



THE CITY OF FENTON

2026 Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53-25-100-046	1443 DAUNER RD	3/24/2025	875000	875000	277500	31.7142857	835004	88036	786964	698100.9375	1.1272926	4288	183.5270522	25SEC	0.210866459	1 STORY	88036		RM&B- SEC 25,26,35,36, 34	401	91	
53-25-100-058	1257 DAUNER RD	11/8/2024	283000	283000	103200	36.4664311	225709	58382	224618	156380.375	1.4363567	1512	148.5568783	25SEC	30.69554693	1 STORY	58382		RM&B- SEC 25,26,35,36, 34	401	62	
53-25-605-014	1030 N LEMEN ST	7/12/2024	425000	425000	177400	41.7411765	385079	66914	358086	297350.4688	1.2042557	1956	183.0705521	25SEC	7.48544758	2 STORY	64000		LEXOK- LEXINGTON OAKS SITE C	401	95	
53-25-605-039	735 CASCADE AVE	10/7/2024	355000	355000	165900	46.7323944	359883	64000	291000	276526.1563	1.0523417	1776	163.8513514	25SEC	7.705955405	2 STORY	64000		LEXOK- LEXINGTON OAKS SITE C	401	94	
53-25-605-040	510 CASCADE AVE	12/27/2023	349900	349900	137200	39.2112032	374910	67477	282423	287320.5625	0.9829544	1924	146.789501	25SEC	14.64468734	2 STORY	64000		LEXOK- LEXINGTON OAKS SITE C	401	94	
53-25-605-045	650 CASCADE AVE	8/18/2023	381000	381000	137100	35.984252	375267	64000	317000	290903.75	1.0897075	1876	168.9765458	25SEC	3.969372831	1 STORY	64000		LEXOK- LEXINGTON OAKS SITE C	401	94	
53-25-605-050	1055 N LEMEN ST	1/10/2025	335000	335000	172200	51.4029851	350277	64000	271000	267548.5938	1.0129001	1776	152.5900901	25SEC	11.65011248	2 STORY	64000		LEXOK- LEXINGTON OAKS SITE C	401	88	
Totals:			3003900	3003900	1170500		2906129		2531091	2274130.844						1.640854694						
						Sale. Ratio =>	38.9660109				E.C.F. =>	1.1129927			Std. Deviation=>	0.154036						
						Std. Dev. =>	6.76708995				Ave. E.C.F. =>	1.1294012			Ave. Variance=>	10.90886			Coefficient of Var=>	9.6589726		

RESIDENTIAL ECF ANALYSIS
2023 0.922
2024 1.016
25 SEC - SECTION 25 2025 1.070

2026 1.112
SET AS INDICATED

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels		Property Class	Building Depr.		
																		In Sale	Land Table				
53-25-676-004	320 ANDOVER WOODS DR	3/6/2024	355000	355000	132400	37.2957746	322296	57000	298000	239869.7969	1.242341	1828	163.0196937	ANDWD	10.3506477	2 STORY	57000		ANDOV- ANDOVER WOODS CONDO	401	84		
53-25-676-007	380 ANDOVER WOODS DR	5/31/2024	284900	284900	121500	42.6465426	259240	57000	227900	182857.1406	1.246328	1605	141.9937695	ANDWD	10.74939646	BI LEVEL	57000		ANDOV- ANDOVER WOODS CONDO	401	84		
53-25-676-035	939 ANDOVER WOODS DR	12/20/2023	318000	318000	125100	39.3396226	318615	57000	261000	236541.5938	1.1034	1378	189.4049347	ANDWD	3.543415257	1 STORY	57000		ANDOV- ANDOVER WOODS CONDO	401	84		
53-25-676-041	759 ANDOVER WOODS DR	7/25/2023	289900	289900	144400	49.8102794	319453	61047	228853	233640.1406	0.979511	1800	127.1405556	ANDWD	15.93235514	2 STORY	57000		ANDOV- ANDOVER WOODS CONDO	401	75		
53-25-676-060	339 ANDOVER WOODS DR	12/30/2024	285000	285000	125000	43.8596491	264316	64245	220755	180896.0156	1.220342	1605	137.5420561	ANDWD	8.150779396	BI LEVEL	57000		ANDOV- ANDOVER WOODS CONDO	401	86		
53-25-676-061	319 ANDOVER WOODS DR	9/1/2023	305000	305000	116100	38.0655738	288070	57000	248000	208924.0469	1.187034	1704	145.5399061	ANDWD	4.820007776	BI LEVEL	57000		ANDOV- ANDOVER WOODS CONDO	401	86		
53-25-676-062	279 ANDOVER WOODS DR	12/17/2024	273000	273000	122800	44.981685	262500	57000	216000	185804.7031	1.162511	1605	134.5794393	ANDWD	2.367676389	BI LEVEL	57000		ANDOV- ANDOVER WOODS CONDO	401	86		
53-25-676-090	677 RIDGECREST DR	12/16/2024	325000	325000	145300	44.7076923	323406	61045	263955	237216.0938	1.11272	1844	143.1426247	ANDWD	2.611456279	2 STORY	57000		ANDOV- ANDOVER WOODS CONDO	401	84		
53-25-676-111	1035 PARKVIEW ST	4/21/2023	290000	290000	110400	38.0689655	261908	61489	228511	181210.6719	1.261024	1605	142.3744548	ANDWD	12.21897896	BI LEVEL	57000		ANDOV- ANDOVER WOODS CONDO	401	85		
53-25-676-117	1029 CARRIAGE HILL DR	2/24/2025	330000	330000	158200	47.9393939	335228	57000	273000	251562.3906	1.085218	1832	149.0174672	ANDWD	5.36163125	2 STORY	57000		ANDOV- ANDOVER WOODS CONDO	401	80		
53-25-676-120	999 CARRIAGE HILL DR	9/5/2023	290000	290000	138400	47.7241379	335067	57000	233000	251416.8125	0.926748	1860	125.2688172	ANDWD	21.20862876	2 STORY	57000		ANDOV- ANDOVER WOODS CONDO	401	85		
Totals:			3345800	3345800	1439600		3290099		2698974				145.3657926			0.952772003							
											Sale. Ratio =>	43.0270787			E.C.F. =>	1.129306	Std. Deviation=>	0.1104097					
											Std. Dev. =>	4.41830394			Ave. E.C.F. =>	1.138834	Ave. Variance=>	8.8468158	Coefficient of Var=>	7.768309			

RESIDENTIAL ECF ANALYSIS

2023 0.971

2026 1.129

2024 1.000

SET AS INDICATED

ANDWD- ANDOVER WOODS

2025 1.106

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Adj. Sale		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in		Property Class	Building Depr.	
			Sale Price \$	Sold								Area	\$/Sq.Ft.					Land Table	Sale			
53-25-551-006	415 N WALNUT ST	11/26/2024	265000	265000	142400	53.735849	298109	36600	228400	176100.3438	1.296988	1858	122.9278794	BTH&M	21.74447519	2 STORY	36600	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	58		
53-25-551-016	111 THIRD ST	1/23/2024	175000	175000	56400	32.228571	204799	36600	138400	113265.3203	1.22191	890	155.505618	BTH&M	29.25228097	1 STORY	36600	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	80		
53-25-551-021	110 SIXTH ST	7/18/2023	299000	299000	108700	36.354515	256824	38939	260061	146723.9063	1.772451	1596	162.9454887	BTH&M	25.80188809	2 STORY	38939	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	63		
53-25-551-046	201 FOURTH ST	8/18/2023	159900	159900	60700	37.961226	145632	47637	112263	65989.89844	1.701215	968	115.9741736	BTH&M	18.67823566	1.50 STORY	47637	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	46		
53-25-551-052	529 N EAST ST	7/23/2024	243000	243000	107400	44.197531	251065	36600	206400	144420.875	1.429156	1462	141.1764706	BTH&M	8.527628977	2 STORY	36600	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	69		
53-25-551-063	225 THIRD ST	10/19/2023	345000	345000	89300	25.884058	312552	36600	308400	185826.2656	1.659615	1800	171.3333333	BTH&M	14.51821223	2 STORY	36600	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	70		
53-25-551-072	221 SECOND ST	5/15/2024	222000	222000	101700	45.810811	214817	57432	164568	105983.1641	1.552775	920	178.8782609	BTH&M	3.834236198	1 STORY	57432	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	61		
53-25-551-091	213 MAIN ST	11/17/2023	325000	325000	105700	32.523077	263177	42236	282764	148781.8203	1.900528	1867	151.453669	BTH&M	38.609533	1 STORY	42236	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	55		
53-25-551-096	308 FIRST ST	12/29/2023	315000	315000	166000	52.698413	382093	38226	276774	231560.2656	1.195257	2618	105.7196333	BTH&M	31.917566892	2 STORY	34812	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	52		
53-25-551-121	525 N OAK ST	4/3/2024	145000	145000	80200	55.310345	155000	34587	110413	81086.19531	1.361674	938	117.7110874	BTH&M	15.27581215	1.75 STORY	34587	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	60		
53-25-551-128	311 FOURTH ST	2/12/2025	222500	222500	93200	41.88764	204782	36600	185900	113253.875	1.641445	1056	176.0416667	BTH&M	12.7012373	1 STORY	36600	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	62		
53-25-551-133	722 N EAST ST	7/13/2023	135000	135000	52900	39.185185	126489	28716	106284	65840.4043	1.614267	976	108.897541	BTH&M	9.983455615	1 STORY	28716	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	48		
53-25-551-143	409 FIFTH ST	1/9/2025	200000	200000	88900	44.45	194044	36600	163400	106022.8984	1.541177	1089	150.0459137	BTH&M	2.674393787	1 STORY	36600	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	61		
53-25-551-147	406 FIFTH ST	2/15/2024	235000	235000	116700	49.659574	297636	48107	186893	168033	1.11224	1288	145.1032609	BTH&M	40.21927089	1 STORY	47637	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	66		
53-25-551-149	401 FOURTH ST	3/8/2024	245000	245000	90200	36.816327	212976	36600	208400	118771.7188	1.754626	1044	199.6168582	BTH&M	24.019389	1 STORY	36600	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	53		
53-25-551-165	412 THIRD ST	5/31/2024	280000	280000	134700	48.107143	281551	36600	243400	164950.1719	1.475597	1290	188.6821705	BTH&M	3.883543781	1 STORY	36600	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	63		
Totals:			3811400	3811400	1595100		3801546		3182720	2136610.123			149.5008141		2.482060332							
			Sale. Ratio =>		41.850763				E.C.F. =>		1.489612		Std. Deviation=>		0.228937							
			Std. Dev. =>		8.4743985				Ave. E.C.F. =>		1.514433		Ave. Variance=>		18.85257		Coefficient of Var=>		12.4486049			

RESIDENTIAL ECF ANALYSIS 2023 1.391
2024 1.456
BTH&M - BOOTH & MILES 2025 1.485

2026 1.489
SET AS INDICATED

4/1/2023 - 3/31/2025

REMOVED OUTLIER

53-25-551-087	225 FIRST ST	9/3/2024	225000	225000	68200	30.311111	142225	26754	198246	77758.25	2.549517	1022	193.9784736	BTH&M	103.5084687	1 STORY	26754	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	56
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Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
53-35-626-003	528 W ROCKWELL ST	1/31/2025	188000	188000	79700	42.393617	175050	50000	138000	104309.75	1.32298	1024	134.765625	CLIFF	2.834055617	2 STORY	50000		EASTO- EASTOAK CONDOS/D	401	61		
53-35-626-021	410 W ROCKWELL ST	12/6/2023	189900	189900	75000	39.494471	174784	50000	139900	106100.6328	1.31856	1024	136.6210938	CLIFF	3.276378209	2 STORY	50000		EASTO- EASTOAK CONDOS/D	401	61		
53-35-626-015	424 W ROCKWELL ST	10/30/2024	212000	212000	82100	38.726415	179510	50000	162000	101816.0391	1.5911	1024	158.203125	CLIFF	23.97816062	2 STORY	50000		EASTO- EASTOAK CONDOS/D	401	61		
53-35-626-028	401 W ROCKWELL ST	6/29/2023	184500	184500	78900	42.764228	182105	50000	134500	103856.1328	1.29506	1024	131.3476563	CLIFF	5.626256912	2 STORY	50000		EASTO- EASTOAK CONDOS/D	401	61		
53-35-626-029	405 W ROCKWELL ST	6/2/2023	180000	180000	74700	41.5	190499	50000	130000	110455.1875	1.17695	1024	126.953125	CLIFF	17.43754159	2 STORY	50000		EASTO- EASTOAK CONDOS/D	401	69		
53-35-626-029	405 W ROCKWELL ST	6/28/2024	205000	205000	79200	38.634146	190499	50000	155000	110455.1875	1.40328	1024	151.3671875	CLIFF	5.196071706	2 STORY	50000		EASTO- EASTOAK CONDOS/D	401	69		
Totals:			1159400	1159400	469600		1092447		859400	636992.9297			139.8763021		0.217175459								
					Sale. Ratio =>	40.503709						E.C.F. =>	1.34915			Std. Deviation=>	0.138307						
					Std. Dev. =>	1.8604717						Ave. E.C.F. =>	1.35132			Ave. Variance=>	9.724744			Coefficient of Var=>	7.19646		

