	30.13	\$205,923	\$24,864	\$210,136	\$176,143	1.193	2,148	\$97.83	4014	8.5517	1 STY	\$23,600		
000-09-30-306-004-00	535 GREGORY	01/27/25	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$40,150	24.33	\$138,530	\$28,974	\$136,026	\$106,572	1.276	816	\$166.70	4014	16.8910	1 STY	\$23,600		
000-09-30-306-006-00	527 GREGORY	07/07/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$39,650	23.05	\$161,425	\$24,559	\$147,441	\$133,363	1.106	1,106	\$133.31	4014	0.1903	1 STY	\$23,600		
000-09-30-306-019-00	536 JACQUELINE ST	08/08/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$41,300	29.29	\$151,909	\$39,119	\$101,881	\$109,718	0.929	860	\$110.47	4014	17.8895	1 STY	\$23,600		
000-09-30-306-025-00	3230 GREGORY	06/16/23	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$30,650	47.15	\$100,238	\$17,873	\$47,127	\$80,122	0.588	791	\$59.58	4014	51.9273	1 STY	\$16,000		
000-09-30-307-009-00	519 JACQUELINE ST	08/23/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$24,000	14.12	\$176,870	\$25,600	\$144,400	\$147,150	0.981	1,288	\$112.11	4014	12.6154	1 STY	\$25,600		
000-09-30-376-004-01	3308 GREGORY	12/09/24	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$0	0.00	\$109,931	\$15,554	\$124,346	\$91,806	1.354	994	\$125.10	4014	24.6970	1 STY	\$15,000		
000-09-31-101-001-00	447 N DETTMAN	02/20/24	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$40,700	32.59	\$209,292	\$24,769	\$100,131	\$179,497	0.558	1,302	\$78.91	4014	54.9625	2 STY	\$23,000		
000-09-31-302-002-01	201 BRISCOE	12/12/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$0	0.00	\$156,818	\$23,000	\$97,000	\$130,173	0.745	825	\$117.58	4014	36.2306	1 STY	\$23,000		
000-09-31-303-003-00	3135 HAYES ST	06/07/23	\$89,000	LC	03-ARM'S LENGTH	\$89,000	\$26,200	29.44	\$95,257	\$6,140	\$82,860	\$86,690	0.956	957	\$86.58	4014	15.1644	1.75 STY	\$6,140		
000-09-31-303-008-00	319 S DETTMAN	08/16/24	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$42,000	28.87	\$126,435	\$19,800	\$125,700	\$103,731	1.212	867	\$144.98	4014	10.4327	1 STY	\$19,800		
000-09-31-303-018-00	324 LOCKWOOD ST	02/24/25	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$44,300	22.37	\$137,595	\$25,312	\$172,688	\$109,225	1.581	924	\$186.89	4014	47.3567	1 STY	\$20,000		
000-09-31-304-006-00	335 LOCKWOOD ST	03/22/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$37,350	20.75	\$140,264	\$40,116	\$139,884	\$97,420	1.436	880	\$158.96	4014	32.8415	1+ STY	\$33,000		
000-09-31-306-003-00	3111 MATTHEWS ST	09/08/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$23,750	19.79	\$99,723	\$10,600	\$109,400	\$86,696	1.262	624	\$175.32	4014	15.4421	1+ STY	\$10,600		
000-09-31-306-008-00	3145 MATTHEWS ST	01/30/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$37,450	24.97	\$126,513	\$12,117	\$137,883	\$111,295	1.239	970	\$142.15	4014	13.1425	1.75 STY	\$10,600		
000-09-31-306-009-01	3155 MATTHEWS ST	04/26/24	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$43,400	17.93	\$247,768	\$46,925	\$195,075	\$196,232	0.994	1,424	\$136.99	4014	11.3363	2 STY	\$42,400		
000-09-31-327-005-02	554 SHERIDAN RD	01/12/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$37,050	18.07	\$245,526	\$14,720	\$190,280	\$224,519	0.847	1,717	\$110.82	4014	25.9968	1 STY	\$14,720		
