

LINCOLN CHARTER TOWNSHIP



2026 RESIDENTIAL ECF ANALYSIS

12200 12300 - RESIDENTIAL IN COMMERCIAL AND INDUSTRIAL
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
12-0032-0005-11-4	7222 RED ARROW	10/21/24	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$77,300	36.81	\$154,645	\$23,046	\$186,954	\$148,364	1.260	1,304	\$143.37	12200	24.9588	1 1/2 STORY		\$23,046	No	/ /	12-0032-0005-12-2	12220.COMMERCIAL TWP & VILLAGE-LOW	401	72		
12-0033-0013-06-9	6673 RED ARROW	05/30/24	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$230,400	52.24	\$460,733	\$302,909	\$138,091	\$177,930	0.776	1,590	\$96.85	12200	23.4417	1 1/2 STORY		\$183,748	No	/ /		12220.COMMERCIAL TWP & VILLAGE-LOW	401	62		
45-0340-0022-00-5	2800 W JOHN BEERS	05/18/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$120,200	46.05	\$240,392	\$71,674	\$189,326	\$190,212	0.995	1,350	\$140.24	12200	1.5172	1 1/2 STORY		\$64,704	No	/ /			401	72		
Totals:						\$912,000			\$912,000	\$427,900		\$855,770		\$514,371	\$516,506		\$123.49	1.4648										
OUTLIER STATS						Sale. Ratio =>		46.92					E.C.F. =>	0.996	Std. Deviation=>		0.242359											
						Std. Dev. =>		7.77					Ave. E.C.F. =>	1.011	Ave. Variance=>		16.6392	Coefficient of Var=>		16.46610493								

OUTLIER STATS			
QUARTER 1	0.886	LOW	0.523
QUARTER 3	1.128	HIGH	1.491
IQR	0.242	1.5 STD DEV	0.360

SALE NOT USED

12401 - AB CLASS HOMES
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-0700-0001-00-0	2891 BLUE RIDGE	05/31/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$221,800	46.21	\$443,669	\$62,131	\$417,869	\$430,630	0.970	2,087	\$200.22	12401	7.1813	RANCH		\$57,966	No	/ /		12401.A & B+ CLASS HOMES	401	69
12-2350-0003-00-4	3743 FOX CROSSING	08/05/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$281,600	44.70	\$563,236	\$74,625	\$555,375	\$551,480	1.007	2,218	\$250.39	12401	10.8509	TWO STORY		\$67,910	No	/ /		12401.A & B+ CLASS HOMES	401	80
12-2350-0013-00-0	3726 FOX CROSSING	08/13/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$248,800	51.30	\$497,509	\$75,583	\$409,417	\$476,214	0.860	2,167	\$188.93	12401	3.8822	TWO STORY		\$68,782	No	/ /		12401.A & B+ CLASS HOMES	401	81
12-2351-0024-00-0	1961 FOX PRAIRIE	02/13/25	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$329,000	47.34	\$657,968	\$82,467	\$612,533	\$649,550	0.943	2,619	\$233.88	12401	4.4458	TWO STORY		\$70,524	No	/ /		12401.A & B+ CLASS HOMES	401	89
12-2351-0031-00-0	3988 FOX WOODS	04/21/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$317,500	54.74	\$634,939	\$79,509	\$550,491	\$626,896	0.798	2,638	\$189.72	12401	10.0191	TWO STORY		\$71,774	No	/ /		12401.A & B+ CLASS HOMES	401	90
12-2351-0038-00-0	3911 FOX CROSSING	02/02/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$306,800	54.79	\$613,622	\$81,904	\$478,096	\$600,133	0.797	2,174	\$219.92	12401	10.1904	TWO STORY		\$74,594	No	/ /		12401.A & B+ CLASS HOMES	401	89
12-2353-0057-00-0	1869 FOX PRAIRIE	10/18/23	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$289,400	54.81	\$578,776	\$79,849	\$448,151	\$563,123	0.796	1,880	\$238.38	12401	10.2723	RANCH		\$71,774	No	/ /		12401.A & B+ CLASS HOMES	401	95
12-2900-0002-00-0	1331 OLD FARM LANE	04/05/24	\$604,510	WD	03-ARM'S LENGTH	\$604,510	\$292,100	48.32	\$584,168	\$116,582	\$487,928	\$527,749	0.925	2,198	\$221.99	12401	2.5991	TWO STORY		\$65,925	No	/ /		12401.A & B+ CLASS HOMES	401	76
12-2900-0005-00-9	1371 OLD FARM LANE	10/18/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$215,200	46.78	\$430,323	\$72,596	\$387,404	\$403,755	0.960	2,188	\$177.06	12401	6.0948	TWO STORY		\$66,136	No	/ /		12401.A & B+ CLASS HOMES	401	73
12-2901-0021-00-2	1488 OLD FARM LANE	06/28/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$262,300	45.22	\$524,578	\$76,268	\$503,732	\$505,993	0.996	2,305	\$218.54	12401	9.6977	TWO STORY		\$70,488	No	/ /		12401.A & B+ CLASS HOMES	401	76
12-2901-0026-00-4	1439 OLD FARM LANE	07/06/23	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$261,600	50.89	\$523,160	\$83,319	\$430,681	\$496,435	0.868	2,031	\$212.05	12401	3.1006	TWO STORY		\$77,539	No	/ /		12401.A & B+ CLASS HOMES	401	76
12-3060-0007-00-3	2603 HERITAGE	06/20/23	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$468,400	51.47	\$936,825	\$131,431	\$778,569	\$909,023	0.856	3,851	\$202.17	12401	4.2064	TWO STORY		\$117,915	No	/ /		12401.A & B+ CLASS HOMES	401	80
12-3060-0009-00-6	2641 HERITAGE	10/04/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$621,000	56.45	\$1,242,087	\$136,840	\$963,160	\$1,247,457	0.772	3,778	\$254.94	12401	12.6455	TWO STORY		\$122,557	No	/ /		12401.A & B+ CLASS HOMES	401	89
12-3060-0033-00-4	2597 JEFFERSON DRIVE	11/08/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$281,000	47.23	\$561,966	\$97,107	\$497,893	\$524,672	0.949	2,538	\$196.18	12401	5.0407	TWO STORY		\$83,846	No	/ /		12401.A & B+ CLASS HOMES	401	79
12-3060-0043-00-0	2574 JEFFERSON DRIVE	06/15/23	\$932,500	WD	03-ARM'S LENGTH	\$932,500	\$481,900	51.68	\$963,711	\$88,041	\$844,459	\$988,341	0.854	3,542	\$238.41	12401	4.4133	TWO STORY		\$73,589	No	/ /		12401.A & B+ CLASS HOMES	401	90
12-3216-0022-00-8	1982 HIDDEN PINES TRAIL	07/31/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$296,900	51.19	\$593,739	\$87,147	\$492,853	\$571,774	0.862	2,626	\$187.68	12401	3.6583	TWO STORY		\$65,774	No	/ /		12401.A & B+ CLASS HOMES	401	80
12-3216-0026-00-3	1924 HIDDEN PINES TRAIL	12/27/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$309,400	51.57	\$618,880	\$77,852	\$522,148	\$610,641	0.855	2,533	\$206.14	12401	4.3472	TWO STORY		\$71,137	No	/ /		12401.A & B+ CLASS HOMES	401	79
12-6950-0013-00-0	4387 STEWART	03/26/25	\$677,000	WD	03-ARM'S LENGTH	\$677,000	\$266,500	39.36	\$532,973	\$90,201	\$586,799	\$499,743	1.174	2,341	\$250.66	12401	27.5648	TWO STORY		\$78,596	No	/ /		12401.A & B+ CLASS HOMES	401	77
12-6950-0031-00-8	2693 SANCTUARY DRIVE	07/26/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$340,400	54.03	\$680,763	\$83,993	\$546,007	\$673,555	0.811	2,464	\$221.59	12401	8.7920	RANCH		\$72,473	No	/ /		12401.A & B+ CLASS HOMES	401	79
12-6950-0036-00-0	2621 SANCTUARY DRIVE	07/01/24	\$589,900	WD	03-ARM'S LENGTH	\$589,900	\$286,200	48.52	\$572,480	\$105,813	\$484,087	\$526,712	0.919	1,949	\$248.38	12401	2.0519	RANCH		\$94,293	No	/ /		12401.A & B+ CLASS HOMES	401	78
Totals:			\$12,730,910			\$12,730,910	\$6,377,800			\$12,755,372		\$10,947,652	\$12,383,876		\$217.86											
								Sale. Ratio =>					E.C.F. =>	0.894			Std. Deviation=>	0.09617848								
								Std. Dev. =>	4.27				Ave. E.C.F. =>	0.899			Ave. Variance=>	7.5527	Coefficient of Var=>	8.405409071						