RESIDENTIAL ECF ANALYSIS

2023 1.373

2026 1.349

2024 1.322

SET AS INDICATED

CLIFF - CLIFFVIEW VILLAGE

2025 1.272

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53-36-602-012	134 N LEROY ST	10/23/2024	340000	340000	157100	46.20588	326615	25000	315000	265974.4375	1.1843243	1785	176.4705882	CRNST	9.032511127	1 STORY	25000		CRNST- CORNERSTONE UNITS-I	401	91	
53-36-602-016	134 N LEROY ST	6/19/2024	220000	220000	76200	34.63636	164764	25000	195000	133248.6797	1.4634291	772	252.5906736	CRNST	18.87796839	1 STORY	25000		CRNST- CORNERSTONE UNITS-I	401	91	
53-36-602-017	134 N LEROY ST	4/26/2024	255000	255000	108600	42.58824	222544	25000	230000	174201.0625	1.3203134	1161	198.1050818	CRNST	4.566396587	1 STORY	25000		CRNST- CORNERSTONE UNITS-I	401	91	
53-36-602-019	134 N LEROY ST	4/11/2023	250000	250000	122600	49.04	276790	25000	225000	222037.0313	1.0133445	1456	154.532967	CRNST	26.13049706	1 STORY	25000		CRNST- CORNERSTONE UNITS-I	401	91	
53-36-602-026	134 N LEROY ST	7/17/2024	226000	226000	76800	33.9823	166085	25000	201000	144413.5781	1.3918359	781	257.362356	CRNST	11.71864321	1 STORY	25000		CRNST- CORNERSTONE UNITS-I	401	91	
Totals:			1291000	1291000	541300		1156798		1166000	939874.7891			207.8123333		3.405866822							
					Sale. Ratio =>	41.92874						E.C.F. =>	1.2405908			Std. Deviation=>	0.1788					
					Std. Dev. =>	6.774717						Ave. E.C.F. =>	1.2746495			Ave. Variance=>	14.065			Coefficient of Var=>	11.0346	

RESIDENTIAL ECF ANALYSIS	2023	1.088	2026	1.240
	2024	1.119	SET AS INDICATED	
CRNST - CORNERSTONE RESIDENTIAL	2025	1.134		

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53-26-676-004	476 REMINGTON CT	8/16/2023	242000	242000	98000	40.495868	269913	50000	192000	183108.25	1.0485601	1304	147.2392638	CRYST	8.152386828	2 STORY	50000		CRYST- CRYSTALBROOK (	401	73
53-26-676-001	470 REMINGTON CT	1/2/2025	211000	211000	122900	58.246445	281428	50000	161000	192696.0938	0.8355125	1243	129.5253419	CRYST	13.1523679	2 STORY	50000		CRYST- CRYSTALBROOK (	401	73
53-26-676-003	474 REMINGTON CT	7/14/2023	213500	213500	98000	45.901639	269913	50000	163500	183108.25	0.8929144	1304	125.3834356	CRYST	7.412176757	2 STORY	50000		CRYST- CRYSTALBROOK (	401	73
53-26-676-006	480 REMINGTON CT	5/12/2023	242600	242600	107400	44.270404	294931	50000	192600	203939.2188	0.944399	1468	131.1989101	CRYST	2.263717659	2 STORY	50000		CRYST- CRYSTALBROOK (	401	73
53-26-676-008	488 CRYSTAL BROOK DR	5/31/2024	270000	270000	125000	46.296296	287225	50000	220000	197522.8906	1.113795	1468	149.8637602	CRYST	14.67587549	2 STORY	50000		CRYST- CRYSTALBROOK (	401	73
Totals:			1179100	1179100	551300		1403410		929100	960374.7031			136.6421423		0.039869012							
					Sale. Ratio =>	46.756						E.C.F. =>	0.9674349	Std. Deviation=>		0.113456						
					Std. Dev. =>	6.6695144						Ave. E.C.F. =>	0.9670362	Ave. Variance=>		9.131305	Coefficient of Var=>		9.4425678			

RESIDENTIAL ECF ANALYSIS

2026 0.967

CRYST- CRYSTALBROOK CONDOS

2024 1.084
2025 1.201

SET AS INDICATED
DID NOT RUN AS PART OF GROUP FOR 2026

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53-27-652-040	15240 SILVER PKWY	4/12/2024	165000	165000	65400	39.636364	150828	50000	115000	140821.234	0.8166382	1067	107.7788191	FAIRF	1.681343782	CONDOMINIUM	50000		FAIRF- FAIRFIELD CONDO	401	86	
53-27-652-064	15900 SILVER PKWY	1/10/2025	161975	161975	66100	40.808767	152392	50000	111975	143005.594	0.7830113	1083	103.3933518	FAIRF	1.681343782	CONDOMINIUM	50000		FAIRF- FAIRFIELD CONDO	401	86	
Totals:			326975	326975	131500		303220		226975	283826.828			105.5860855		0.012939788							
					Sale. Ratio =>	40.217142						E.C.F. =>	0.7996954	Std. Deviation=>		0.023778						
					Std. Dev. =>	0.8290142						Ave. E.C.F. =>	0.7998248	Ave. Variance=>		1.681344	Coefficient of Var=>		2.102140184			

2026 0.799

SET AS INDICATED

RESIDENTIAL ECF ANALYSIS 2023 0.661
 2024 0.729
 FAIRF - FAIRFIELD CONDOMINIUMS 2025 0.716

4/1/2023 - 3/31/2025

REMOVED OUTLIER

53-27-652-052 15240 SILVER PKWY 3/8/2024 95000 95000 47100 49.578947 128051 50000 45000 109009.773 0.412807 770 58.44155844 FAIRF 38.70177442 CONDOMINIUM 50000 FAIRF- FAIRFIELD CONDO 401 86

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when	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	Other Parcels in Sale	Land Table	Property Building				
																					Class	Depr.			
53-23-300-019	2396 S LONG LAKE RD	12/15/2023	260000	260000		94500	36.346154	248709	52381	207619	131323.0781	1.59097878	1680	123.5827381	23SEC	2.723101864	2 STORY	52264		25NW- SEC 25 NORTHWEST	401	59			
53-23-300-060	2302 S LONG LAKE RD	5/22/2024	300000	300000		133700	44.566667	284887	54428	245572	154153.1719	1.5930389	1048	234.3244275	23SEC	3.929114161	1 STORY	53583		25NW- SEC 25 NORTHWEST	401	72			
53-24-400-029	14376 EDDY LAKE RD	4/24/2024	275000	275000		142900	51.963636	303685	64395	210605	160060.2031	1.31578616	1680	125.360119	24SEC	23.79616028	1.75 STORY	64395		25NW- SEC 25 NORTHWEST	401	58			
53-26-551-010	243 ARMSTRONG ST	12/12/2024	279000	279000		137300	49.21147	292697	46919	232081	164400	1.41168491	1774	130.8235626	GRAHA	14.20628477	2 STORY	46919		GRP2- ASSR 6, N&BRID, GRAHAM MANOR	401	66			
53-26-554-023	233 PONCHARTRAIN DR	7/30/2024	290000	290000		128200	44.206897	274403	61500	228500	142410.0313	1.6045218	1231	185.621446	GRAHA	5.077403968	1.25 STORY	61500		GRP2- ASSR 6, N&BRID, GRAHAM MANOR	401	63			
53-35-530-014	406 GEORGE ST	12/20/2023	205406	205406		93200	45.373553	212859	43979	161427	112963.2109	1.42902276	908	177.7830396	OR-35	12.47249979	1 STORY	43417		GRP6- ASSRS 8, DAV & THMP,	401	56			
53-35-530-036	610 PARK ST	8/24/2023	313000	313000		102900	32.875399	233989	35939	277061	132474.9219	2.09142226	1847	150.0059556	OR-35	53.76744936	2 STORY	30600		GRP6- ASSRS 8, DAV & THMP,	401	56			
53-35-530-061	707 PARK ST	6/23/2023	210300	210300		88100	41.892534	205691	30600	179700	117117.7266	1.53435355	908	197.907489	OR-35	1.939420847	1 STORY	30600		GRP6- ASSRS 8, DAV & THMP,	401	61			
53-35-530-064	711 PARK ST	6/27/2024	262000	262000		116300	44.389313	239680	30600	231400	139852.8438	1.65459632	1008	229.5634921	OR-35	10.08485531	1 STORY	30600		GRP6- ASSRS 8, DAV & THMP,	401	77			
53-36-506-117	105 W ELIZABETH ST	9/12/2023	140000	140000		68500	48.928571	194301	34800	105200	106689.6328	0.9860377	3229	32.57974605	1ORIG	56.7710064	2 STORY	34800		GRP5- WDS STHEAST, RIGGS, WAKEMAN	401	98			
53-36-506-124	604 S LEROY ST	1/10/2024	249900	249900		92000	36.814726	256574	35829	214071	147655.5156	1.44980023	1299	164.7967667	1ORIG	10.39475361	1 STORY	34800		GRP5- WDS STHEAST, RIGGS, WAKEMAN	401	75			
53-36-506-131	605 S LEROY ST	8/22/2024	287500	287500		118200	41.113043	251068	28865	258635	148630.7656	1.74011752	1768	146.2867647	1ORIG	18.63697623	1.75 STORY	28865		GRP5- WDS STHEAST, RIGGS, WAKEMAN	401	60			
53-36-506-138	206 E ELIZABETH ST	10/25/2024	247500	247500		108100	43.676768	226067	45912	201588	120505.0156	1.67285983	1664	121.1466346	1ORIG	11.91120678	2 STORY	42494		GRP5- WDS STHEAST, RIGGS, WAKEMAN	401	58			
53-36-506-161	307 E ROCKWELL ST	9/8/2023	190000	190000		114600	60.315789	210252	50067	139933	107147.1563	1.30598893	1576	88.78997462	1ORIG	24.7758832	1.75 STORY	50067		GRP5- WDS STHEAST, RIGGS, WAKEMAN	401	54			
53-36-506-225	707 S ADELAIDE ST	5/3/2024	274000	274000		106700	38.941606	220419	38781	235219	121496.9922	1.93600677	1468	160.2309264	1ORIG	38.22590123	1.75 STORY	34800		GRP5- WDS STHEAST, RIGGS, WAKEMAN	401	58			
Totals:			3783606	3783606		1645200		3655281		3128611	2006880.266			151.2535388		0.519476807									
						Sale. Ratio =>	43.482329							E.C.F. =>	1.55894253							Std. Deviation=>	0.265437		
						Std. Dev. =>	6.8446307							Ave. E.C.F. =>	1.55374776							Ave. Variance=>	19.247468	Coefficient of Var=>	12.3877687

RESIDENTIAL ECF ANALYSIS

2026 1.558

Set as Indicated

GROUP 1-23SEC, 24SEC, 25NW, 26SEC, 1ORIG, GRAHA & OR-35

4/1/2023 - 3/31/2025
2024 1.396
2025 1.495

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when	Asd/Adj.	Cur.	Land +	Bldg.	Cost Man. \$	E.C.F.	Floor	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Land Table	Property Class	Building Depr.	
						Sale	Sale	Appraisal	Yard	Residual			Area								\$/Sq.Ft.
53-34-300-010	16495 JENNINGS RD	12/20/2024	169000	169000	66800	39.526627	167243	39607	129393	90074.80469	1.43650603	772	167.607513	345EC	7.298779784	1 STORY	39607	RM&B- SEC 25,26,35,36, 34	401	59	
53-36-502-032	419 E ELLEN ST	3/1/2024	220000	220000	67900	30.863636	159265	45437	174563	80330.27344	2.17306617	1008	173.1775794	SPAUL	66.35723477	1 STORY	45437	GRP10- SPAULDINGS	401	56	
53-36-504-006	205 CENTER ST	3/15/2024	170000	170000	55000	32.352941	128966	34595	135405	66599.15625	2.03313387	704	192.3366477	SPAUL	52.36400388	1 STORY	34595	GRP10- SPAULDINGS	401	45	
53-36-526-005	922 MAIN ST	7/12/2023	379000	379000	196100	51.741425	464926	80874	298126	271031.75	1.09996707	2253	132.3240124	BERG	40.95267566	2 STORY	75954	GRP10- SPAULDINGS	401	74	
53-36-526-010	204 BLOOMINGDALE ST	8/9/2024	230000	230000	110400	48	242856	44363	185637	140079.75	1.32522367	1008	184.1636905	BERG	18.42701597	1 STORY	42000	GRP10- SPAULDINGS	401	74	
53-36-526-010	204 BLOOMINGDALE ST	9/3/2024	230000	230000	110400	48	242856	44363	185637	140079.75	1.32522367	1008	184.1636905	BERG	18.42701597	1 STORY	42000	GRP10- SPAULDINGS	401	74	
53-36-526-023	203 BLOOMINGDALE ST	9/11/2024	250000	250000	82200	35.28	195560	46248	203752	105371.9141	1.93364619	1164	175.0446735	BERG	42.41523616	1 STORY	42000	GRP10- SPAULDINGS	401	56	
53-36-526-037	208 BLOOMINGDALE ST	5/10/2023	189000	189000	75000	39.68254	199278	44328	144672	109350.7422	1.32300885	1008	143.5238095	BERG	18.64849739	1 STORY	44328	GRP10- SPAULDINGS	401	56	
53-36-551-007	707 E SOUTH HOLLY RD	12/31/2024	166000	166000	76200	45.903614	168089	78710	87290	63076.21875	1.38388131	720	121.2361111	SPAUL	12.56125206	1 STORY	78710	53-36-551-005 POND- MILLPOND PROPRIETIE	401	52	
53-36-551-014	501 S EAST ST	11/22/2023	395000	395000	205800	52.101266	471830	71264	323736	282685.9688	1.14521425	3474	93.18825561	SPAUL	36.42795758	2 STORY	67226	GRP10- SPAULDINGS	401	57	
53-36-551-028	612 S OAK ST	6/3/2024	495000	495000	171200	34.585859	450656	69015	425985	269330.2813	1.5816454	1967	216.5658363	SPAUL	7.215157154	1.75 STORY	63177	GRP10- SPAULDINGS	401	79	
53-36-551-053	623 S OAK ST	6/6/2023	560000	560000	318300	56.839286	750419	99204	460796	459573.0313	1.0026611	2740	168.1737226	SPAUL	50.68327292	1 STORY	99204	GRP10- SPAULDINGS	401	87	
53-36-551-076	713 CARNES ST	6/25/2024	239900	239900	117700	49.062109	245790	77599	162301	118695.1328	1.36737705	1270	127.796063	SPAUL	14.21167816	1.25 STORY	77060	GRP10- SPAULDINGS	401	63	
53-36-551-081	814 E SOUTH HOLLY RD	10/7/2024	325000	325000	98200	30.215385	271553	18701	306299	178441.7813	1.71652064	1988	154.0739437	SPAUL	20.702681	BI LEVEL	18701	RM&B- SEC 25,26,35,36, 34	401	81	
53-36-551-090	824 S LEROY ST	5/17/2023	393000	393000	142500	36.259542	322395	57952	335048	186621.7344	1.79533215	1759	190.476407	SPAUL	28.58383252	1 STORY	55631	GRP10- SPAULDINGS	401	58	
Totals:			4410900	4410900	1899700		4481682		3558640	2561342.289			161.5901304		12.01285651						
						Sale. Ratio =>	43.068308					E.C.F. =>	1.38936526	Std. Deviation=>		0.351068					
						Std. Dev. =>	8.6798861					Ave. E.C.F. =>	1.50949383	Ave. Variance=>		29.01842	Coefficient of Var=>		19.2239404		