000-09-31-328-005-01	247 SHERIDAN RD	07/12/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$51,650	24.60	\$186,295	\$30,296	\$179,704	\$151,750	1.184	1,196	\$150.25	4014	7.6744	1 STY	\$28,400		
000-09-31-402-003-00	330 WATTS RD	09/27/24	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$32,300	10.77	\$309,336	\$93,139	\$206,861	\$213,007	0.971	1,012	\$204.41	4014	13.6321	1.25 STY	\$66,000		
000-14-06-101-003-02	3130 PERLMAN RD	07/31/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,150	30.09	\$169,918	\$32,316	\$137,684	\$133,854	1.029	1,032	\$133.41	4014	7.8854	1 STY	\$21,400		
000-14-06-103-007-00	803 S DETTMAN	11/20/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$42,150	26.51	\$122,588	\$17,448	\$141,552	\$102,276	1.384	805	\$175.84	4014	27.6549	1 STY	\$15,600		
000-14-06-103-011-01	857 S DETTMAN	05/23/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$0	0.00	\$197,648	\$8,740	\$231,260	\$184,281	1.255	1,406	\$164.48	4014	14.7463	1 STY	\$7,750		
000-14-06-103-011-01	857 S DETTMAN	02/10/25	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$0	0.00	\$197,648	\$8,740	\$258,260	\$184,281	1.401	1,406	\$183.68	4014	29.3978	1 STY	\$7,750		
<b>Totals:</b>			<b>\$4,372,300</b>			<b>\$4,372,300</b>	<b>\$846,950</b>		<b>\$4,156,911</b>		<b>\$3,717,423</b>	<b>\$3,411,774</b>			<b>\$136.58</b>		<b>1.7881</b>				
								<b>Sale. Ratio =&gt;</b>	<b>19.37</b>					<b>E.C.F. =&gt;</b>	<b>1.090</b>			<b>Std. Deviation=&gt;</b>	<b>0.254190001</b>		
								<b>Std. Dev. =&gt;</b>	<b>11.60</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.107</b>			<b>Ave. Variance=&gt;</b>	<b>19.9063</b>	<b>Coefficient of Var=&gt; 17.97460178</b>	

4015 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
000-09-31-301-001-00	205 S DETTMAN	07/15/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$66,950	25.75	\$275,953	\$43,032	\$216,968	\$236,468	0.918	2,534	\$85.62	4015	3.3724	2 STY	\$43,032		
000-09-31-426-001-00	220 CURTIS AVE	10/18/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$30,850	28.05	\$114,351	\$32,600	\$77,400	\$82,996	0.933	910	\$85.05	4015	1.8685	1.75 STY	\$32,600		
000-09-31-426-002-01	242 CURTIS AVE	04/06/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$44,250	33.52	\$171,773	\$35,530	\$96,470	\$138,318	0.697	1,112	\$86.75	4015	25.3808	1 STY	\$32,600		
000-09-31-426-010-00	290 CURTIS AVE	05/22/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$74,050	29.04	\$249,397	\$70,287	\$184,713	\$181,838	1.016	1,624	\$113.74	4015	6.4553	1 STY	\$65,200		
000-09-31-427-015-00	289 CURTIS AVE	08/27/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$45,050	21.87	\$219,811	\$35,096	\$170,904	\$187,528	0.911	1,211	\$141.13	4015	3.9908	1 STY	\$32,600		
000-09-32-102-002-01	145 SYCAMORE ST	01/29/25	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$0	0.00	\$95,610	\$27,900	\$42,100	\$68,741	0.612	816	\$51.59	4015	33.8818	1+ STY	\$27,335		
000-09-32-151-005-00	214 HACKETT	01/29/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$46,500	28.18	\$152,739	\$43,032	\$121,968	\$111,199	1.097	1,140	\$106.99	4015	14.5584	1.25 STY	\$43,032		
000-09-32-151-007-00	144 HACKETT ST	08/15/24	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$36,250	12.76	\$231,685	\$22,398	\$261,602	\$212,474	1.231	1,413	\$185.14	4015	27.9958	1.25 STY	\$21,516		