OUTLIER STATS			
QUARTER 1	0.778	LOW	0.538
QUARTER 3	0.938	HIGH	1.178
IQR	0.160	1.5 STD DEV	0.156

SALES NOT USED																											
12-2350-0007-00-0	3811 FOX CROSSING	04/10/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$311,800	58.28	\$623,537	\$74,910	\$460,090	\$619,218	0.743	2,576	\$178.61	12401	74.3018	TWO STORY		\$68,280	No	/ /		12401.A & B+ CLASS HOMES	401	78	EQUALIZATION
12-3216-0001-00-1	2072 HIDDEN PINES TRAIL	06/27/24	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$294,600	57.88	\$589,203	\$85,958	\$423,042	\$567,997	0.745	2,708	\$156.22	12401	74.4797	TWO STORY		\$77,798	No	/ /		12401.A & B+ CLASS HOMES	401	96	EQUALIZATION
12-6950-0023-00-5	2746 SANCTUARY DRIVE	02/20/24	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$500,700	57.88	\$1,001,367	\$113,796	\$751,204	\$1,001,773	0.750	3,983	\$188.60	12401	74.9874	TWO STORY		\$82,927	No	/ /		12401.A & B+ CLASS HOMES	401	80	EQUALIZATION
12-3216-0014-00-5	1937 N DONNA	05/13/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$375,500	57.77	\$751,089	\$78,769	\$571,231	\$758,826	0.753	3,123	\$182.91	12401	75.2782	TWO STORY		\$68,280	No	/ /		12401.A & B+ CLASS HOMES	401	81	EQUALIZATION
12-2900-0006-00-5	1383 OLD FARM LANE	08/02/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$259,900	56.50	\$519,866	\$94,567	\$365,433	\$480,021	0.761	2,664	\$137.17	12401	76.1285	TWO STORY		\$67,343	No	/ /		12401.A & B+ CLASS HOMES	401	74	EQUALIZATION
12-5630-0019-00-9	1558 CARDINAL	11/07/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$233,400	56.24	\$466,856	\$78,458	\$336,542	\$438,372	0.768	2,870	\$117.26	12401	76.7708	TWO STORY		\$71,658	No	/ /		12401.A & B+ CLASS HOMES	401	62	EQUALIZATION