RESIDENTIAL ECF ANALYSIS

GROUP 2- 34SEC, 36SEC, BERG & SPAUL	2024	1.269	2026	1.389
	2025	1.417	Set as indicated by study	

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in		Property Class	Building Depr.		
												Area	\$/Sq.Ft.				Land Value	Sale			Land Table	
53-24-576-009	14498 EDDY LAKE RD	10/17/2024	280000	280000	125200	44.7142857	273339	34356	245644	166075.75	1.479108178	1444	170.1135734	VANWA	7.272725131	1 STORY	34356	GRP14- VAN WAGONER	401	63		
53-25-552-006	525 THIRD ST	4/11/2023	200000	200000	100200	50.1	247726	61102	138898	129690.0625	1.070999561	1025	135.5102439	DOANS	48.08813684	1 STORY	61102	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	67		
53-25-552-013	511 FOURTH ST	5/10/2023	211000	211000	73500	34.8341232	192333	73988	137012	82241.1377	1.665978899	956	143.3179916	DOANS	11.40979693	1 STORY	73988	53-25-552-014	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	56	
53-25-552-013	511 FOURTH ST	5/10/2023	211000	211000	73500	34.8341232	192333	73988	137012	82241.1377	1.665978899	956	143.3179916	DOANS	11.40979693	1 STORY	73988	53-25-552-014	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	56	
53-25-553-005	1009 N LEMEN ST	11/20/2023	195000	195000	65400	33.5384615	164565	39573	155427	86860.32031	1.789390132	866	179.4769053	MILES	23.75092023	1 STORY	39573	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	56		
53-25-553-014	1001 N OAK ST	5/25/2023	185100	185100	108500	58.6169638	210716	45899	139201	114535.7891	1.215349378	1282	108.5811232	MILES	33.65315513	1 STORY	45899	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	54		
53-25-553-020	1029 N EAST ST	5/14/2024	190000	190000	74000	38.9473684	164887	37127	152873	88783.875	1.721855461	864	176.9363426	MILES	16.99745315	1 STORY	36600	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	58		
53-25-553-025	917 N EAST ST	1/3/2024	205000	205000	75100	36.6341463	180305	34995	170005	100979.8438	1.683553803	1555	109.3279743	MILES	13.16728739	BI LEVEL	34995	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	53		
53-25-553-037	880 N EAST ST	4/16/2024	221000	221000	115800	52.39819	263870	45899	175101	151473.9375	1.155981041	1352	129.512574	MILES	39.58998881	1 STORY	45899	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	84		
53-25-553-049	804 N OAK ST	2/5/2025	275000	275000	114900	41.7818182	259490	45955	229045	148391.25	1.543520929	1356	168.9122419	MILES	0.836000072	TRI/QUAD LEVEL	42313	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	74		
53-25-553-059	835 N LEMEN ST	4/3/2024	225000	225000	81600	36.2666667	181812	48050	176950	92954.82813	1.903612793	1144	154.6765734	MILES	35.17318638	1 STORY	48050	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	53		
53-25-555-013	226 N LEMEN ST	9/25/2023	285000	285000	85500	30	257279	39499	245501	151341.2031	1.622168946	1398	175.6087268	THURB	7.028801692	2 STORY	39499	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	63		
53-25-555-014	207 THURBER ST	1/3/2025	289000	289000	138600	47.9584775	284709	40637	248363	169612.2344	1.464298852	1052	236.0865019	THURB	8.758207782	1 STORY	40637	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	72		
53-25-555-042	609 SECOND ST	8/15/2024	263000	263000	120400	45.7794677	263157	47637	215363	149770.6719	1.437951752	1532	140.5763708	THURB	11.39291775	1.50 STORY	47637	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	60		
53-25-576-004	915 MAIN ST	3/19/2024	342000	342000	104600	30.5847953	268580	47217	294783	153831.125	1.916276696	1607	183.4368388	THURB	36.43957669	2 STORY	47217	GRP4- BTH&MLS,DOANS,THURB,SACK,1	401	58		
53-35-300-051	823 ALPINE TRL	11/7/2024	359500	359500	157500	43.8108484	349461	87136	272364	182296.7344	1.494069551	1736	156.8917051	35SEC	5.781137877	2 STORY	84299	RM&B- SEC 25,26,35,36,34	401	61		
Totals:			3936600	3936600	1614300		3754562		3133542	2051079.9			157.0177299		2.412864656							
						Sale. Ratio =>	41.0074684				E.C.F. =>	1.527752283			Std. Deviation=>	0.247751						
						Std. Dev. =>	8.25462938				Ave. E.C.F. =>	1.551880929			Ave. Variance=>	19.4221			Coefficient of Var=>	12.51520143		

RESIDENTIAL ECF ANALYSIS

2026 1.527

SET GROUP AS INDICATED BY STUDY

GROUP 3 -35SEC, DOANS, MILES, SACK, THURB, VANWA

4/1/2023 - 3/31/2025	2024	1.292
	2025	1.439

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when	Asd/Adj.	Cur.	Land +	Bldg.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
						Appraisal	Yard	Residual	Cost Man. \$	E.C.F.											
53-26-552-018	912 SILVER LAKE RD	5/16/2023	242000	242000	92200	38.0991736	234406	91346	150654	99416.25781	1.5153859	1064	141.5921053	APLT5	3.662080963	1 STORY	91346	GRP2- ASSR 6, N&BRID, GRAHAM N	401	56	
53-26-552-037	835 SILVER LAKE RD	10/24/2023	209500	209500	78400	37.4224344	203423	81757	127743	84548.99219	1.5108755	1428	89.45588235	APLT5	4.113126671	1.50 STORY	81757	GRP2- ASSR 6, N&BRID, GRAHAM N	401	45	
53-26-552-037	835 SILVER LAKE RD	12/23/2024	225000	225000	88600	39.3777778	203423	81757	143243	84548.99219	1.6942012	1428	100.3102241	APLT5	14.21943957	1.50 STORY	81757	GRP2- ASSR 6, N&BRID, GRAHAM N	401	45	
53-26-578-008	600 SILVER LAKE RD	9/12/2023	305000	305000	104300	34.1967213	271720	55435	249565	150302.2969	1.6604204	2091	119.3519847	NEL-1	10.8413644	2 STORY	43273	GRP2- ASSR 6, N&BRID, GRAHAM N	401	53	
53-26-579-004	611 SILVER LAKE RD	10/20/2023	297000	297000	127300	42.8619529	321837	75107	221893	171459.3438	1.2941435	1490	148.9214765	APLT5	25.78632289	1.75 STORY	75107	GRP2- ASSR 6, N&BRID, GRAHAM N	401	68	
53-26-580-016	617 FOREST DR	10/10/2024	313000	313000	141100	45.0798722	313592	86000	227000	158159.8281	1.435257	1450	156.5517241	FAIR	11.67497595	1 STORY	86000	GRP11- FAIRFIELD PK, WES KOAN F	401	59	
53-26-580-018	625 FOREST DR	9/18/2024	403000	403000	177800	44.1191067	397000	157794	245206	166230.7188	1.4750944	1814	135.1742007	FAIR	7.691237076	1 STORY	137600	GRP11- FAIRFIELD PK, WES KOAN F	401	53	
53-26-581-015	408 BRIDSON ST	11/22/2024	225000	225000	106900	47.51111111	244693	55464	169536	131500.3438	1.2892438	1320	128.4363636	NEL-1	26.27629786	1 STORY	55464	GRP2- ASSR 6, N&BRID, GRAHAM N	401	67	
53-26-581-032	415 BRIDSON ST	4/25/2024	225000	225000	107400	47.73333333	246098	92742	132258	106571.2266	1.2410292	1080	122.4611111	NEL-1	31.09775947	1 STORY	91176	GRP2- ASSR 6, N&BRID, GRAHAM N	401	61	
53-26-582-044	201 N ADELAIDE ST	11/15/2023	230000	230000	69800	30.3478261	175468	56702	173298	82533.70313	2.099724	1089	159.1349862	THOMP	54.77172765	1.75 STORY	56702	GRP2- ASSR 6, N&BRID, GRAHAM N	401	54	
53-26-582-040	304 W ROBERTS ST	11/17/2023	375000	375000	105100	28.0266667	329268	62198	312802	185594.1563	1.6854087	1735	180.2893372	THOMP	13.34019131	2 STORY	59316	GRP2- ASSR 6, N&BRID, GRAHAM N	401	65	
53-35-526-008	322 W CAROLINE ST	6/23/2023	195000	195000	60500	31.025641	160865	43766	151234	81375.25781	1.8584764	822	183.9829684	ADAMS	30.64696901	1 STORY	43766	GRP9- ADAMS ADDN	401	61	
53-35-526-031	331 W CAROLINE ST	1/17/2025	247000	247000	111500	45.1417004	249978	56702	190298	134312.7188	1.4168278	1328	143.2966867	ADAMS	13.51789107	1.50 STORY	56702	GRP9- ADAMS ADDN	401	61	
Totals:			3491500	3491500	1370900		3351771		2494730	1636553.836			139.1506962				2.762671786				
						Sale. Ratio =>	39.2639267			E.C.F. =>	1.52438			Std. Deviation=>	0.24440128						
						Std. Dev. =>	6.76201532			Ave. E.C.F. =>	1.5520068			Ave. Variance=>	19.0491834	Coefficient of Var=>		12.2739049			

RESIDENTIAL ECF ANALYSIS

2026 1.524

SET AS INDICATED BY STUDY

GROUP 4 - ADAMS, APLT5, APLT6, FAIR, NEL-1, THOMP 2024 1.274
2025 1.439

4/1/2023 -3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Land Table	Property Class	Building Depr.		
53-23-576-004	14290 DARTS DR	8/25/2023	660000	660000	270400	40.969697	632020	200413	459587	243708.0781	1.8858095	1664	276.1941106	DARTS	11.0217928	2 STORY	200000	LKFNT- LAKE FENTON ON WATER	401	72		
53-23-578-007	2076 S LONG LAKE RD	3/13/2024	715000	715000	506700	70.8671329	778618	287941	427059	277062.125	1.5413835	2824	151.2248584	SUPER	45.46438477	2 STORY	285000	LKFNT- LAKE FENTON ON WATER	401	54		
53-27-551-015	15396 BEALFRED DR	8/30/2023	1500000	1500000	500300	33.3533333	1103870	273060	1226940	539119.1563	2.2758234	3667	334.5895828	BEAL	61.93848844	2 STORY	272000	SLAKE- SILVER LAKE ON WATER	401	86		
53-23-581-004	14333 SWANEE BEACH DR	10/18/2024	2015000	2015000	1013100	50.2779156	2143557	405986	1609014	981124.25	1.6399697	3717	432.8797417	SBLAK	35.6057734	2 STORY	400000	LKFNT- LAKE FENTON ON WATER	401	83		
53-27-551-017	15414 BEALFRED DR	9/3/2024	815000	815000	352400	43.2392638	778480	340000	475000	247588.9375	1.9185025	1760	269.8863636	BEAL	7.752487331	1 STORY	340000	SLAKE- SILVER LAKE ON WATER	401	65		
53-27-551-018	15426 BEALFRED DR	9/3/2024	925000	925000	406300	43.9243243	1037302	192468	732532	341521.1875	2.1449094	3089	237.1421172	BEAL	55.38562521	1 STORY	418200	SLAKE- SILVER LAKE ON WATER	401	64		
Totals:			6630000	6630000	3049200		6473847		4930132	2630123.734			283.6527957		1.488779298							
						Sale. Ratio =>	45.9909502				E.C.F. =>	1.8744867				Std. Deviation=>	0.564559					
						Std. Dev. =>	12.5085061				Ave. E.C.F. =>	9960274				Ave. Variance=>	44.35145				Coefficient of Var=>	22.2198588