000-09-32-402-007-00	235 LUMLEY AVE	03/07/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$47,950	22.30	\$177,082	\$45,812	\$169,188	\$133,269	1.270	1,008	\$167.85	4015	31.8262	1 STY	\$39,446		
000-09-32-402-017-00	254 VISTA DR	10/23/24	\$161,700	WD	03-ARM'S LENGTH	\$161,700	\$30,500	18.86	\$145,175	\$40,457	\$121,243	\$106,313	1.140	725	\$167.23	4015	18.9177	1 STY	\$39,446		
000-09-32-404-007-00	261 VISTA DR	06/26/24	\$358,200	WD	03-ARM'S LENGTH	\$358,200	\$77,950	21.76	\$430,295	\$207,662	\$150,538	\$225,836	0.667	1,440	\$104.54	4015	28.4679	1 STY	\$207,662		
000-09-32-404-009-00	315 VISTA DR	08/02/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$62,500	22.73	\$299,676	\$70,855	\$204,145	\$232,244	0.879	2,392	\$85.34	4015	7.2251	1 STY	\$65,526		
000-14-05-327-016-00	929 S SUTTON	06/05/23	\$156,400	WD	03-ARM'S LENGTH	\$156,400	\$27,300	17.46	\$135,163	\$17,930	\$138,470	\$119,018	1.163	1,025	\$135.09	4015	21.2174	1 STY	\$17,930		
000-14-05-327-020-00	1001 S SUTTON	06/18/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$29,150	29.15	\$121,009	\$18,722	\$81,278	\$103,747	0.783	1,132	\$71.80	4015	16.7835	1 STY	\$17,930		
<b>Totals:</b>			<b>\$2,748,300</b>			<b>\$2,748,300</b>	<b>\$619,250</b>		<b>\$2,819,719</b>		<b>\$2,036,987</b>	<b>\$2,139,989</b>			<b>\$113.42</b>		<b>0.0608</b>				
									<b>Sale. Ratio =&gt;</b>	<b>22.53</b>				<b>E.C.F. =&gt;</b>	<b>0.952</b>			<b>Std. Deviation=&gt;</b>	<b>0.211689325</b>		
									<b>Std. Dev. =&gt;</b>	<b>8.42</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.951</b>			<b>Ave. Variance=&gt;</b>	<b>17.2815</b>	<b>Coefficient of Var=&gt;</b>	<b>18.16699303</b>

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
000-09-28-128-007-00	5543 DOGWOOD DR	09/20/24	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$62,100	32.26	\$196,360	\$38,047	\$154,453	\$147,956	1.044	1,331	\$116.04	4016	7.2596	1 STY	\$34,650	
000-09-28-128-009-00	5551 DOGWOOD DR	12/03/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$49,700	22.09	\$197,516	\$54,339	\$170,661	\$133,810	1.275	925	\$184.50	4016	15.8888	1 STY	\$34,650	
000-09-28-203-001-00	5628 HOLLY DR	11/01/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$52,000	25.37	\$174,240	\$51,757	\$153,243	\$114,470	1.339	925	\$165.67	4016	22.2210	1 STY	\$50,985	
000-09-28-204-014-00	3958 VIKING DR	03/17/25	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$61,000	32.28	\$219,033	\$60,261	\$128,739	\$148,385	0.868	1,295	\$99.41	4016	24.8906	BI-LEV	\$59,400	
000-09-28-205-001-00	5681 HOLLY DR	05/18/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$54,150	25.79	\$189,861	\$37,468	\$172,532	\$142,423	1.211	1,213	\$142.24	4016	9.4896	1 STY	\$36,630	
000-09-28-205-019-00	5609 HOLLY DR	04/23/24	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$51,900	23.70	\$189,567	\$34,991	\$184,009	\$144,464	1.274	1,225	\$150.21	4016	15.7233	1 STY	\$34,650	
000-09-28-205-020-00	5605 HOLLY DR	06/06/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$45,500	24.07	\$162,005	\$41,982	\$147,018	\$112,171	1.311	925	\$158.94	4016	19.4152	1 STY	\$35,145	
000-09-28-206-001-00	3980 JUNIPER DR	01/26/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,350	43.35	\$165,985	\$46,323	\$83,677	\$111,834	0.748	925	\$90.46	4016	36.8279	1 STY	\$44,311	