ECF ANALYSIS

Parcel Number	Parcel Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Cur. Assmt.	Adj./Adj. Sale Price	Land & Yield	Residual	Compr. Value	S. E.C.F.	Floor Area	Sq./Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Use	Appr. Date	Other Parties in Sale	Land Table	Property Class	Building Dept.	
00-014-0027-07-1	4767 FAIRFIELD AVE	06/17/24	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$211,100	50.38	\$422,269	\$66,141	\$532,859	\$397,464	0.888	2,469	\$432.92	12402	0.9591	1-12 STORY		\$602,001	No			12402 B CLASS HOMES	401	67
00-014-0027-07-2	4768 FAIRFIELD AVE	06/17/24	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$204,900	49.47	\$406,958	\$66,077	\$578,753	\$389,829	0.863	2,468	\$428.65	12402	0.9611	TWO STORY		\$545,000	No			12402 B CLASS HOMES	401	71
00-0191-0034-00-5	20566 COCOTAIL TRAIL	04/19/24	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$254,800	47.63	\$259,058	\$57,465	\$408,335	\$265,096	0.946	2,508	\$198.78	12402	1.4824	TWO STORY		\$405,005	No			12402 B CLASS HOMES	401	78
00-0191-0036-00-3	2366 JACOB TRAIL	07/01/24	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$284,800	49.1	\$569,699	\$57,237	\$521,763	\$711,911	0.921	2,608	\$199.99	12402	1.4949	TWO STORY		\$747,449	No			12402 B CLASS HOMES	401	78
00-0192-0045-00-1	2439 PERRY DRIVE	06/26/23	\$591,000	WD	03-ARM'S LENGTH	\$591,000	\$296,900	50.24	\$593,824	\$96,815	\$494,185	\$554,638	0.891	2,360	\$209.40	12402	0.6457	TWO STORY		\$58,003	No			12402 B CLASS HOMES	401	80
00-0192-0053-00-3	2337 PERRY DRIVE	05/19/23	\$522,100	WD	03-ARM'S LENGTH	\$522,100	\$268,200	51.37	\$536,324	\$98,620	\$463,680	\$533,375	0.869	2,367	\$195.89	12402	2.8034	TWO STORY		\$51,365	No			12402 B CLASS HOMES	401	83
00-0425-0008-00-1	2221 ANDERSON CIRCLE	04/05/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$259,700	52.46	\$519,476	\$86,197	\$408,803	\$483,570	0.865	2,492	\$164.05	12402	5.1982	TWO STORY		\$79,652	No			12402 B CLASS HOMES	401	75
00-1052-0028-00-9	1309 BUCKHORN	11/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$239,000	51.78	\$466,057	\$55,833	\$394,167	\$457,839	0.861	2,492	\$164.10	12402	3.6438	TWO STORY		\$49,883	No			12402 B CLASS HOMES	401	75
00-1052-0028-00-9	1309 BUCKHORN	03/21/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$239,000	51.78	\$466,057	\$55,833	\$394,167	\$457,839	0.861	2,492	\$164.10	12402	3.6438	TWO STORY		\$49,883	No			12402 B CLASS HOMES	401	75
00-1052-0037-00-8	1385 BUCKHORN	05/26/23	\$364,500	WD	03-ARM'S LENGTH	\$364,500	\$183,300	50.29	\$366,530	\$55,533	\$308,967	\$347,095	0.890	1,690	\$182.82	12402	0.7215	RANCH		\$49,583	No			12402 B CLASS HOMES	401	76
00-1350-0007-00-4	4156 COTTAGE	07/17/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$261,900	47.19	\$532,826	\$38,030	\$516,970	\$542,183	0.953	1,764	\$293.07	12402	5.6131	TWO STORY		\$34,080	No			12402 B CLASS HOMES	401	79
00-1350-0008-00-1	4150 COTTAGE	05/10/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$293,400	49.73	\$586,848	\$38,486	\$551,514	\$612,011	0.901	1,763	\$312.83	12402	0.3784	TWO STORY		\$34,536	No			12402 B CLASS HOMES	401	79
00-1350-0012-00-8	4183 COTTAGE	08/30/24	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$291,700	48.70	\$583,471	\$45,786	\$553,214	\$600,095	0.922	1,736	\$318.67	12402	2.4511	RANCH		\$41,886	No			12402 B CLASS HOMES	401	78
00-12730-0005-08	2595 BELL CIRCLE	08/01/23	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$248,300	52.94	\$499,662	\$57,562	\$411,438	\$490,067	0.840	2,545	\$177.66	12402	5.7812	TWO STORY		\$50,677	No			12402 B CLASS HOMES	401	78
00-12730-0011-00-8	2583 BELL CIRCLE	05/31/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$248,300	52.30	\$491,664	\$64,814	\$406,186	\$476,328	0.851	2,256	\$169.60	12402	4.6722	TWO STORY		\$52,064	No			12402 B CLASS HOMES	401	94
00-1315-0005-00-0	2175 WOODWAY	05/15/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$273,300	50.45	\$516,465	\$51,703	\$461,099	\$517,341	0.911	1,711	\$299.73	12402	4.4033	TWO STORY		\$54,073	No			12402 B CLASS HOMES	401	70
00-13215-0013-00-1	2175 WOODWAY	06/15/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$328,700	49.06	\$657,477	\$55,745	\$614,255	\$671,576	0.915	1,889	\$228.43	12402	1.7281	TWO STORY		\$49,731	No			12402 B CLASS HOMES	401	71
00-14880-0002-00-2	4933 DEERWOOD TRAIL	07/07/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$218,700	47.19	\$396,314	\$55,062	\$364,938	\$386,682	0.958	1,839	\$198.44	12402	6.0824	RANCH		\$48,615	No			12402 B CLASS HOMES	401	74
00-4920-0001-00-9	4888 MARILYN JANE	09/15/23	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$195,300	50.60	\$390,670	\$62,747	\$323,253	\$365,986	0.883	1,491	\$216.80	12402	1.4126	RANCH		\$55,862	No			12402 B CLASS HOMES	401	81
00-4920-0005-00-4	4832 MARILYN JANE	07/26/23	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$270,400	49.25	\$540,715	\$53,755	\$495,245	\$543,482	0.911	2,219	\$223.18	12402	1.3878	TWO STORY		\$46,785	No			12402 B CLASS HOMES	401	81
00-5591-0068-00-5	1353 MULBERRY	07/15/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$228,500	52.53	\$456,937	\$55,533	\$379,467	\$447,996	0.847	2,634	\$144.06	12402	5.0333	TWO STORY		\$49,583	No			12402 B CLASS HOMES	401	72
00-5591-0068-00-5	1353 MULBERRY	08/06/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$228,500	52.53	\$456,937	\$55,533	\$379,467	\$447,996	0.847	2,634	\$144.06	12402	5.0333	TWO STORY		\$49,583	No			12402 B CLASS HOMES	401	72
00-7268-0011-00-1	2681 W LUNCO	08/02/24	\$657,500	WD	03-ARM'S LENGTH	\$657,500	\$309,318	51.04	\$650,318	\$51,500	\$572,560	\$618,510	0.905	3.102	\$184.58	12402	5.8006	TWO STORY		\$77,840	No			12402 B CLASS HOMES	401	75
00-8790-0006-00-1	1400 SILVER CREEK PLACE	08/08/23	\$581,500	WD	03-ARM'S LENGTH	\$581,500	\$301,900	51.92	\$603,837	\$62,892	\$518,608	\$603,733	0.859	2,636	\$196.74	12402	3.8364	TWO STORY		\$56,432	No			12402 B CLASS HOMES	401	76
00-8790-0012-00-1	1423 SILVER CREEK PLACE	07/07/23	\$628,300	WD	03-ARM'S LENGTH	\$628,300	\$324,600	51.66	\$646,162	\$57,963	\$552,337	\$639,731	0.863	2,776	\$198.97	12402	3.3977	TWO STORY		\$69,503	No			12402 B CLASS HOMES	401	77