RESIDENTIAL ECF ANALYSIS

2026 1.874

GROUP 5 - BEAL, DARTS, SBLAK, SILK, SUPER, WESTM

SET AS INDICATED

4/1/2023 - 3/31/2025

2024 1.503 (ALL)
2025 1.771

REMOVED HIGH OUTLIER

53-27-551-029	15512 BEALFRED DR	6/14/2024	1800000	1800000	641900	35.6611111	1333513	620051	1179949	402858.2813	2.9289431	2979	396.088956	BEAL	93.29157506	1 STORY	612000	SLAKE- SILVER LAKE ON WATER	401	54
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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when	Asd/Adj.	Cur.	Land +	Bldg.	Cost Man. \$	E.C.F.	Floor	ECF Area	Dev. by Mean (%)	Building Style	Land	Other Parcels	Property Class	Building Depr.			
						Sale	Sale	Appraisal	Yard	Residual			Area				\$/Sq.Ft.	Value			in Sale	Land Table	
53-25-503-056	1035 LEE ST	12/10/2024	290000	290000		110600	38.137931	249891	54000	236000	197730.7656	1.1935421	1532	154.0469974	NELSO	24.47886843	TRI/QUAD LEVI	54000		GRP13- NELS & BRID 2ND, WHITE & MOW	401	75	
53-25-503-032	1006 GRANGER ST	2/29/2024	209000	209000		78900	37.7511962	172262	55988	153012	87687.78125	1.7449638	1146	133.5183246	NELSO	30.6632936	1.50 STORY	54000		GRP13- NELS & BRID 2ND, WHITE & MOW	401	58	
53-25-515-004	905 N LEROY ST	5/24/2024	205000	205000		71800	35.0243902	158855	54000	151000	79076.17188	1.9095512	1038	145.4720617	AP1NL	47.12203954	1 STORY	54000		GRP13- NELS & BRID 2ND, WHITE & MOW	401	51	
53-25-515-007	891 N LEROY ST	11/27/2023	219000	219000		70000	31.9634703	194392	54000	165000	105876.3203	1.5584221	942	175.1592357	AP1NL	12.00913056	1 STORY	54000		GRP13- NELS & BRID 2ND, WHITE & MOW	401	58	
53-25-515-009	889 N LEROY ST	3/1/2024	222000	222000		74500	33.5585586	213882	87100	134900	95612.36719	1.4109053	1260	107.0634921	AP1NL	2.742547263	1.75 STORY	87100		GRP13- NELS & BRID 2ND, WHITE & MOW	401	55	
53-25-556-013	715 N LEROY ST	9/13/2023	405000	405000		100600	24.8395062	363650	54000	351000	233521.875	1.5030712	2002	175.3246753	WHITE	6.474036055	2 STORY	54000		GRP13- NELS & BRID 2ND, WHITE & MOW	401	80	
53-26-576-015	516 NORTH RD	9/26/2024	300000	300000		159800	53.2666667	345496	160267	139733	139690.0469	1.0003075	1320	105.8583333	APLT1	43.80233297	1 STORY	160267		GRP1- TUTTLE, NFENT, WESTWD, APLT 1	401	62	
53-26-576-028	517 NORTH RD	1/15/2025	260000	260000		109300	42.0384615	235978	80048	179952	117594.2656	1.5302787	1316	136.7416413	APLT1	9.194788207	TRI/QUAD LEVI	79103		GRP1- TUTTLE, NFENT, WESTWD, APLT 1	401	61	
53-26-576-038	590 WOOD ST	6/5/2023	189000	189000		81400	43.0687831	213651	72797	116203	106224.7344	1.0939354	1342	86.58941878	APLT1	34.4395393	1.50 STORY	72797		GRP1- TUTTLE, NFENT, WESTWD, APLT 1	401	51	
Totals:						2299000	2299000	856900	2148057		1626800	1163014.328			135.5304645								
						Sale. Ratio =>		37.2727273				E.C.F. =>		1.398779		Std. Deviation=>		0.298807					
						Std. Dev. =>		8.00592409				Ave. E.C.F. =>		1.4383308		Ave. Variance=>		23.43629		Coefficient of Var=>		16.29408611	

RESIDENTIAL ECF ANALYSIS

GROUP 6- AP1NL, APLT1, NELSO & WHITE

2024 1.207 (ALL)
2025 1.326

2026 1.398

SET GROUP AS INDICATED

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale		Asd. when		Cur.		Land +	Bldg.	Floor			ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
			Price	Adj. Sale \$	Sold	Asd/Adj. Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.										
53-35-576-023	801 STATE RD	8/4/2023	485000	485000	279400	57.6082474	531512	63420	421580	340183.125	1.2392737	2298	183.4551784	CHURC	9.615697173	2 STORY	63420		GRP6- ASSRS 8, DAV & THMP,	401	72		
53-35-577-007	916 S ADELAIDE ST	1/24/2025	205000	205000	107700	52.5365854	234662	74048	130952	116725.2891	1.12188199	1237	105.8625707	CHURC	21.35486781	1.50 STORY	74048		GRP6- ASSRS 8, DAV & THMP,	401	53		
53-36-552-007	829 S LEROY ST	7/10/2023	368000	368000	137100	37.2554348	337712	32223	335777	222012.3594	1.51242481	1918	175.0662148	BANG1	17.69941363	1.75 STORY	30600		GRP6- ASSRS 8, DAV & THMP,	401	66		
53-36-552-040	807 S OAK ST	10/15/2024	285000	285000	137300	48.1754386	298744	48849	236151	181609.7344	1.30032127	1728	136.6614583	BANG1	3.51094042	1 STORY	48017		GRP6- ASSRS 8, DAV & THMP,	401	63		
53-36-554-004	919 S ADELAIDE ST	3/26/2025	240000	240000	90700	37.7916667	218275	39889	200111	129640.9922	1.54357813	1040	192.4144231	BUCH	20.8147456	1 STORY	39889		GRP6- ASSRS 8, DAV & THMP,	401	72		
53-36-556-025	406 WAKEMAN ST	7/12/2023	244000	244000	107700	44.1393443	241118	45294	198706	142313.9531	1.396251	1458	136.2866941	WAKEM	6.082033272	TRI/QUAD LE	45294		GRP5- WDS STHEAST, RIGGS, \	401	66		
53-36-556-026	400 WAKEMAN ST	9/29/2023	315000	315000	151000	47.9365079	346847	37627	277373	224723.8438	1.2342838	1968	140.941565	WAKEM	10.11468709	2 STORY	37627		GRP5- WDS STHEAST, RIGGS, \	401	71		
Totals:			2142000	2142000	1010900		2208870		1800650	1357209.297			152.9554435										
					Sale. Ratio =>	47.194211						E.C.F. =>	1.32672979			Std. Deviation=>	0.1552761						
					Std. Dev. =>	7.43385795						Ave. E.C.F. =>	1.33543067			Ave. Variance=>	12.741769			Coefficient of Var=>	9.54131843		

RESIDENTIAL ECF ANALYSIS

GROUP 7 - BANG1, BANGS, BUCH, CHURC, WAKEM
2024 1.215 (ALL)
2025 1.376

2026 1.326
SET GROUP AS INDICATED

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when	Asd/Adj.	Cur.	Land +	Bldg.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property	Building			
						Appraisal	Yard	Residual	Cost Man. \$	E.C.F.									Class	Depr.			
53-35-527-025	308 S ADELAIDE ST	9/26/2023	339900	339900	79000	23.24213	306220	33327	306573	185012.2031	1.65704205	1563	196.1439539	APLAT	6.900257526	1	STORY	33327	GRP6- ASSRS 8, DAV & THMP,	401	70		
53-35-527-025	308 S ADELAIDE ST	11/20/2024	300000	300000	87400	29.133333	306220	33327	266673	185012.2031	1.4413806	1563	170.6161228	APLAT	14.66588748	1	STORY	33327	GRP6- ASSRS 8, DAV & THMP,	401	70		
53-35-527-027	300 S ADELAIDE ST	7/14/2023	180000	180000	62700	34.833333	149988	28827	151173	82143.05469	1.84036253	808	187.095297	APLAT	25.23230578	1	STORY	28827	GRP6- ASSRS 8, DAV & THMP,	401	56		
53-35-529-003	609 W SHIAWASSEE AVE	9/18/2023	325000	325000	110700	34.061538	273955	34424	290576	162393.8945	1.78932835	2027	143.352738	D&TSO	20.12888811	2	STORY	34424	GRP6- ASSRS 8, DAV & THMP,	401	62		
53-35-529-024	717 W ROCKWELL ST	11/18/2024	282000	282000	124200	44.042553	279876	40985	241015	161960	1.48811435	2181	110.5066483	D&TSO	9.992512367	1	STORY	39827	GRP6- ASSRS 8, DAV & THMP,	401	56		
53-35-529-028	717 W SHIAWASSEE AVE	8/16/2023	535000	535000	171100	31.981308	541175	110524	424476	291966.7813	1.45385033	2163	196.2441054	D&TSO	13.41891472	TRI/QUAD LE	106615	53-35-529-064	GRP6- ASSRS 8, DAV & THMP,	401	65		
53-35-529-050	909 W SHIAWASSEE AVE	4/11/2023	324900	324900	0	0	369311	73137	251763	200795.9375	1.25382517	1875	134.2736	D&TSO	33.42143052	1	STORY	72464	GRP6- ASSRS 8, DAV & THMP,	401	62		
53-35-529-053	404 BENT OAK ST	11/17/2023	313000	313000	152500	48.722045	335707	50638	262362	193267.125	1.35750972	1520	172.6065789	D&TSO	23.05297567	1.50	STORY	42650	GRP6- ASSRS 8, DAV & THMP,	401	70		
53-36-508-007	412 RIGGS ST	7/19/2023	227500	227500	63200	27.78022	190785	33152	194348	106869.8281	1.81854882	848	229.1839623	WOODS	23.05093487	1	STORY	32649	GRPS- WDS STHEAST, RIGGS, \	401	70		
53-36-508-037	601 E SOUTH HOLLY RD	6/6/2023	225000	225000	121400	53.955556	298481	59440	165560	152061.6875	1.08876866	1340	123.5522388	WOODS	56.64531711	1	STORY	58768	GRPS- WDS STHEAST, RIGGS, \	401	62		
53-36-508-050	509 E SOUTH HOLLY RD	11/26/2024	245000	245000	75700	30.897959	189579	39462	205538	101774.2344	2.01954848	840	244.6880952	WOODS	43.15090038	1	STORY	39462	GRPS- WDS STHEAST, RIGGS, \	401	66		
53-36-508-047	510 S LEMEN ST	12/14/2023	120000	120000	51900	43.25	127120	34800	85200	62589.83203	1.36124347	726	117.3553719	WOODS	22.67960051	1	STORY	34800	GRPS- WDS STHEAST, RIGGS, \	401	52		
Totals:			3417300	3417300	1099800		3368417		2845257	1885846.781			168.8015594		1.688315174								
						Sale. Ratio =>	32.183303				E.C.F. =>	1.5087424				Std. Deviation=>	0.3217133						
						Std. Dev. =>	13.419587				Ave. E.C.F. =>	1.68803947				Ave. Variance=>	26.750252				Coefficient of Var=>	16.8448282	

RESIDENTIAL ECF ANALYSIS

GROUP	2026	1.508
GROUP 8 - APLAT, D&TSO, POND, RIGGS, TRUMP, WOODS, WOODB	2024 1.290 (ALL)	SET GROUP AS INDICATED
	2025 1.475	
4/1/2023- 3/31/2025		

REMOVED OUTLIERS:

53-36-508-015	412 S LEMEN ST	7/22/2024	217000	217000	68900	31.751152	156538	34800	182200	82534.23438	2.20756879	989	184.2264914	WOODS	61.95293182	1	STORY	34800	GRPS- WDS STHEAST, RIGGS, \	401	62
53-36-508-022	311 S LEMEN ST	6/4/2024	225000	225000	75100	33.377778	164742	34464	190536	88324.07031	2.15723754	936	203.5641026	WOODS	56.91980653	1	STORY	34402	GRPS- WDS STHEAST, RIGGS, \	401	57
53-35-527-030	209 W SHIAWASSEE AVE	3/19/2025	537500	537500	158900	29.562791	381619	36994	500506	233644.0625	2.14217299	1752	285.6769406	APLAT	55.41335173	1.75	STORY	27452	GRP6- ASSRS 8, DAV & THMP,	401	79