000-09-28-206-003-00	5657 POPLAR DR	01/29/25	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$51,200	31.03	\$188,391	\$40,243	\$124,757	\$138,456	0.901	1,093	\$114.14	4016	21.5449	1 STY	\$34,650	
000-09-28-206-003-00	5657 POPLAR DR	01/29/25	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$51,200	31.03	\$188,391	\$40,243	\$124,757	\$138,456	0.901	1,093	\$114.14	4016	21.5449	1 STY	\$34,650	
000-09-28-206-009-00	5633 POPLAR DR	11/18/24	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$61,100	27.96	\$182,860	\$37,036	\$181,464	\$136,284	1.332	1,665	\$108.99	4016	21.5006	BI-LEV	\$34,650	
000-09-28-207-005-00	5671 JUNIPER DR	09/04/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$52,500	26.92	\$156,017	\$46,127	\$148,873	\$102,701	1.450	925	\$160.94	4016	33.3071	1 STY	\$42,075	
000-09-28-209-015-00	4053 CASH	10/30/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$60,350	31.76	\$197,493	\$36,912	\$153,088	\$150,076	1.020	1,665	\$91.94	4016	9.6435	BI-LEV	\$34,650	
000-09-28-211-007-00	4027 HONEYSUCKLE DR	07/24/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$61,100	33.04	\$191,598	\$43,209	\$141,691	\$138,681	1.022	1,665	\$85.10	4016	9.4805	BI-LEV	\$38,610	
000-09-28-211-008-00	4031 HONEYSUCKLE DR	02/19/25	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$45,500	26.30	\$160,488	\$37,231	\$135,769	\$115,193	1.179	925	\$146.78	4016	6.2110	1 STY	\$34,650	
000-09-28-211-014-00	4032 CASH	09/27/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,750	36.91	\$187,736	\$36,144	\$133,856	\$141,675	0.945	1,225	\$109.27	4016	17.1695	1 STY	\$34,650	
000-09-28-212-014-00	5608 VIKING DR	08/01/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$69,900	28.53	\$217,916	\$50,374	\$194,626	\$156,581	1.243	1,665	\$116.89	4016	12.6464	BI-LEV	\$49,995	
000-09-28-213-008-00	5643 VIKING DR	12/10/24	\$185,000	MLC	03-ARM'S LENGTH	\$185,000	\$65,750	35.54	\$166,899	\$28,897	\$156,103	\$128,974	1.210	1,405	\$111.11	4016	9.3840	1 STY	\$28,215	
000-09-28-226-005-00	5693 HOLLY DR	08/22/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$59,650	30.59	\$214,117	\$53,999	\$141,001	\$149,643	0.942	925	\$152.43	4016	17.4257	1 STY	\$49,005	
<b>Totals:</b>			<b>\$3,645,900</b>			<b>\$3,645,900</b>	<b>\$1,073,700</b>		<b>\$3,546,473</b>		<b>\$2,830,317</b>	<b>\$2,552,234</b>			<b>\$127.33</b>		<b>0.7550</b>			
									<b>Sale. Ratio =&gt;</b>	<b>29.45</b>			<b>E.C.F. =&gt;</b>	<b>1.109</b>	<b>Std. Deviation=&gt;</b>		<b>0.19800229</b>			
									<b>Std. Dev. =&gt;</b>	<b>5.21</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.117</b>	<b>Ave. Variance=&gt;</b>		<b>17.4513</b>	<b>Coefficient of Var=&gt;</b>	<b>15.63023455</b>	

4017 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
000-09-30-401-004-00	900 FAIRYLAND AVE	08/27/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$26,800	29.78	\$81,176	\$12,862	\$77,138	\$69,708	1.107	704	\$109.57	4017	2.1204	1 STY	\$11,840
000-09-30-401-027-00	616 FAIRYLAND AVE	11/05/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$36,400	29.12	\$111,738	\$19,536	\$105,464	\$94,084	1.121	758	\$139.13	4017	3.5579	1.25 STY	\$19,536