Totals:				\$13,221,700	\$13,221,700	\$6,598,900	\$13,198,064	\$11,709,067	\$13,041,776	\$201.11	0.0446		
				Sale, Ratio =>	49.91			E.C.F. =>	0.898	Std. Deviation=>	0.03720885		
				Std. Dev. =>	1.81			Ave. E.C.F. =>	0.897	Ave. Variance=>	3.0807	Coefficient of Var=>	3.433003853
OUTLIER STATS													
QUARTER 1	0.847	LOW	0.735										
QUARTER 3	0.922	HIGH	1.035										
IQR	0.075	1.5 STD DEV	0.099										

SALES NOT USED																									
12-0009-0013-03-9	Z705 W GLENLORD	06/04/24	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$296,000	42.29	\$592,008	\$87,188	\$612,712	\$563,415	1.087	2,700	\$226.93	12402	108.7496	TWO STORY	\$79,262	No	/ /	12402-B CLASS HOMES	401	77	OUTLIER
12-0190-0108-00-7	2422 LARA LANE	06/02/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$226,800	43.62	\$453,571	\$54,525	\$465,475	\$445,364	1.045	2,169	\$214.60	12402	104.5157	TWO STORY	\$48,065	No	/ /	12402-B CLASS HOMES	401	74	OUTLIER
12-059-0028-00-4	1317 S. ELM ST	05/01/24	\$617,500	WD	03-ARM'S LENGTH	\$617,500	\$349,800	57.11	\$699,530	\$50,500	\$551,590	\$712.746	0.714	2,761	\$199.78	12402	4.3615	TWO STORY	\$54,450	No	/ /	12402-B CLASS HOMES	401	78	EQUALIZATION
12-2728-0008-00-5	396 S TUDLEY	03/11/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$249,795	\$100.188	\$389,811	\$389,811	\$389,811	\$389,811	1.044	2,367	\$164.69	12402	2.6170	TWO STORY	\$58,995	No	/ /	12402-B CLASS HOMES	401	75	EQUALIZATION
12-8790-0014-00-3	1399 SILVER CREEK PLACE	01/25/24	\$534,000	WD	03-ARM'S LENGTH	\$534,000	\$294,800	55.21	\$589,533	\$65,455	\$468,545	\$584,909	0.801	2,975	\$157.49	12402	2.6170	TWO STORY	\$58,995	No	/ /	12402-B CLASS HOMES	401	75	EQUALIZATION
12-2730-0128-00-8	2568 BELL CIRCLE	04/24/24	\$424,800	WD	03-ARM'S LENGTH	\$424,800	\$229,600	54.05	\$459,275	\$65,727	\$393,073	\$439,218	0.818	2,150	\$167.01	12402	81.7510	TWO STORY	\$59,097	No	/ /	12402-B CLASS HOMES	401	75	EQUALIZATION
12-0027-0003-03-4	2222 W JOHN BEERS	03/21/25	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$324,000	54.09	\$647,989	\$59,278	\$539,722	\$657,004	0.821	2,893	\$186.56	12402	82.1440	TWO STORY	\$55,678	No	/ /	12402-B CLASS HOMES	401	74	EQUALIZATION
12-0425-0023-00-0	2332 ANDERSON CIRCLE	03/28/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$228,100	53.05	\$456,252	\$114,234	\$315,766	\$381,717	0.827	2,355	\$134.08	12402	82.7226	TWO STORY	\$72,219	No	/ /	12402-B CLASS HOMES	401	71	EQUALIZATION