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when	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	Other Parcels In Sale	Land Table	Property Class	Building Depr.	
53-23-400-019	2071 S LONG LAKE RD	12/16/2021	180000	180000	69400	38.55556	209901	76512	103488	80571.77344	1.28442	1126	91.90763766	NRLAK	6.512564996	1.25 STORY	76512		GRP15- NEAR LAKE PROPERTIES	401	61		
53-23-400-056	2091 S LONG LAKE RD	10/3/2022	1000000	1000000	301800	30.18	990743	169755	830245	662087.125	1.2539815	2460	337.4979675	NRLAK	3.468710642	2 STORY	165251		GRP15- NEAR LAKE PROPERTIES	401	93		
53-23-579-003	14302 SWANEE BEACH DR	8/8/2024	310000	310000	132900	42.87097	294327	73782	236218	177858.875	1.3281204	1500	157.4786667	SWANE	10.88260145	TRI/QUAD LEV	73782		GRP3- SWANEE BCH, LF ORCH,	401	77		
53-23-579-014	2258 S LONG LAKE RD	7/18/2022	300000	300000	133000	44.33333	380437	86995	213005	156646.7813	1.359779	1421	149.8979592	SWANE	14.0484593	1 STORY	86995		GRP3- SWANEE BCH, LF ORCH,	401	77		
53-23-581-020	14341 SWANEE BEACH DR	7/7/2022	300000	300000	124800	41.6	345883	43773	256227	243637.0938	1.0516748	1704	150.3679577	SWANE	16.76195508	1.75 STORY	43773		GRP3- SWANEE BCH, LF ORCH,	401	83		
53-34-100-009	16010 JENNINGS RD	9/15/2023	300000	300000	128800	42.93333	343960	74386	225614	217398.3906	1.0377906	1680	134.2940476	NRLAK	18.1503813	2 STORY	72348		GRP15- NEAR LAKE PROPERTIES	401	69		
Totals:						2390000	2390000	890700	2565251	1864797	1538200.039			170.2407061		0.697026999							
						Sale. Ratio =>		37.26778		E.C.F. =>		1.2123241		Std. Deviation=>		0.140045							
						Std. Dev. =>		5.22812		Ave. E.C.F. =>		1.2192944		Ave. Variance=>		11.63745		Coefficient of Var=>		9.54440996			

RESIDENTIAL ECF ANALYSIS

2026 1.212

SET GROUP AS INDICATED
4 YEAR ANALYSIS AS TWO YEAR STUDY HAD MINIMAL SALES

GROUP 9 - BLNLA, NRLAK, SWANE, SLHCO

2024 1.113 (ALL)

2025 1.24

4/1/2021 -3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels In Sale	Land Table	Property Class	Building Depr.		
53-34-551-004	1226 VISTA DR	10/24/2023	479000	479000	179700	37.515658	479594	74047	404953	344852.906	1.1742775	2510	161.3358966	TRUCH	0.578252389	1 STORY	71883	GRP12- HORSESHOE CT, TRUCHAN ACRE	401	73			
53-34-551-004	1226 VISTA DR	10/18/2024	540000	540000	231100	42.796296	479594	74047	465953	344852.906	1.3511645	2510	185.6386454	TRUCH	17.11044876	1 STORY	71883	GRP12- HORSESHOE CT, TRUCHAN ACRE	401	73			
53-34-551-018	3344 W SHIAWASSEE AVE	9/4/2024	425000	425000	289500	68.117647	467944	121793	303207	294346.094	1.0301037	3474	87.27892919	TRUCH	14.99562998	2 STORY	99990	GRP12- HORSESHOE CT, TRUCHAN ACRE	401	54			
53-34-551-011	1216 DARCI DR	7/2/2021	255000	255000	100300	39.333333	280922	41871	213129	203274.656	1.048478	1472	144.7887228	HORSE	13.15820237	2 STORY	41871	GRP12- HORSESHOE CT, TRUCHAN ACRE	401	77			
53-34-651-013	1208 SHELL ST	10/25/2021	250000	250000	96000	38.4	259305	40174	209826	186335.891	1.1260633	1221	171.8476658	HORSE	5.399674132	1 STORY	40174	GRP12- HORSESHOE CT, TRUCHAN ACRE	401	77			
53-34-651-019	1225 LORI LN	9/16/2021	245000	245000	97500	39.795918	265940	41132	203868	181163.266	1.1253275	1248	163.3557692	HORSE	5.473252538	1 STORY	41132	GRP12- HORSESHOE CT, TRUCHAN ACRE	401	77			
53-34-651-032	1225 DARCI DR	3/25/2022	260000	260000	83400	32.076923	234408	38717	221283	166403.906	1.3297945	1136	194.7913732	HORSE	14.97345053	1 STORY	38717	GRP12- HORSESHOE CT, TRUCHAN ACRE	401	74			
53-35-577-018	939 STATE RD	1/23/2023	325000	325000	119400	36.738462	312348	73692	251308	202938.781	1.2383439	2928	85.82923497	JAYNE	5.828389206	BI LEVEL	73692	GRP7- JYN & HLWW, GRACE, FENT WDS	401	63			
53-35-579-003	1006 S ADELAIDE ST	4/29/2022	259900	259900	94200	36.24471	249749	56966	202934	163931.125	1.2379223	1650	122.990303	GRACE	5.786232976	BI LEVEL	56966	GRP7- JYN & HLWW, GRACE, FENT WDS	401	65			
53-35-579-011	1012 LONG ST	7/23/2021	265000	265000	89700	33.849057	289838	75251	189749	152471.938	1.2444847	1456	130.3221154	GRACE	6.44247444	1 STORY	58140	GRP7- JYN & HLWW, GRACE, FENT WDS	401	66			
53-35-580-008	228 HILLVIEW TER	9/12/2022	350000	350000	139500	39.857143	368566	73158	276842	251197.281	1.10209	2338	118.4097519	JAYNE	7.797004545	2 STORY	72388	GRP7- JYN & HLWW, GRACE, FENT WDS	401	63			
53-35-580-014	212 HILLVIEW TER	2/18/2022	287000	287000	110000	38.327526	291516	63875	223125	193572.281	1.1526702	1558	143.2124519	JAYNE	2.738979964	1 STORY	60821	GRP7- JYN & HLWW, GRACE, FENT WDS	401	63			
Totals:			3940900	3940900	1630300		3979724		3166177	2685341.03			142.4834016		0.100044439								
					Sale. Ratio =>	41.368723						E.C.F. =>	1.1790596	Std. Deviation=>		0.10232							
					Std. Dev. =>	9.2196899						Ave. E.C.F. =>	1.18006	Ave. Variance=>		8.35683	Coefficient of Var=>		7.0817015				

RESIDENTIAL ECF ANALYSIS

GROUP 10 - FNOAK, GRACE, HORSE, JAYNE, TRUCH

2024 1.071 (ALL)
2025 1.176

2026

1.179

SET GROUP AS INDICATED

4 YEAR ANALYSIS AS TWO YEAR STUDY HAD MINIMAL SALES

4/1/2021 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when	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	Other Parcels in Sale	Land Table	Property Building		
																					Class	Depr.	
53-23-651-004	1468 WARD DR	10/4/2024	160000	160000		59500	37.1875	144222	50000	110000	97639.375	1.1265947	980	112.244898	DRIFT	6.775305283	2 STORY	50000		EASTO- EASTOAK CONDOS/DRIFTW/C	401	86	
53-25-602-023	1216 EAST OAK DR	4/1/2024	215000	215000		80600	37.488372	185463	50000	165000	150376.172	1.0972483	1008	163.6904762	EASTG	3.840668425	2 STORY	50000		EASTG- EAST OAK GRANDE CONDO	401	86	
53-25-604-038	150 WHISPERING PINES DR	8/4/2023	285000	285000		118800	41.684211	290327	30000	255000	269768.906	0.9452535	1855	137.4663073	WHPIN	11.35881332	2 STORY	30000		WHPIN- WHISPERING PINES CONDOI	401	95	
53-25-604-040	130 WHISPERING PINES DR	8/18/2023	285000	285000		116800	40.982456	282813	30557	254443	261405.188	0.9733663	1855	137.1660377	WHPIN	8.547532333	2 STORY	30000		WHPIN- WHISPERING PINES CONDOI	401	94	
53-26-626-006	123 MEADOW POINTE DR	7/17/2023	210000	210000		77300	36.809524	186724	50000	160000	141682.906	1.1292823	1179	135.7082273	MEADO	7.044068969	2 STORY	50000		MEADO- MEADOWPOINTE CONDOS	401	74	
53-26-626-034	204 MEADOW POINTE DR	4/10/2023	200000	200000		79900	39.95	187578	50000	150000	142567.875	1.0521304	1179	127.2264631	MEADO	0.671119012	2 STORY	50000		MEADO- MEADOWPOINTE CONDOS	401	75	
53-26-626-036	208 MEADOW POINTE DR	9/3/2024	200000	200000		77300	38.65	177092	50000	150000	131701.547	1.1389388	948	158.2278481	MEADO	8.009716394	1 STORY	50000		MEADO- MEADOWPOINTE CONDOS	401	75	
53-26-626-040	226 MEADOW POINTE DR	2/16/2024	170000	170000		75700	44.529412	178118	50000	120000	132764.766	0.9038543	948	126.5822785	MEADO	15.49873551	1 STORY	50000		MEADO- MEADOWPOINTE CONDOS	401	76	
53-26-626-054	303 MEADOW POINTE DR	9/5/2023	220000	220000		80200	36.454545	191069	50000	170000	146185.5	1.162906	1179	144.189915	MEADO	10.4064411	2 STORY	50000		MEADO- MEADOWPOINTE CONDOS	401	75	
Totals:			1945000	1945000		766100		1823406		1534443	1474092.23			138.0558364		1.790065295							
						Sale. Ratio =>	39.388175					E.C.F. =>	1.040941	Std. Deviation=>		0.0952279							
						Std. Dev. =>	2.709946					Ave. E.C.F. =>	1.0588416	Ave. Variance=>		8.0169334	Coefficient of Var=>		7.571419				

RESIDENTIAL ECF ANALYSIS

	2024 0.912 (ALL)	2026 1.040
GROUP 11- DRIFT, EASTG, EASTO, MEADO, PINEV, WHPIN, FNTCM	2025 0.965	SET GROUP AS INDICATED

4/1/2023 -3/31/2025

Removed Outlier

53-25-604-004	135 WHISPERING PINES DR	11/2/2023	237500	237500		117800	49.6	285538	30526	206974	264261.125	0.7832177	1877	110.2685136	WHPIN	27.56238869	2 STORY	30000		WHPIN- WHISPERING PINES CONDOI	401	94
53-25-604-002	115 WHISPERING PINES DR	4/28/2023	235000	235000		113100	48.12766	273388	30494	204506	251703.625	0.8124873	1855	110.2458221	WHPIN	24.63543175	2 STORY	30000		WHPIN- WHISPERING PINES CONDOI	401	88

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Bldg. Cost Man. \$	E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Land Table	Property Class	Building Depr.			
												Area	\$/Sq.Ft.										
53-23-652-006	14527 BLUE HERON DR	9/19/2024	380000	380000	165300	43.5	352687	48559	331441	295269.9063	1.1225018	1782	185.9938272	TIMBE	6.589209898	1 STORY	48000	TIMBE- TIMBERWOOD GROVE CONDO	401	84			
53-23-652-007	14526 BLUE HERON DR	6/12/2024	380000	380000	154200	40.578947	331920	48000	332000	275650.5	1.2044237	1896	175.1054852	TIMBE	14.78140209	2 STORY	48000	TIMBE- TIMBERWOOD GROVE CONDO	401	84			
53-25-577-006	708 COBBLESTONE DR	8/15/2024	420000	420000	202200	48.142857	421091	60000	360000	350573.7813	1.026888	2154	167.1309192	PNCRK	2.972172269	2 STORY	60000	PNCRK- PINE CREEK NORTH SUB	401	91			
53-25-577-012	612 CHERRY BLOSSOM LN	6/1/2023	390000	390000	152700	39.153846	404790	60000	330000	334747.5625	0.9858175	1805	182.8254848	PNCRK	7.07922123	1 STORY	60000	PNCRK- PINE CREEK NORTH SUB	401	95			
53-25-577-016	620 CHERRY BLOSSOM LN	4/12/2024	425000	425000	205500	48.352941	453183	60000	365000	381731.0625	0.9561706	2154	169.452182	PNCRK	10.04391467	2 STORY	60000	PNCRK- PINE CREEK NORTH SUB	401	96			
53-25-577-021	712 PINECREEK DR	3/20/2024	399900	399900	13500	3.375844	382846	60000	339900	313442.7188	1.0844087	1896	179.2721519	PNCRK	2.77989676	2 STORY	60000	PNCRK- PINE CREEK NORTH SUB	401	97			
53-25-577-022	708 PINECREEK DR	10/2/2024	429000	429000	180200	42.004662	401383	64767	364233	336811.6563	1.0814145	1728	210.7829861	PNCRK	2.480477698	1 STORY	60000	PNCRK- PINE CREEK NORTH SUB	401	96			
53-25-577-043	601 SIXTH ST	4/18/2024	400000	400000	129300	32.325	399513	60000	340000	339624.2813	1.0011063	2020	168.3168317	PNCRK	5.550341914	2 STORY	60000	PNCRK- PINE CREEK NORTH SUB	401	97			
53-35-652-022	749 PLUM TREE LN	6/16/2023	422000	422000	136200	32.274882	346066	48000	374000	339384.4688	1.101995	1954	191.4022518	ORCHA	4.538533963	2 STORY	48000	ORCHA- ORCHARD HILLS CONDO	401	80			
53-35-652-034	900 PLUM TREE LN	6/11/2024	380000	380000	183100	48.184211	380823	48000	332000	323129.125	1.027453	2029	163.6274027	ORCHA	2.915666234	2 STORY	48000	ORCHA- ORCHARD HILLS CONDO	401	81			
53-35-652-063	564 PEACH TREE TRL	11/20/2023	321000	321000	143900	44.82866	320861	49549	271451	263409.7188	1.0305277	1830	148.3338798	ORCHA	2.60820409	1 STORY	48000	ORCHA- ORCHARD HILLS CONDO	401	64			
Totals:			4346900	4346900	1666100		4195163		3740025	3553774.781			176.567582		0.420057403								
											Sale. Ratio =>	38.328464	E.C.F. =>		1.0524091	Std. Deviation=>		0.070875					
											Std. Dev. =>	12.947846	Ave. E.C.F. =>		1.0566097	Ave. Variance=>		5.6671855	Coefficient of Var=>		5.363556		