000-09-30-401-033-00	534 FAIRYLAND AVE	12/15/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$24,400	19.52	\$92,058	\$11,840	\$113,160	\$81,855	1.382	805	\$140.57	4017	29.7062	1 STY	\$11,840
000-09-30-403-011-00	3413 GYPSY LN	09/19/23	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$21,950	26.77	\$88,249	\$11,840	\$70,160	\$77,968	0.900	820	\$85.56	4017	18.5529	1 STY	\$11,840
000-09-30-403-026-00	3432 SUNNYHEART AVE	07/13/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$21,550	28.73	\$83,795	\$11,840	\$63,160	\$73,423	0.860	600	\$105.27	4017	22.5166	1 STY	\$11,840
000-09-30-404-033-00	535 FAIRYLAND AVE	05/06/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$37,250	17.33	\$194,525	\$29,600	\$185,400	\$168,291	1.102	1,355	\$136.83	4017	1.6283	1 STY	\$29,600
000-09-31-202-005-00	230 BENDER	06/05/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$31,550	21.03	\$137,001	\$49,716	\$100,284	\$89,066	1.126	864	\$116.07	4017	4.0566	1 STY	\$35,816
<b>Totals:</b>			<b>\$862,000</b>			<b>\$862,000</b>	<b>\$199,900</b>		<b>\$788,542</b>		<b>\$714,766</b>	<b>\$654,396</b>			<b>\$119.00</b>				
							Sale. Ratio =>	23.19				E.C.F. =>	1.092			Std. Deviation=>	0.17175199		
							Std. Dev. =>	5.17				Ave. E.C.F. =>	1.085			Ave. Variance=>	11.7341	Coefficient of Var=>	10.81106614

4018 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
000-14-10-200-013-00	5136 HUGGINS	10/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,000	35.20	\$247,522	\$34,262	\$215,738	\$222,377	0.970	2,380	\$90.65	4018	12.1990	1STY	\$29,968		
012-09-33-426-015-00	519 MACDONOUGH	08/13/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$0	0.00	\$266,702	\$20,992	\$278,908	\$256,215	1.089	1,800	\$154.95	4018	0.3562	2STY	\$17,289		
012-09-33-426-018-00	542 JOUETT	04/07/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$0	0.00	\$261,446	\$22,066	\$277,834	\$249,614	1.113	1,800	\$154.35	4018	2.0920	2STY	\$15,688		
012-09-33-426-020-00	534 JOUETT	01/04/24	\$315,245	WD	03-ARM'S LENGTH	\$315,245	\$0	0.00	\$276,933	\$25,807	\$289,438	\$261,862	1.105	1,812	\$159.73	4018	1.3172	2STY	\$23,052		
012-09-33-426-021-00	522 DOUGLASS	12/29/23	\$320,245	WD	03-ARM'S LENGTH	\$320,245	\$0	0.00	\$259,179	\$19,611	\$300,634	\$249,610	1.203	1,800	\$167.02	4018	11.1316	2STY	\$15,368		
012-09-33-426-024-00	523 DOUGLASS	08/26/24	\$330,050	WD	03-ARM'S LENGTH	\$330,050	\$0	0.00	\$270,459	\$25,306	\$304,744	\$255,634	1.192	1,800	\$169.30	4018	9.9977	2STY	\$21,131		
012-09-33-426-031-00	537 JOUETT	05/03/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$0	0.00	\$280,210	\$22,691	\$279,309	\$278,956	1.001	2,586	\$108.01	4018	9.0869	2STY	\$15,368		
012-09-33-426-035-00	509 MACDONOUGH	10/25/24	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$0	0.00	\$272,218	\$18,782	\$273,218	\$264,271	1.034	2,240	\$121.97	4018	5.8278	BI-LEV	\$14,087		
023-14-17-204-003-02	1304 CATSYL	08/29/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$0	0.00	\$267,625	\$32,587	\$302,413	\$245,087	1.234	1,616	\$187.14	4018	14.1770	1STY	\$22,387		
023-14-17-204-003-16	1219 ANNADAN	12/12/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$25,350	8.59	\$258,899	\$24,747	\$270,253	\$244,163	1.107	1,380	\$195.84	4018	1.4723	1STY	\$21,028		