12403 - BC CLASS HOMES
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-0015-0056-16-9	4699 S CEDAR TRAIL	05/29/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$217,400	48.31	\$434,875	\$93,612	\$356,388	\$348,940	1.021	1,748	\$203.88	12403	5.6301	TWO STORY		\$85,839	No	/	/	12403.BC CLASS HOMES	401	73
12-0022-0001-11-1	1960 W MARQUETTE WDS	03/29/24	\$395,500	WD	03-ARM'S LENGTH	\$395,500	\$199,600	50.47	\$399,211	\$66,610	\$328,890	\$340,083	0.967	1,973	\$166.70	12403	0.2044	TWO STORY		\$53,765	No	/	/	12403.BC CLASS HOMES	401	67
12-0550-0001-00-3	1266 PIONEER	06/24/24	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$278,000	51.01	\$555,957	\$61,804	\$483,196	\$505,269	0.956	2,479	\$194.92	12403	0.8730	TWO STORY		\$56,024	No	/	/	12403.BC CLASS HOMES	401	76
12-0550-0004-00-2	1222 PIONEER	12/27/23	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$202,900	48.77	\$405,810	\$61,628	\$354,372	\$351,924	1.007	1,985	\$178.52	12403	4.1911	TWO STORY		\$55,848	No	/	/	12403.BC CLASS HOMES	401	74
12-0550-0014-00-8	5610 PIONEER	08/07/24	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$232,000	53.46	\$464,001	\$60,313	\$373,687	\$412,769	0.905	2,206	\$169.40	12403	5.9727	TWO STORY		\$54,533	No	/	/	12403.BC CLASS HOMES	401	76
12-0551-0019-00-8	5550 PIONEER	03/31/25	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$258,800	52.07	\$517,567	\$62,895	\$434,105	\$464,900	0.934	2,213	\$196.16	12403	3.1284	TWO STORY		\$56,435	No	/	/	12403.BC CLASS HOMES	401	76
12-1330-0031-00-8	1803 NORFOLK	09/16/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$156,000	52.02	\$312,015	\$64,559	\$235,341	\$253,023	0.930	1,973	\$119.28	12403	3.4925	RANCH		\$58,524	No	/	/	12403.BC CLASS HOMES	401	52
12-1465-0004-00-0	1363 COUNTRY KNOLL	09/08/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$183,300	53.91	\$366,528	\$54,448	\$285,552	\$319,100	0.895	2,064	\$138.35	12403	7.0178	TRI-LEVEL		\$46,968	No	/	/	12403.BC CLASS HOMES	401	74
12-2727-0066-00-7	4189 HAILEY	11/19/24	\$386,400	WD	03-ARM'S LENGTH	\$386,400	\$200,400	51.86	\$400,781	\$70,851	\$315,549	\$337,352	0.935	1,829	\$172.53	12403	2.9673	RANCH		\$64,901	No	/	/	12403.BC CLASS HOMES	401	67
12-2851-0013-00-0	3927 KRISTINE	09/20/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$207,400	48.23	\$414,759	\$60,624	\$369,376	\$362,101	1.020	2,040	\$181.07	12403	5.5046	TWO STORY		\$54,929	No	/	/	12403.BC CLASS HOMES	401	76
12-2852-0034-00-5	4086 KRISTINE	05/26/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$178,700	49.64	\$357,351	\$54,571	\$305,429	\$309,591	0.987	1,866	\$163.68	12403	2.1512	TWO STORY		\$48,196	No	/	/	12403.BC CLASS HOMES	401	77
12-2852-0037-00-4	4038 KRISTINE	03/04/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$196,000	49.00	\$392,001	\$50,535	\$349,465	\$349,147	1.001	1,754	\$199.24	12403	3.5866	RANCH		\$43,990	No	/	/	12403.BC CLASS HOMES	401	77
12-2852-0047-00-0	4072 MICHELLE	08/29/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$191,300	49.06	\$382,651	\$54,086	\$335,814	\$335,956	1.000	2,173	\$154.54	12403	3.4533	TWO STORY		\$47,456	No	/	/	12403.BC CLASS HOMES	401	78
12-2855-0001-00-4	3908 GREEN ACRE	06/24/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,100	47.03	\$282,246	\$55,503	\$244,497	\$231,844	1.055	1,203	\$203.24	12403	8.9533	RANCH		\$49,553	No	/	/	12403.BC CLASS HOMES	401	71
12-2980-0011-00-7	1788 HACIENDA	06/10/24	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$197,000	51.98	\$393,970	\$56,327	\$322,673	\$345,238	0.935	2,352	\$137.19	12403	3.0406	TWO STORY		\$50,292	No	/	/	12403.BC CLASS HOMES	401	67
12-2980-0012-00-3	1772 HACIENDA	07/12/24	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$207,900	54.14	\$415,733	\$53,842	\$330,158	\$370,032	0.892	2,253	\$146.54	12403	7.2802	TWO STORY		\$50,292	No	/	/	12403.BC CLASS HOMES	401	72
12-5590-0034-00-5	1474 OAK TERRACE	02/29/24	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$156,700	49.59	\$313,342	\$74,231	\$241,769	\$244,490	0.989	2,150	\$112.45	12403	2.3827	BI-LEVEL		\$60,118	No	/	/	12403.BC CLASS HOMES	401	67
12-8720-0009-00-9	4146 GRANDWOOD CIRCLE	02/02/24	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$217,500	51.66	\$435,063	\$50,933	\$370,067	\$392,771	0.942	2,178	\$169.91	12403	2.2849	TWO STORY		\$45,238	No	/	/	12403.BC CLASS HOMES	401	74
Totals:			\$7,143,700			\$7,143,700	\$3,622,000		\$7,243,861		\$6,036,328	\$6,274,529			\$167.09											
							Sale. Ratio =>	50.70				E.C.F. =>	0.962			Std. Deviation=>	0.04720436									
							Std. Dev. =>	2.09				Ave. E.C.F. =>	0.965			Ave. Variance=>	4.0064	Coefficient of Var=>	4.151489532							