RESIDENTIAL ECF ANALYSIS

2026 1.052
SET GROUP AS INDICATED

GROUP 12 - PNCRK, ORCHA, TIMBE, WHISW

2024 0.965 (ALL EXCEPT TIMBE)
0.997 (TIMBE)

4/1/2023 - 3/31/2025

2025 1.030

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Land Table	Property Class	Building Depr.	
53-36-601-022	420 MILL POND DR	6/6/2024	300000	300000	129000	43	274681	48000	252000	261291.9844	0.964438	1374	183.4061135	HERIT	25.25111634	2 STORY	48000	HERIT- HERITAGE POND (	401	85
53-36-601-025	414 MILL POND DR	8/18/2023	279900	279900	115200	41.15756	258311	49885	230015	175886.9219	1.307744	1332	172.6839339	HERIT	9.079414633	2 STORY	48000	HERIT- HERITAGE POND (	401	79
53-36-601-031	309 MILL POND DR	5/29/2024	317000	317000	138100	43.56467	292924	48000	269000	206686.9219	1.301485	1580	170.2531646	HERIT	8.453587175	2 STORY	48000	HERIT- HERITAGE POND (	401	81
53-36-601-033	405 MILL POND DR	12/18/2023	279900	279900	108900	38.90675	255994	48000	231900	175522.3594	1.321199	1166	198.8850772	HERIT	10.42497214	1 STORY	48000	HERIT- HERITAGE POND (	401	83
53-36-601-049	645 HOLLY PT	9/29/2023	310000	310000	137200	44.25806	317791	50466	259534	225590.7188	1.150464	1292	200.877709	HERIT	6.648547701	1 STORY	48000	HERIT- HERITAGE POND (	401	77
53-36-628-025	978 WATERVIEW LN	3/26/2025	340000	340000	148500	43.67647	321413	60000	280000	220601.6875	1.269256	1316	212.7659574	WEVLA	5.230645578	1+STORY	60000	WEVLA- WATERS EDGE V	401	87	
53-36-628-043	940 S HOWARD ST	12/16/2024	305000	305000	167900	55.04918	309479	60000	245000	210530.7969	1.163725	1527	160.4453176	WEVLA	5.322424417	1 STORY	60000	WEVLA- WATERS EDGE V	401	79	
53-36-628-045	991 WATERS EDGE LN	10/3/2023	320000	320000	115200	36	305052	60000	260000	206794.9375	1.257284	1352	192.3076923	WEVLA	4.033468935	2 STORY	60000	WEVLA- WATERS EDGE V	401	87	
Totals:			2451800	2451800	1060000		2335645		2027449	1682906.328			186.4531207		1.22187258						
					Sale. Ratio =>	43.23354						E.C.F. =>	1.204731	Std. Deviation=>		0.1205					
					Std. Dev. =>	5.559626						Ave. E.C.F. =>	1.216949	Ave. Variance=>		9.30552	Coefficient of Var=>		7.646597		

RESIDENTIAL ECF ANALYSIS

2024 1.153 (ALL)

2026 1.204

SET AS INDICATED

GROUP 13 - HERIT, WEVLA

2025 1.185

4/1/2023 - 3/31/2025

REMOVED OUTLIER

53-36-601-053	653 HOLLY PT	5/3/2024	323500	323500	118800	36.72334	257403	50041	273459	174989.0313	1.562721	1028	266.0107004	HERIT	34.57713322	1 STORY	48000	HERIT- HERITAGE POND (	401	74
53-36-601-016	617 HERITAGE CIR	7/29/2024	328000	328000	123200	37.56098	262910	48000	280000	181358.6563	1.543902	1332	210.2102102	HERIT	32.69525695	2 STORY	48000	HERIT- HERITAGE POND (	401	83

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
53-35-200-011	514 W SHIAWASSEE AVE	3/28/2024	265000	265000	114300	43.132075	266329	42035	222965	156739.3438	1.42252095	1500	148.6433333	APLT8	11.73228169	1.50 STORY		42035		GRP6- ASSRS 8, DAV & THMP,	401	61		
53-35-200-013	103 N WEST ST	6/23/2023	285000	285000	0	0	292953	35692	249308	179777.0781	1.38676189	1916	130.1189979	APLT8	15.30818793	2 STORY		34166		GRP6- ASSRS 8, DAV & THMP,	401	56		
53-35-531-003	816 W SHIAWASSEE AVE	5/8/2024	280750	280750	129400	46.090828	273697	40344	240406	163069.875	1.47425145	1828	131.5131291	APLT8	6.559231376	2 STORY	RENTAL	40344		GRP6- ASSRS 8, DAV & THMP,	401	56		
53-35-531-005	810 W SHIAWASSEE AVE	2/27/2024	270000	270000	118500	43.888889	274917	40287	229713	163962.2656	1.40101138	2016	113.9449405	APLT8	13.8832386	2 STORY	MULTI UNIT HOUSING	40287		GRP6- ASSRS 8, DAV & THMP,	401	59		
53-35-531-034	608 GRANT ST	7/3/2024	278000	278000	101300	36.438849	210967	36232	241768	122106.9219	1.97996966	1680	143.9095238	APLT8	44.01258894	2 STORY	VETERAN EXEMPTION C	36232		GRP6- ASSRS 8, DAV & THMP,	401	51		
53-35-531-102	210 S WEST ST	5/15/2024	230000	230000	79400	34.521739	176374	31950	198050	100925.2266	1.96234387	1014	195.3155819	APLT8	42.25001075	1 STORY		31950		GRP6- ASSRS 8, DAV & THMP,	401	58		
53-35-531-052	611 MILL ST	8/14/2023	145000	145000	53300	36.758621	122093	31299	113701	63447.9375	1.79203619	642	177.1043614	APLT8	25.21924214	1 STORY		31299		GRP6- ASSRS 8, DAV & THMP,	401	51		
53-35-531-069	912 GRANT ST	12/21/2023	198000	198000	99500	50.252525	231225	47178	150822	128614.2578	1.17266936	1138	132.5325132	APLT8	36.71744011	1 STORY		46606		GRP6- ASSRS 8, DAV & THMP,	401	71		
53-35-531-077	304 COLFAX ST	12/24/2024	170000	170000	82900	48.764706	176675	46674	123326	90846.25781	1.35752427	1080	114.1907407	APLT8	18.23194938	1 STORY		46170		GRP6- ASSRS 8, DAV & THMP,	401	51		
53-35-531-079	909 MILL ST	6/10/2024	295000	295000	137400	46.576271	295375	42898	252102	176433.9688	1.42887451	1204	209.3870432	APLT8	11.09692594	2 STORY		42898		GRP6- ASSRS 8, DAV & THMP,	401	76		
53-35-531-166	507 W CAROLINE ST	5/24/2024	250000	250000	67500	27	223632	30443	219557	135002.7969	1.62631445	1076	204.0492565	APLT8	8.647068904	1 STORY		30443		GRP6- ASSRS 8, DAV & THMP,	401	80		
53-35-531-167	509 W CAROLINE ST	10/4/2024	155000	155000	75100	48.451613	158889	34903	120097	86642.90625	1.38611463	1076	111.6143123	APLT8	15.37291351	1 STORY		30356		GRP6- ASSRS 8, DAV & THMP,	401	56		
53-35-531-209	716 GRANT ST	11/10/2023	185000	185000	70700	38.216216	166199	29335	155665	95642.21094	1.62757634	802	194.09601	APLT8	8.773257811	1 STORY		29335		GRP6- ASSRS 8, DAV & THMP,	401	61		
Totals:					3006750	3006750	1129300	2869325	2517480	1663211.047			154.3399803		2.621745556									
										Sale. Ratio =>	37.558826			E.C.F. =>	1.51362631			Std. Deviation=>	0.2442287					
										Std. Dev. =>	13.396327			Ave. E.C.F. =>	1.53984377			Ave. Variance=>	19.831103	Coefficient of Var=>		12.8786461		

RESIDENTIAL ECF ANALYSIS

2024 1.340 (BOTH)
2025 1.431

2026 1.513
SET AS INDICATED

GROUP 15 - APLT8, APLT7

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
53-23-577-018	14401 APPLETREE LN	4/19/2024	260000	260000	112300	43.192308	247058	50659	209341	155748.6094	1.3440955	1104	189.620471	LKFEN	2.630317671	1 STORY	49500		GRP3- SWANEE BCH, LF ORCH,	401	66		
53-23-577-031	14503 APPLETREE LN	5/3/2024	275000	275000	0	0	253448	62954	212046	151065.8281	1.4036662	1104	192.0706522	LKFEN	8.587392919	1 STORY	62845		GRP3- SWANEE BCH, LF ORCH,	401	61		
53-23-577-061	2194 ORCHARD LAKE DR	8/30/2023	270000	270000	103700	38.407407	272760	50734	219266	176071.375	1.2453245	1344	163.1443452	LKFEN	7.24677744	1 STORY	50618		GRP3- SWANEE BCH, LF ORCH,	401	65		
53-23-577-068	14416 APPLETREE LN	5/15/2023	257000	257000	90200	35.097276	241438	54011	202989	148633.625	1.3657004	1104	183.8668478	LKFEN	4.790810126	1 STORY	53098		GRP3- SWANEE BCH, LF ORCH,	401	66		
53-23-577-080	14429 SWANEE BEACH DR	10/13/2023	255308	255308	97300	38.110831	260184	60716	194592	158182.3906	1.2301749	1104	176.2608696	LKFEN	8.761743276	1 STORY	59885		GRP3- SWANEE BCH, LF ORCH,	401	64		
Totals:			1317308	1317308	403500		1274888			1038234	789701.8281		180.9926372		0.307582101								
					Sale. Ratio =>	30.63065						E.C.F. =>	1.3147165			Std. Deviation=>	0.0763						
					Std. Dev. =>	17.548976						Ave. E.C.F. =>	1.3177923			Ave. Variance=>	6.4034			Coefficient of Var=>	4.8591939		

RESIDENTIAL ECF ANALYSIS

2023 1.101
2024 1.190
2025 1.261

2026 1.314
SET AS INDICATED

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53-26-556-012	905 NORTH RD	6/28/2024	262000	262000	110400	42.137405	239539	63707	198293	149217.7344	1.3288836	1548	128.0962532	NFENE	3.069475253	TRI/QUAD LE	63165		GRP1- TUTTLE, NFENT, WESTWD, A	401	59	
53-26-556-038	807 WORCHESTER DR	2/12/2025	256500	256500	108100	42.14425	244009	72342	184158	135920.0313	1.3548996	1548	118.9651163	NFENE	5.671078242	TRI/QUAD LE	71623		GRP1- TUTTLE, NFENT, WESTWD, A	401	62	
53-26-556-040	801 WORCHESTER DR	10/24/2024	235000	235000	108800	46.297872	240711	68339	166661	136478.2188	1.2211546	1144	145.6826923	NFENE	7.70342811	1 STORY	67394		GRP1- TUTTLE, NFENT, WESTWD, A	401	61	
53-26-556-093	911 NEWPORT DR	9/25/2023	240000	240000	89300	37.208333	236582	62635	177365	137725.25	1.2878176	1144	155.0393357	NFENE	1.037125385	1 STORY	62635		GRP1- TUTTLE, NFENT, WESTWD, A	401	59	
Totals:			993500	993500	416600		960841		726477	559341.2344			136.9458494		0.061938532							
					Sale. Ratio =>	41.932562						E.C.F. =>	1.2988082	Std. Deviation=>		0.05831						
					Std. Dev. =>	3.7175356						Ave. E.C.F. =>	1.2981888	Ave. Variance=>		4.370277	Coefficient of Var=>		3.3664415			

RESIDENTIAL ECF ANALYSIS

2023 1.022
2024 1.171

2026 1.298

SET AS INDICATED

NFENE - NORTH FENTON ESTATES

2025 1.263

4/1/2023 - 3/31/2025

REMOVED OUTLIER

53-26-556-008	807 NORTH RD	6/15/2023	170000	170000	0	0	245310	56715	113285	149323.0469	0.7586572	1120	101.1473214	NFENE	53.95316783	1 STORY	56715		GRP1- TUTTLE, NFENT, WESTWD, A	401	59
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Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Land Table	Property Class	Building Depr.		
53-35-581-024	508 W HIGH ST	10/26/2023	220000	220000	107600	48.90909	248447	65302	154698	123584.969	1.2517542	1654	93.52962515	OAKWO	12.87035809	1.75 STORY	59315	GRP7- JYN & HLWV, GRACE, FENT	401	58		
53-35-581-035	903 PARALLEL ST	9/20/2024	350000	350000	161900	46.25714	333490	39533	310467	214410.656	1.4480017	1483	209.3506406	OAKWO	6.754397345	2 STORY	37800	GRP7- JYN & HLWV, GRACE, FENT	401	83		
53-35-581-046	938 STATE RD	4/22/2024	222000	222000	103900	46.8018	212977	37800	184200	127773.156	1.4416174	1328	138.7048193	OAKWO	6.115960745	1 STORY	37800	GRP7- JYN & HLWV, GRACE, FENT	401	52		
Totals:			792000	792000	373400		794914		649365	465768.781			147.1950283		1.372113372							
					Sale. Ratio =>	47.14646						E.C.F. =>	1.3941789						Std. Deviation=>	0.111506		
					Std. Dev. =>	1.400604						Ave. E.C.F. =>	1.3804578						Ave. Variance=>	8.580239	Coefficient of Var=>	6.2155026