023-14-17-204-003-25	1321 CATSYL	11/13/23	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$11,450	4.13	\$263,853	\$28,616	\$248,884	\$245,294	1.015	1,379	\$180.48	4018	7.7498	1+STY	\$17,452		
023-14-17-204-003-26	1319 CATSYL	05/11/23	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$12,600	4.42	\$238,701	\$27,060	\$257,840	\$220,689	1.168	1,400	\$184.17	4018	7.6206	1STY	\$19,536		
023-14-17-204-003-29	1313 CATSYL	09/28/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$12,600	4.48	\$245,176	\$35,244	\$245,756	\$218,907	1.123	1,406	\$174.79	4018	3.0516	1STY	\$19,563		
023-14-17-204-003-34	4110 FELDMAN	07/01/24	\$317,630	WD	03-ARM'S LENGTH	\$317,630	\$0	0.00	\$278,794	\$25,517	\$292,113	\$264,105	1.106	1,722	\$169.64	4018	1.3914	2STY	\$22,150		
023-14-17-204-003-42	1137 COOPER	07/29/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$0	0.00	\$284,778	\$32,593	\$242,407	\$262,967	0.922	1,450	\$167.18	4018	17.0317	1STY	\$23,935		
<b>Totals:</b>			<b>\$4,475,370</b>			<b>\$4,475,370</b>	<b>\$150,000</b>		<b>\$3,982,495</b>		<b>\$4,079,489</b>	<b>\$3,739,952</b>			<b>\$159.01</b>		<b>0.1347</b>				
								<b>Sale. Ratio =&gt;</b>	<b>3.35</b>					<b>E.C.F. =&gt;</b>	<b>1.091</b>						
								<b>Std. Dev. =&gt;</b>	<b>9.08</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.092</b>	<b>Ave. Variance=&gt;</b>	<b>6.9669</b>	<b>Coefficient of Var=&gt;</b>	<b>6.379132244</b>		

4019 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
000-14-17-101-010-03	3703 FLANSBURG	02/25/25	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$0	0.00	\$172,016	\$35,856	\$148,144	\$125,609	1.179	1,008	\$146.97	4019	15.8263	1 STY	\$35,856	
000-14-17-101-011-02	3777 FLANSBURG	06/27/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$61,000	19.68	\$299,110	\$66,588	\$243,412	\$214,908	1.133	1,926	\$126.38	4019	11.1490	1.50 STY	\$66,588	
000-14-17-102-002-00	3839 FLANSBURG	10/06/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$21,000	23.33	\$136,356	\$44,533	\$45,467	\$84,708	0.537	896	\$50.74	4019	48.4392	1 STY	\$43,824	
000-14-17-203-008-02	4119 FELDMAN	06/14/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$0	0.00	\$339,878	\$75,925	\$213,975	\$245,795	0.871	1,780	\$120.21	4019	15.0603	1 STY	\$75,318	
000-14-17-204-002-00	4123 FLANSBURG	10/31/23	\$268,750	WD	03-ARM'S LENGTH	\$268,750	\$66,800	24.86	\$261,259	\$55,729	\$213,021	\$191,700	1.111	1,150	\$185.24	4019	9.0078	1 STY	\$49,800	
000-14-17-230-004-00	4213 GALE	08/09/24	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$46,650	28.10	\$196,642	\$46,150	\$119,850	\$138,830	0.863	1,278	\$93.78	4019	15.7860	1 STY	\$38,180	
000-14-17-230-008-00	3201 HOYER RD	05/24/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$40,700	19.85	\$198,840	\$42,046	\$162,954	\$145,306	1.121	850	\$191.71	4019	10.0312	1 STY	\$32,868	
000-14-17-230-009-00	3203 HOYER RD	12/19/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$55,200	25.32	\$230,461	\$26,902	\$191,098	\$187,765	1.018	1,542	\$123.93	4019	0.3502	1 STY	\$21,912	
000-14-17-277-011-00	3902 ZYGMUNT DR	05/22/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$49,050	24.53	\$189,130	\$25,872	\$174,128	\$150,607	1.156	1,072	\$162.43	4019	13.5030	1 STY	\$24,900	
000-14-17-281-002-00	3913 ZYGMUNT DR	08/26/24	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$83,300	27.86	\$269,170	\$37,431	\$261,569	\$213,992	1.222	1,288	\$203.08	4019	20.1184	1 STY	\$31,872	