OUTLIER STATS			
QUARTER 1	0.912	LOW	0.779
QUARTER 3	1.001	HIGH	1.135
IQR	0.089	1.5 STD DEV	0.132

SALES NOT USED																											
12-8730-0002-00-4	4118 GRANDWOOD CIRCLE	06/12/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$226,500	62.92	\$453,025	\$58,702	\$301,298	\$403,193	0.747	1,920	\$156.93	12403	74.7279	RANCH		\$53,007	No	/	/	12403.BC CLASS HOMES	401	73	OUTLIER
12-0027-0009-10-5	6135 DEMORROW	01/23/25	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$157,100	42.46	\$314,192	\$49,153	\$320,847	\$271,001	1.184	1,545	\$207.67	12403	118.3933	TWO STORY		\$42,523	No	/	/	12403.BC CLASS HOMES	401	76	OUTLIER
12-2980-0005-00-7	1781 HACIENDA	08/13/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$210,500	59.30	\$420,961	\$58,234	\$296,766	\$370,887	0.800	2,322	\$127.81	12403	80.0153	TWO STORY		\$50,500	No	/	/	12403.BC CLASS HOMES	401	67	EQUALIZATION
12-7190-0016-00-2	2831 DALLAS COURT	05/19/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$187,300	54.77	\$374,599	\$55,291	\$286,709	\$326,491	0.878	1,954	\$146.73	12403	87.8153	TWO STORY		\$46,641	No	/	/	12403.BC CLASS HOMES	401	80	EQUALIZATION