RESIDENTIAL ECF ANALYSIS	2023	1.303
	2024	1.350
OAKWO - OAKWOOD ADDITION	2025	1.371

2026 1.394

SET AS INDICATED

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when Sale	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.
53-26-527-034	805 FOREST DR	6/9/2023	220000	220000		90100	40.954545	215567	78881	141119	97147.125	1.4526318	1120	125.9991071	TUTTL	14.88956539	TRI/QUAD I	74279		GRP1- TUTTLE, NFENT, WESTWD, APLT 1	401	56
53-26-527-036	721 OAK PARK DR	5/15/2024	185000	185000		85100	46	183522	79563	105437	73886.99219	1.4270035	1000	105.437	TUTTL	17.45238745	1 STORY	77986		GRP1- TUTTLE, NFENT, WESTWD, APLT 1	401	51
53-26-527-043	710 OAK PARK DR	8/7/2023	280000	280000		120500	43.035714	286845	77526	202474	148769.7188	1.3609893	1701	119.0323339	TUTTL	24.05380914	1 STORY	77269		GRP1- TUTTLE, NFENT, WESTWD, APLT 1	401	46
53-26-528-030	705 MARY CT	6/14/2023	197500	197500		64000	32.405063	153776	59783	137717	66803.83594	2.0615134	864	159.3946759	TUTTL	45.99859333	1 STORY	59783		GRP1- TUTTLE, NFENT, WESTWD, APLT 1	401	51
53-26-528-024	812 OAK PARK DR	5/5/2023	175000	175000		70400	40.228571	169242	63070	111930	75459.84375	1.4833055	1074	104.2178771	TUTTL	11.82219392	1 STORY	63070		GRP1- TUTTLE, NFENT, WESTWD, APLT 1	401	51
53-26-528-036	822 FOREST DR	12/6/2024	189900	189900		74100	39.020537	160112	59537	130363	71481.875	1.823721	1008	129.328373	TUTTL	22.21936257	1 STORY	58386		GRP1- TUTTLE, NFENT, WESTWD, APLT 1	401	56
Totals:			1247400	1247400		504200		1169064		829040	533549.3906			123.9015612		4.770688669						
						Sale. Ratio =>		40.420074		E.C.F. =>		1.5538205		Std. Deviation=>		0.2776403						
						Std. Dev. =>		4.5688222		Ave. E.C.F. =>		1.6015274		Ave. Variance=>		22.739319		Coefficient of Var=>		14.19852		

RESIDENTIAL ECF ANALYSIS

2023 1.296

2026 1.553

SET AS INDICATED

TUTTL - TUTTLE ACRES #1

2024 1.332

2025 1.407

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when		Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels		Property Class	Building Depr.	
						Sale	Sale						Area	\$/Sq.Ft.					In Sale	Land Table			
53-36-626-009	615 SHORELINE DR	2/29/2024	300000	300000		121300	40.433333	292178	40544	259456	230012.7969	1.1280068	1272	203.9748428	WECND	3.879887372	1 STORY	40000		WECND - WATERS EDGE CONDOS	401	86	
53-36-626-032	630 SHORELINE DR	4/28/2023	325000	325000		130500	40.153846	311843	40000	285000	248485.375	1.14694879	1272	224.0566038	WECND	5.774085845	1 STORY	40000		WECND - WATERS EDGE CONDOS	401	86	
53-36-626-054	660 SHOREVIEW CT	4/17/2024	315000	315000		123700	39.269841	279248	40000	275000	218691.0469	1.25748175	1294	212.5193199	WECND	16.82738177	1+STORY	40000		WECND - WATERS EDGE CONDOS	401	87	
53-36-626-071	696 SHORELINE DR	5/31/2023	362000	362000		150100	41.464088	357446	40580	321420	289639.8438	1.10972301	1310	245.3587786	WECND	2.051508189	1 STORY	40000		WECND - WATERS EDGE CONDOS	401	93	
53-36-626-074	685 SHORELINE DR	7/19/2023	260000	260000		130900	50.346154	318891	40000	220000	204927.7813	1.07354893	1310	167.9389313	WECND	1.56590022	1 STORY	40000		WECND - WATERS EDGE CONDOS	401	93	
53-36-626-080	671 SHORELINE DR	7/11/2024	289000	289000		135900	47.024221	305213	40000	249000	242425.0469	1.02712159	1322	188.3509834	WECND	6.208633915	1 STORY	40000		WECND - WATERS EDGE CONDOS	401	87	
53-36-627-109	911 WATERCRESS LN	5/15/2024	235000	235000		105600	44.93617	247095	40276	194724	189048.4531	1.03002165	1157	168.3007779	WECND	5.918627877	1 STORY	40000		WETWH - WATERS EDGE TOWNHOM	401	94	
53-36-627-110	913 WATERCRESS LN	3/8/2024	255000	255000		112700	44.196078	273242	40000	215000	173201.0938	1.24133165	1628	132.0638821	WECND	15.21237222	1 STORY	40000		WETWH - WATERS EDGE TOWNHOM	401	95	
53-36-627-112	901 WATERCRESS LN	11/21/2024	230000	230000		109900	47.782609	257147	40000	190000	198489.0313	0.95723174	1157	164.2178047	WECND	13.19761946	1 STORY	40000		WETWH - WATERS EDGE TOWNHOM	401	95	
53-36-627-113	903 WATERCRESS LN	7/8/2024	232000	232000		107500	46.336207	258059	40000	192000	199322.6719	0.96326222	1157	165.9464131	WECND	12.59457078	1 STORY	40000		WETWH - WATERS EDGE TOWNHOM	401	96	
53-36-627-118	897 WATERCRESS LN	9/20/2024	269900	269900		117500	43.534642	270970	40000	229900	211124.3125	1.08893191	1628	141.2162162	WECND	0.027602486	1 STORY	40000		WETWH - WATERS EDGE TOWNHOM	401	95	
53-36-627-123	937 EAGLE DR EAST	4/6/2023	210000	210000		86500	41.190476	215773	40000	170000	160670.0156	1.05806923	1147	148.2127289	WECND	3.113869903	1 STORY	40000		WETWH - WATERS EDGE TOWNHOM	401	87	
53-36-627-125	933 EAGLE DR EAST	8/22/2023	214900	214900		87300	40.623546	217492	40000	174900	162241.3125	1.07802382	1149	152.2193211	WECND	1.118410748	1 STORY	40000		WETWH - WATERS EDGE TOWNHOM	401	86	
Totals:			3497800	3497800		1519400		3604597		2976400	2728278.781			178.0289695		0.173630132							
						Sale. Ratio =>		43.438733		E.C.F. =>			1.09094423		Std. Deviation=>		0.09069						
						Std. Dev. =>		3.4668012		Ave. E.C.F. =>			1.08920793		Ave. Variance=>		6.730036		Coefficient of Var=>		6.1788351		

RESIDENTIAL ECF ANALYSIS
2023 0.985
2024 0.970
WECND - WATERS EDGE CONDO 2025 1.074

2026 1.090
SET AS INDICATED

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53-26-501-003	15245 CHARLUENE DR	10/4/2021	185000	185000	70900	38.324324	213923	70416	114584	119092.9453	0.962139	1161	98.69422911	WESKO	30.74264476	1 STORY	68800		GRP11- FAIRFIELD PK, WES KOAN F	401	56	
53-26-501-008	15205 CHARLUENE DR	11/12/2024	200000	200000	83900	41.95	188068	68800	131200	98977.59375	1.325553	988	132.7935223	WESKO	5.598680986	1 STORY	68800		GRP11- FAIRFIELD PK, WES KOAN F	401	56	
53-26-501-017	15133 CHARLUENE DR	7/25/2022	185000	185000	56200	30.378378	179877	81512	103488	81630.70313	1.267758	1396	74.13180516	WESKO	0.180743949	1 STORY	80840		GRP11- FAIRFIELD PK, WES KOAN F	401	45	
53-26-501-026	15150 CHARLUENE DR	9/30/2022	195000	195000	52600	26.974359	164636	71105	123895	77619.08594	1.596192	792	156.4330808	WESKO	32.66267415	1 STORY	68800		GRP11- FAIRFIELD PK, WES KOAN F	401	51	
53-26-501-033	15210 CHARLUENE DR	4/11/2022	265000	265000	98000	36.981132	327219	68800	196200	204455.6094	0.959622	1920	102.1875	WESKO	30.9944215	1.75 STORY	68800		GRP11- FAIRFIELD PK, WES KOAN F	401	57	
53-26-501-037	15246 CHARLUENE DR	9/8/2021	222500	222500	63800	28.674157	193893	69286	153214	103408.2969	1.481641	1040	147.3211538	WESKO	21.20755449	1.25 STORY	68800		GRP11- FAIRFIELD PK, WES KOAN F	401	56	
53-26-501-039	2420 NORTH RD	5/27/2022	200000	200000	61900	30.95	191068	70209	129791	100297.9219	1.294055	1108	117.1398917	WESKO	2.448900582	1 STORY	68800		GRP11- FAIRFIELD PK, WES KOAN F	401	51	
		Totals:	1452500	1452500	487300		1458684		952372	785482.1563			118.3858833		5.709769537							
					Sale. Ratio =>	33.549053			E.C.F. =>	1.212468			Std. Deviation=>	0.2401302								
					Std. Dev. =>	5.6110668			Ave. E.C.F. =>	1.269566			Ave. Variance=>	17.690803			Coefficient of Var=>	13.934531				

RESIDENTIAL ECF ANALYSIS
2023 1.019
2024 1.111
WESKO - WES KOAN PLAT 2025 1.205

2026 1.212
SET AS INDICATED

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
53-23-676-002	228 GLENWOOD AVE	9/20/2024	250000	250000	118300	47.32	252293	44000	206000	164010.2344	1.256019179	1189	173.254836	WESTG	2.5977042	1 STORY	44000		WESTG- WESTWOOD GLEN C	401	76			
53-23-676-003	232 GLENWOOD AVE	9/1/2023	245000	245000	102700	41.918367	248341	44784	200216	160281.1094	1.249155317	1189	168.3902439	WESTG	3.284090438	1 STORY	44000		WESTG- WESTWOOD GLEN C	401	76			
53-23-676-011	210 GLENWOOD AVE	9/15/2023	302000	302000	111400	36.887417	268826	44000	258000	187028.3438	1.379470057	1189	216.9890664	WESTG	9.747383549	1 STORY	44000		WESTG- WESTWOOD GLEN C	401	74			
53-23-676-026	222 GLENWOOD AVE	5/1/2023	268000	268000	113100	42.201493	272803	44000	224000	180159.8438	1.243340332	1197	187.1345029	WESTG	3.865588911	1 STORY	44000		WESTG- WESTWOOD GLEN C	401	75			
Totals:			1065000	1065000	445500		1042263		888216	691479.5313			186.4421623		0.251902429									
					Sale. Ratio =>	41.830986						E.C.F. =>	1.284515246						Std. Deviation=>	0.065189				
					Std. Dev. =>	4.2607272						Ave. E.C.F. =>	1.281996221						Ave. Variance=>	4.873692	Coefficient of Var=>	3.801643		