<b>Totals:</b>			<b>\$2,230,650</b>			<b>\$2,230,650</b>	<b>\$423,700</b>		<b>\$2,292,862</b>		<b>\$1,773,618</b>	<b>\$1,699,240</b>			<b>\$140.45</b>		<b>2.2627</b>			
								Sale. Ratio =>	18.99			E.C.F. =>	1.044	Std. Deviation=>		0.209923358				
								Std. Dev. =>	10.58			Ave. E.C.F. =>	1.021	Ave. Variance=>		15.9271	Coefficient of Var=>	15.59733755		

4022 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
000-09-29-151-001-16	2091 SCENIC HILLS	06/12/24	\$371,100	WD	19-MULTI PARCEL ARM'S LENGTH	\$371,100	\$14,150	3.81	\$427,662	\$55,268	\$315,832	\$310,587	1.017	1,851	\$170.63	4022	11.2767	1+ STY	\$35,393
000-14-01-252-018-00	1239 BREEZY	08/03/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$108,650	31.49	\$356,688	\$46,857	\$298,143	\$258,408	1.154	1,521	\$196.02	4022	2.4115	1 STY	\$34,802
000-14-01-252-028-00	1208 BREEZY	05/15/24	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$55,200	14.60	\$387,373	\$64,398	\$313,602	\$270,947	1.157	1,654	\$189.60	4022	2.7777	1 STY	\$50,693
000-14-01-252-047-00	1408 WILLOW DR	12/04/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$13,050	3.68	\$343,487	\$47,222	\$307,778	\$247,093	1.246	1,906	\$161.48	4022	11.5940	2 STY	\$41,382
000-14-01-252-056-00	1444 WILLOW DR	10/20/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$14,100	4.03	\$384,676	\$49,526	\$300,374	\$279,525	1.075	1,760	\$170.67	4022	5.5065	1+ STY	\$41,548
<b>Totals:</b>			<b>\$1,799,000</b>			<b>\$1,799,000</b>	<b>\$205,150</b>		<b>\$1,899,886</b>		<b>\$1,535,729</b>	<b>\$1,366,560</b>			<b>\$177.68</b>			<b>0.5862</b>	
								<b>Sale. Ratio =&gt;</b>	<b>11.40</b>				<b>E.C.F. =&gt;</b>	<b>1.124</b>		<b>Std. Deviation=&gt;</b>	<b>0.087383786</b>		
								<b>Std. Dev. =&gt;</b>	<b>12.10</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.130</b>		<b>Ave. Variance=&gt;</b>	<b>6.7133</b>	<b>Coefficient of Var=&gt;</b>	<b>5.942775815</b>

4023 ECF

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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
000-09-22-102-005-00	7184 SANCTUARY	08/31/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$26,650	4.30	\$629,138	\$64,006	\$555,994	\$621,705	0.894	4,839	\$114.90	4023	9.9839	2 STY	\$37,182	
000-09-22-102-026-00	7012 SANCTUARY	01/31/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$28,550	5.89	\$490,349	\$59,345	\$425,655	\$474,152	0.808	2,716	\$156.72	4023	10.3353	2 STY	\$39,939	
000-14-15-200-002-05	6841 N PRICE LAKE	11/20/23	\$1,407,000	WD	03-ARM'S LENGTH	\$1,407,000	\$558,800	39.72	\$1,749,694	\$892,953	\$514,047	\$942,509	0.545	5,267	\$97.60	4023	24.8963	2 STY	\$86,104	
015-14-16-128-003-13	737 OAK POINT DR	08/23/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$152,250	33.83	\$479,304	\$93,044	\$356,956	\$424,929	0.840	1,819	\$196.24	4023	4.5672	1 STY	\$83,465	
<b>Totals:</b>			<b>\$2,962,000</b>			<b>\$2,962,000</b>	<b>\$766,250</b>		<b>\$3,348,483</b>		<b>\$1,852,652</b>	<b>\$2,463,295</b>			<b>\$141.36</b>		<b>4.2263</b>			
								Sale. Ratio =>	25.87			E.C.F. =>	0.752	Std. Deviation=>		0.16806577				
								Std. Dev. =>	18.46			Ave. E.C.F. =>	0.794	Ave. Variance=>		12.4482	Coefficient of Var=>	15.67057722		