12404 - C+ CLASS HOMES
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-0033-0011-03-1	6570 JERICHO	02/26/24	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$215,800	53.42	\$431,549	\$41,660	\$362,340	\$355,738	1.019	2,285	\$158.57	12404	7.8406	RANCH		\$38,005	No	/ /		12404.C+ CLASS HOMES	401	72
12-1000-0009-00-1	1545 N RIVIERA	02/10/25	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$182,900	47.02	\$385,821	\$52,636	\$336,364	\$285,753	1.177	2,046	\$164.40	12404	8.0151	RANCH		\$46,601	No	/ /		12404.C+ CLASS HOMES	401	67
12-1650-0007-00-3	1247 W JOHN BEERS	02/15/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$141,400	52.37	\$282,736	\$48,119	\$221,881	\$214,067	1.037	1,376	\$161.25	12404	6.0460	TRI-LEVEL		\$42,509	No	/ /		12404.C+ CLASS HOMES	401	70
12-1900-0014-00-2	1592 TIMBERLANE	06/13/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$163,000	54.33	\$325,996	\$56,731	\$243,269	\$245,680	0.990	1,714	\$141.93	12404	10.6777	RANCH		\$51,631	No	/ /		12404.C+ CLASS HOMES	401	62
12-2100-0005-00-8	1663 S BONNY BRUCE	08/31/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$155,600	53.66	\$311,168	\$56,178	\$233,822	\$232,655	1.005	1,823	\$128.26	12404	9.1949	RANCH		\$48,783	No	/ /		12404.C+ CLASS HOMES	401	62
12-2100-0006-00-4	1652 S BONNY BRUCE	08/22/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$182,300	53.62	\$364,651	\$52,758	\$287,242	\$284,574	1.009	2,117	\$135.68	12404	8.7589	RANCH		\$46,723	No	/ /		12404.C+ CLASS HOMES	401	67
12-2725-0009-00-7	4243 BROWNING	06/10/24	\$385,100	WD	03-ARM'S LENGTH	\$385,100	\$181,300	47.08	\$362,668	\$48,842	\$336,258	\$286,338	1.174	1,873	\$179.53	12404	7.7376	RANCH		\$44,592	No	/ /		12404.C+ CLASS HOMES	401	72
12-2725-0026-00-9	1553 KIPLING	05/17/23	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$148,600	46.22	\$297,188	\$53,858	\$267,642	\$222,016	1.206	1,588	\$168.54	12404	10.8541	RANCH		\$47,908	No	/ /		12404.C+ CLASS HOMES	401	67
12-2725-0036-00-4	4224 BROWNING	11/22/24	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$147,200	55.97	\$294,383	\$50,815	\$212,185	\$222,234	0.955	2,034	\$104.32	12404	14.2181	TRI-LEVEL		\$44,865	No	/ /		12404.C+ CLASS HOMES	401	62
12-2825-0014-00-7	5556 DONALD	10/25/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$126,400	45.30	\$252,779	\$51,120	\$227,880	\$183,995	1.239	1,339	\$170.19	12404	14.1544	RANCH		\$45,000	No	/ /		12404.C+ CLASS HOMES	401	62
12-2825-0015-00-3	5572 DONALD	11/08/24	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$145,100	49.52	\$290,275	\$51,120	\$241,880	\$128,207	1.108	1,679	\$144.06	12404	11.5254	RANCH		\$45,000	No	/ /		12404.C+ CLASS HOMES	401	62
12-2825-0035-00-4	5570 DENNIS	12/11/23	\$297,100	WD	03-ARM'S LENGTH	\$297,100	\$142,200	47.86	\$284,487	\$52,121	\$244,979	\$212,013	1.155	1,525	\$160.64	12404	5.8527	RANCH		\$44,726	No	/ /		12404.C+ CLASS HOMES	401	67
12-2825-0036-00-1	5586 DENNIS	05/31/23	\$305,600	WD	03-ARM'S LENGTH	\$305,600	\$139,100	45.52	\$278,266	\$55,313	\$250,287	\$203,424	1.230	1,290	\$194.02	12404	13.3405	RANCH		\$49,193	No	/ /		12404.C+ CLASS HOMES	401	72
12-4820-0001-00-2	4690 WASHINGTON	08/01/24	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$117,700	53.52	\$235,416	\$61,910	\$157,990	\$158,308	0.998	1,318	\$119.87	12404	9.8976	RANCH		\$57,150	No	/ /		12404.C+ CLASS HOMES	401	67
12-4820-0013-00-1	4646 RIS	09/23/24	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$155,700	48.66	\$311,412	\$55,133	\$264,867	\$233,831	1.133	1,583	\$167.32	12404	5.7673	RANCH		\$47,612	No	/ /		12404.C+ CLASS HOMES	401	62
12-4820-0017-00-6	1422 CARDINAL	08/15/24	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$164,500	51.73	\$338,957	\$58,442	\$250,558	\$246,820	1.052	1,752	\$148.15	12404	4.5357	RANCH		\$50,792	No	/ /		12404.C+ CLASS HOMES	401	62
12-4860-0050-00-2	1544 JASMINE	07/19/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$194,300	49.19	\$388,537	\$65,067	\$329,933	\$295,137	1.118	1,663	\$198.40	12404	2.0934	RANCH		\$45,000	No	/ /		12404.C+ CLASS HOMES	401	77
12-4860-0053-00-1	1568 JASMINE	06/09/23	\$347,600	WD	03-ARM'S LENGTH	\$347,600	\$188,500	54.23	\$376,985	\$57,840	\$289,760	\$291,191	0.995	1,959	\$147.91	12404	10.1878	RANCH		\$51,040	No	/ /		12404.C+ CLASS HOMES	401	67
12-4860-0057-01-5	1595 ST JOSEPH CIRCLE	01/09/25	\$386,500	WD	03-ARM'S LENGTH	\$386,500	\$187,400	48.49	\$374,798	\$74,304	\$312,196	\$274,173	1.139	2,350	\$132.85	12404	4.1716	RANCH		\$67,820	No	/ /		12404.C+ CLASS HOMES	401	67
12-4860-0060-00-8	1543 ST JOSEPH CIRCLE	07/31/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,200	49.29	\$320,343	\$48,263	\$276,737	\$248,248	1.115	2,027	\$136.53	12404	1.7795	RANCH		\$44,863	No	/ /		12404.C+ CLASS HOMES	401	62
12-5000-0013-00-1	2210 LEONORA	11/06/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$158,800	49.63	\$317,623	\$70,873	\$249,127	\$225,137	1.107	1,281	\$194.48	12404	0.9593	RANCH		\$49,896	No	/ /		12404.C+ CLASS HOMES	401	74
12-5220-0007-00-8	5867 DEMORROW	03/29/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$161,000	52.79	\$321,917	\$50,990	\$254,010	\$247,196	1.028	1,737	\$146.23	12404	6.9400	RANCH		\$47,440	No	/ /		12404.C+ CLASS HOMES	401	67
12-5220-0009-00-1	5899 DEMORROW	07/03/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$148,200	53.12	\$296,398	\$51,435	\$227,565	\$223,506	1.018	1,397	\$162.90	12404	7.8806	RANCH		\$47,440	No	/ /		12404.C+ CLASS HOMES	401	72
12-5220-0033-00-9	2454 BROOKPOINT	06/29/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$161,400	45.98	\$322,885	\$54,818	\$296,182	\$244,587	1.211	1,784	\$166.02	12404	11.3984	RANCH		\$48,783	No	/ /		12404.C+ CLASS HOMES	401	62
12-5220-0043-00-4	5884 CREEK VIEW	05/17/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$186,700	49.79	\$373,422	\$56,137	\$318,863	\$289,494	1.101	1,984	\$160.72	12404	0.4486	RANCH		\$50,102	No	/ /		12404.C+ CLASS HOMES	401	72
12-5220-0105-00-0	5969 ECHO RIDGE	11/30/23	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$183,800	47.75	\$367,547	\$70,452	\$314,448	\$271,072	1.160	2,194	\$143.32	12404	6.3951	TRI-LEVEL		\$51,777	No	/ /		12404.C+ CLASS HOMES	401	72
12-5220-0129-00-6	2401 RIDGEWOOD	06/28/24	\$346,500	WD	03-ARM'S LENGTH	\$346,500	\$163,000	47.04	\$326,092	\$55,096	\$291,404	\$247,259	1.179	1,708	\$170.61	12404	8.1572	RANCH		\$49,061	No	/ /		12404.C+ CLASS HOMES	401	67
12-5240-0022-00-1	5500 WHISPERING PINE	05/09/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,200	52.38	\$272,476	\$51,728	\$208,272	\$201,412	1.034	1,685	\$123.60	12404	6.2907	RANCH		\$47,648	No	/ /		12404.C+ CLASS HOMES	401	57
12-5240-0026-00-7	5525 GOLDEN CREST	06/07/23	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$176,900	49.97	\$353,796	\$53,683	\$300,317	\$273,826	1.097	1,772	\$169.48	12404	0.0220	RANCH		\$47,648	No	/ /		12404.C+ CLASS HOMES	401	72
12-5320-0005-00-1	5680 GOLDEN CREST	06/21/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$203,100	47.23	\$406,295	\$60,101	\$369,899	\$315,870	1.171	2,004	\$184.58	12404	7.4082	RANCH		\$56,106	No	/ /		12404.C+ CLASS HOMES	401	72
12-5320-0006-00-8	5603 GOLDEN CREST	04/26/24	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$168,500	49.71	\$336,974	\$53,752	\$285,248	\$258,414	1.104	1,713	\$166.52	12404	0.6875	RANCH		\$50,202	No	/ /		12404.C+ CLASS HOMES	401	67
12-5580-0018-01-0	1518 OAK TERRACE	10/23/24	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$193,300	50.08	\$386,687	\$72,291	\$313,709	\$286,858	1.094	1,989	\$157.72	12404	0.3360	RANCH		\$68,291	No	/ /		12404.C+ CLASS HOMES	401	72
12-7140-0005-00-4	1376 TIMBERLANE	07/26/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$204,000	51.00	\$407,947	\$58,758	\$341,242	\$318,603	1.071	2,156	\$158.28	12404	2.5908	TRI-LEVEL		\$52,723	No	/ /		12404.C+ CLASS HOMES	401	77
12-7140-0009-00-0	1428 TIMBERLANE	01/21/25	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$167,000	49.85	\$334,071	\$60,364	\$274,636	\$249,733	1.100	1,691	\$162.41	12404	0.2755	RANCH		\$40,819	No	/ /		12404.C+ CLASS HOMES	401	67
12-9701-0018-00-7	6535 NIAGARA CIRCLE	12/16/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$148,300	51.14	\$296,518	\$59,129	\$230,871	\$216,596	1.066	1,580	\$146.12	12404	3.1058	RANCH		\$33,349	No	/ /		12404.C+ CLASS HOMES	401	71
12-9701-0028-00-2	6586 NIAGARA CIRCLE	10/25/23	\$300,000	OTH	03-ARM'S LENGTH	\$300,000	\$149,700	49.90	\$299,447	\$58,917	\$241,083	\$219,462	1.099	1,497	\$161.04	12404	0.1555	RANCH		\$53,137	No	/ /		12404.C+ CLASS HOMES	401	74
Totals:			\$11,904,700			\$11,904,700	\$5,949,100		\$11,898,510		\$9,873,946	\$9,002,427			\$156.57											
							Sale, Ratio =>	49.97				E.C.F. =>	1.097			Std. Deviation=>	0.07465079									
							Std. Dev. =>	2.82				Ave. E.C.F. =>	1.097			Ave. Variance=>	6.0291		Coefficient of Var=>	5.496132091						