RESIDENTIAL ECF ANALYSIS

2023 1.224

2026 1.284

SET AS INDICATED

WESTG - WESTWOOD GLEN CONDOS

2024 1.237
2025 1.270

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price \$	Adj. Sale	Asd. when	Asd/Adj.	Cur.	Land +	Bldg.	Floor				Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Land Table	Property Class	Building Depr.				
				Sale Price \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.							ECF Area			
53-26-502-007	718 ELMWOOD DR	4/17/2024	215000	215000	91500	42.5581395	205062	54000	161000	101451.9844	1.58696	884	182.1267	WESTW	2.244704582	1 STORY	54000	GRP1- TUTTLE, NFENT, WESTWD, ,	401	61			
53-26-502-028	760 ELMWOOD DR	8/22/2023	210000	210000	80700	38.4285714	211569	57608	152392	103398.9219	1.47383	1010	150.89317	WESTW	9.068476538	1 STORY	57608	GRP1- TUTTLE, NFENT, WESTWD, ,	401	59			
53-26-502-032	741 WOODBINE DR	1/10/2025	250000	250000	117500		47	247449	84652	165348	109333.1094	1.51233	1288	128.37578	WESTW	5.21782113	2 STORY	84652	GRP1- TUTTLE, NFENT, WESTWD, ,	401	56		
53-26-502-038	729 WOODBINE DR	1/19/2024	230000	230000	76200	33.1304348	198978	54110	175890	97292.14063	1.80785	884	198.97059	WESTW	24.33435706	1 STORY	54110	GRP1- TUTTLE, NFENT, WESTWD, ,	401	54			
53-26-502-070	726 WOODBINE DR	8/27/2024	248000	248000	89300	36.0080645	200269	53753	194247	98398.92188	1.97408	940	206.64574	WESTW	40.95659297	1 STORY	53753	GRP1- TUTTLE, NFENT, WESTWD, ,	401	59			
53-26-502-041	723 WOODBINE DR	12/17/2024	210000	210000	99000	47.1428571	221495	65074	144926	105051.0391	1.37958	930	155.83441	WESTW	18.49335519	1 STORY	63946	GRP1- TUTTLE, NFENT, WESTWD, ,	401	61			
53-26-502-048	831 SOUTHWOOD DR	7/30/2024	235000	235000	97500	41.4893617	218759	60435	174565	106329.0781	1.64174	984	177.40346	WESTW	7.723223719	1 STORY	60435	GRP1- TUTTLE, NFENT, WESTWD, ,	401	61			
53-26-502-055	817 SOUTHWOOD DR	5/26/2023	225000	225000	83800	37.2444444	218185	58697	166303	107110.8125	1.55263	884	188.12557	WESTW	1.188487965	1 STORY	58439	GRP1- TUTTLE, NFENT, WESTWD, ,	401	59			
53-26-502-056	815 SOUTHWOOD DR	2/21/2025	230000	230000	99500	43.2608696	222285	66379	163621	104705.1719	1.56268	922	177.46312	WESTW	0.182750202	1 STORY	66379	GRP1- TUTTLE, NFENT, WESTWD, ,	401	59			
53-26-502-062	822 SOUTHWOOD DR	3/14/2025	218000	218000	114500	52.5229358	229963	57313	160687	115950.3047	1.38583	1292	124.37074	WESTW	17.86841199	1 STORY	55983	GRP1- TUTTLE, NFENT, WESTWD, ,	401	55			
53-26-502-066	830 SOUTHWOOD DR	2/12/2024	227000	227000	75900	33.4361233	198878	54000	173000	97298.85938	1.77803	940	184.04255	WESTW	21.35164324	1 STORY	54000	GRP1- TUTTLE, NFENT, WESTWD, ,	401	59			
53-26-502-068	836 SOUTHWOOD DR	7/17/2023	200000	200000	70500	35.25	185870	54102	145898	88494.28906	1.64867	940	155.21064	WESTW	8.416078366	1 STORY	54102	GRP1- TUTTLE, NFENT, WESTWD, ,	401	59			
53-26-502-077	759 ELMWOOD DR	2/21/2024	242000	242000	82000	33.8842975	215099	56404	185596	106578.2422	1.74141	1008	184.12302	WESTW	17.68955125	1 STORY	56404	GRP1- TUTTLE, NFENT, WESTWD, ,	401	59			
53-26-502-084	743 ELMWOOD DR	12/20/2023	170000	170000	86200	50.7058824	225377	54702	115298	114623.9063	1.00588	1008	114.38294	WESTW	55.86296598	1 STORY	54702	GRP1- TUTTLE, NFENT, WESTWD, ,	401	59			
53-26-502-091	725 ELMWOOD DR	7/14/2023	219300	219300	86000	39.2156863	225193	62474	156826	109280.7266	1.43507	1008	155.58135	WESTW	12.94359313	1 STORY	61399	GRP1- TUTTLE, NFENT, WESTWD, ,	401	59			
53-26-502-098	824 WESTWOOD DR	7/10/2024	200000	200000	86800	43.4	194668	54416	145584	94192.07813	1.54561	924	157.55844	WESTW	1.89028905	1 STORY	54416	GRP1- TUTTLE, NFENT, WESTWD, ,	401	59			
Totals:				3529300	3529300	1436900		3419099		2581181	1659489.586			165.06864		0.910401036							
				Sale. Ratio =>				40.7134559	E.C.F. =>				1.55541	Std. Deviatio				0.219665					
				Std. Dev. =>				6.14168305	Ave. E.C.F. =>				1.56451	Ave. Varianc				15.33952	Coefficient of Var=>				9.8046757

RESIDENTIAL ECF ANALYSIS

2023 1.210

2026 1.555

2024 1.333

SET AS INDICATED

WESTW - WESTWOOD PARK

2025 1.489

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53-36-627-014	730 EAGLE DR	9/6/2023	231500	231500	0	0	217319	40000	191500	161052.6719	1.189052	1619	118.2828907	WETWN	0.315548982	2 STORY	40000		WETWH- WATERS EDGE TOWNH	401	86	
53-36-627-020	784 EAGLE DR	8/30/2024	235000	235000	97100	41.31915	218935	40000	195000	162520.4375	1.1998491	1619	120.444719	WETWN	0.7641616	2 STORY	40000		WETWH- WATERS EDGE TOWNH	401	86	
53-36-627-037	806 EAGLE DR	6/21/2024	240000	240000	93800	39.08333	211846	40000	200000	156081.75	1.2813798	1619	123.5330451	WETWN	8.917230986	2 STORY	40000		WETWH- WATERS EDGE TOWNH	401	88	
53-36-627-042	828 EAGLE DR	8/7/2023	215000	215000	85700	39.86047	211846	40000	175000	156081.75	1.1212073	1619	108.0914145	WETWN	7.100016386	2 STORY	40000		WETWH- WATERS EDGE TOWNH	401	88	
53-36-627-043	826 EAGLE DR	6/26/2023	218000	218000	85700	39.31193	211846	40000	178000	156081.75	1.140428	1619	109.9444101	WETWN	5.177946702	2 STORY	40000		WETWH- WATERS EDGE TOWNH	401	88	
53-36-627-043	826 EAGLE DR	5/17/2024	249900	249900	93800	37.53501	211846	40000	209900	156081.75	1.3448081	1619	129.6479308	WETWN	15.26006095	2 STORY	40000		WETWH- WATERS EDGE TOWNH	401	88	
53-36-627-053	890 EAGLE DR	8/31/2023	224900	224900	91800	40.81814	226251	40000	184900	169165.2969	1.0930138	1720	107.5	WETWN	9.919370334	2 STORY	40000		WETWH- WATERS EDGE TOWNH	401	87	
53-36-627-053	890 EAGLE DR	9/6/2024	260000	260000	100200	38.53846	226251	40000	220000	169165.2969	1.3005031	1720	127.9069767	WETWN	10.82956615	2 STORY	40000		WETWH- WATERS EDGE TOWNH	401	87	
53-36-627-056	884 EAGLE DR	8/3/2023	215000	215000	89800	41.76744	221833	40000	175000	165152.5938	1.0596261	1720	101.744186	WETWN	13.25813728	2 STORY	40000		WETWH- WATERS EDGE TOWNH	401	87	
Totals:			2089300	2089300	737900		1957973		1729300	1451383.297			116.3439525		0.072346343							
					Sale. Ratio =>	35.31805						E.C.F. =>	1.191484	Std. Deviation=>		0.098852						
					Std. Dev. =>	13.3288						Ave. E.C.F. =>	1.1922075	Ave. Variance=>		7.949115	Coefficient of Var=>		6.6675605			

RESIDENTIAL ECF ANALYSIS	2023	1.003	2026	1.191
	2024	1.007	SET AS INDICATED	
WETWN - WATERS EDGE TOWNHOMES	2025	1.101		

4/1/2023 - 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
53-35-651-030	841 WHISPERWOOD TRL	5/8/2023	267000	267000	96900	36.292135	228703	50000	217000	148795.1719	1.45838065	1185	183.1223629	WHISP	9.835936153	1.50 STORY	50000		WHISP- WHISPERWOOD (	401	71	
53-35-651-038	1015 WILLOWOOD CT	4/12/2024	245000	245000	96900	39.55102	224240	50488	194512	144672.7656	1.34449631	1185	164.1451477	WHISP	1.552497882	1.50 STORY	50000		WHISP- WHISPERWOOD (	401	71	
53-35-651-040	1021 WILLOWOOD CT	10/5/2023	210000	210000	80100	38.142857	192036	53486	156514	115362.1953	1.35671829	822	190.406326	WHISP	0.330300507	1 STORY	50000		WHISP- WHISPERWOOD (	401	71	
53-35-651-042	1024 WILLOWOOD CT	4/20/2023	224000	224000	96700	43.169643	228387	50000	174000	148532.0625	1.17146424	1185	146.835443	WHISP	18.85570501	1+STORY	50000		WHISP- WHISPERWOOD (	401	71	
53-35-651-063	724 LEAFY HOLLOW CT	9/5/2023	290000	290000	115400	39.793103	271934	50000	240000	184791	1.29876455	1341	178.9709172	WHISP	6.125674177	1 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-064	720 LEAFY HOLLOW CT	4/19/2024	275000	275000	110500	40.181818	255781	50000	225000	171341.375	1.31316794	1200	187.5	WHISP	4.685335459	1 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-072	811 WHISPERWOOD DR	10/20/2023	350000	350000	129800	37.085714	303416	50000	300000	211004.1563	1.42177294	1484	202.1563342	WHISP	6.175164998	1 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-096	896 WHISPERWOOD TRL	11/28/2023	245000	245000	101600	41.469388	239861	50000	195000	158085.7656	1.23350764	1370	142.3357664	WHISP	12.65136499	1.50 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-102	884 WHISPERWOOD TRL	6/7/2023	205000	205000	86600	42.243902	205625	50423	154577	129227.3125	1.19616354	968	159.6869835	WHISP	16.38577488	1.25 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-097	894 WHISPERWOOD TRL	1/21/2025	280000	280000	98900	35.321429	228728	50000	230000	148815.9844	1.5455329	1185	194.092827	WHISP	18.55116087	1.50 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-086	881 WHISPERWOOD TRL	12/6/2024	248900	248900	81300	32.66372	190375	50000	198900	116881.7656	1.70171967	822	241.9708029	WHISP	34.16983812	1 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-088	885 WHISPERWOOD TRL	4/17/2023	280000	280000	98300	35.107143	232108	50000	230000	151630.3125	1.5168471	1185	194.092827	WHISP	15.68258094	1+STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-057	810 WHISPERWOOD TRL	9/23/2024	265000	265000	87500	33.018868	202976	50843	214157	126671.9375	1.69064281	820	261.1670732	WHISP	33.06215151	1 STORY	50000		WHISP- WHISPERWOOD (	401	71	
53-35-651-044	1018 WILLOWOOD CT	9/5/2023	250000	250000	85000	34	201933	50000	200000	126505.4141	1.58096	968	206.6115702	WHISP	22.09387126	1 STORY	50000		WHISP- WHISPERWOOD (	401	71	
53-35-651-104	880 WHISPERWOOD TRL	12/23/2024	200000	200000	83600	41.8	195545	50495	149505	120774.3516	1.237887	847	176.5112161	WHISP	12.21342898	1 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-106	876 WHISPERWOOD TRL	8/8/2023	260000	260000	102500	39.423077	242283	50000	210000	160102.4219	1.31166036	1185	177.2151899	WHISP	4.836093395	1.50 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-114	858 WHISPERWOOD TRL	5/25/2023	216000	216000	95300	44.12037	224984	50557	165443	145234.7969	1.13914161	980	168.8193878	WHISP	22.08796843	1 STORY	50000		WHISP- WHISPERWOOD (	401	76	
53-35-651-120	846 WHISPERWOOD TRL	5/21/2024	240000	240000	98000	40.833333	226695	50495	189505	146711.0781	1.29168842	1185	159.9198312	WHISP	6.833287676	1.50 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-122	842 WHISPERWOOD TRL	11/29/2023	248000	248000	93800	37.822581	221313	50000	198000	142641.9688	1.38809077	1016	194.8818988	WHISP	2.806947635	1.25 STORY	50000		WHISP- WHISPERWOOD (	401	72	
53-35-651-144	715 WHISPERWOOD TRL	7/24/2024	275000	275000	113500	41.272727	260887	50545	224455	175139.0469	1.28158171	1185	189.4135021	WHISP	7.843957732	1+STORY	50000		WHISP- WHISPERWOOD (	401	73	
53-35-651-157	720 WHISPERWOOD TRL	8/5/2024	212000	212000	89800	42.358491	208645	50000	162000	132094.0938	1.22639851	822	197.080292	WHISP	13.36227801	1 STORY	50000		WHISP- WHISPERWOOD (	401	74	
53-35-651-161	728 WHISPERWOOD TRL	12/15/2023	220000	220000	92300	41.954545	218196	50000	170000	140046.625	1.21388145	968	175.6198347	WHISP	14.61398436	1 STORY	50000		WHISP- WHISPERWOOD (	401	74	
Totals:			5505900	5505900	2134300		5004651		4398568	3245061.602			186.0252511		0.455611442								
					Sale. Ratio =>	38.763871						E.C.F. =>	1.35546518	Std. Deviation=>		0.16167							
					Std. Dev. =>	3.393472						Ave. E.C.F. =>	1.36002129	Ave. Variance=>		12.9434	Coefficient of Var=>		9.5170737				

RESIDENTIAL ECF ANALYSIS

WHISP- WHISPERWOOD CONDOS	2024	1.084
	2025	1.201

2026 1.355

(PREVIOUSLY RAN IN GROUP 14) RAN SEPARATELY FOR 2026 DUE TO MARKET DISPLAYING DIFFERENTLY IN NEIGHBORHOOD VALUES

4/1/2023 - 3/31/2025