OUTLIER STATS			
QUARTER 1	0.990	LOW	0.767
QUARTER 3	1.139	HIGH	1.363
IQR	0.149	1.5 STD DEV	0.195

SALES NOT USED																											
12-5580-0014-00-7	1588 OAK TERRACE	12/05/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$214,300	66.97	\$428,603	\$73,347	\$246,653	\$324,139	0.761	2,421	\$101.88	12404	12.9291	TWO STORY		\$67,312	No	/ /		12404.C+ CLASS HOMES	401	62	OUTLIER
12-3100-0193-00-4	3807 BLENHEIM	08/16/23	\$290,600	WD	03-ARM'S LENGTH	\$290,600	\$118,800	40.88	\$237,568	\$49,878	\$240,722	\$171,250	1.406	1,224	\$196.67	12404	140.5676	RANCH		\$43,317	No	/ /		12404.C+ CLASS HOMES	401	62	OUTLIER
12-0016-0028-04-0	4553 RIDGE	11/15/24	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$152,400	41.20	\$304,770	\$64,899	\$305,001	\$218,860	1.394	1,781	\$171.25	12404	139.3587	RANCH		\$62,499	No	/ /		12404.C+ CLASS HOMES	401	72	OUTLIER
12-5220-0073-00-1	5848 ECHO RIDGE	09/06/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$172,700	61.20	\$345,305	\$54,011	\$227,989	\$265,777	0.858	1,845	\$123.57	12404	85.7819	RANCH		\$47,400	No	/ /		12404.C+ CLASS HOMES	401	67	EQUALIZATION
12-4820-0032-00-5	1441 LUNNY	09/27/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$158,700	59.89	\$317,389	\$55,892	\$209,108	\$328,592	0.876	1,713	\$122.07	12404	87.6424	RANCH		\$50,792	No	/ /		12404.C+ CLASS HOMES	401	62	EQUALIZATION
12-2100-0021-00-3	1557 N BONNY BRUCE	10/11/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$205,700	60.50	\$411,347	\$51,080	\$288,920	\$328,711	0.879	2,778	\$104.00	12404	87.8949	1 1/2 STORY		\$44,550	No	/ /		12404.C+ CLASS HOMES	401	57	EQUALIZATION
12-1900-0017-01-0	1548 TIMBERLANE	04/25/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$247,600	58.95	\$495,275	\$78,836	\$341,164	\$379,963	0.898	3,043	\$112.11	12404	89.7888	RANCH		\$69,594	No	/ /		12404.C+ CLASS HOMES	401	62	EQUALIZATION
12-2100-0003-02-1	5037 CLEVELAND	04/28/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$141,400	58.92	\$282,727	\$57,841	\$182,159	\$205,188	0.888	2,100	\$86.74	12404	88.7767	1 1/2 STORY		\$50,786	No	/ /		12404.C+ CLASS HOMES	401	62	EQUALIZATION
12-5300-0026-00-4	2813 CROWNPOINT	03/29/24	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$146,800	59.19	\$293,993	\$50,305	\$197,695	\$222,069	0.890	1,639	\$120.62	12404	89.0240	RANCH		\$46,755	No	/ /		12404.C+ CLASS HOMES	401	62	EQUALIZATION
12-5220-0016-00-6	5848 ECHO RIDGE	09/06/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$172,400	59.45	\$316,078	\$51,416	\$218,971	\$216,261	0.915	2,126	\$112.77	12404	89.1546	TRW LBN		\$51,777	No	/ /		12404.C+ CLASS HOMES	401	72	EQUALIZATION
12-2850-0027-00-1	5827 DENNIS	02/29/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$162,300	57.96	\$324,626	\$53,768	\$226,232	\$247,133	0.915	1,620	\$139.65	12404	91.5425	RANCH		\$47,648	No	/ /		12404.C+ CLASS HOMES	401	67	EQUALIZATION
12-0022-0001-18-9	2060 W MARQUETTE WDS	10/11/23	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$244,100	57.30	\$488,227	\$38,339	\$387,661	\$410,482	0.944	1,788	\$216.81	12404	94.4405	RANCH		\$32,304	No	/ /		12404.C+ CLASS HOMES	401	67	EQUALIZATION
12-5220-0095-04-0	6050 CLEARBROOK	09/01/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$205,000	55.41	\$409,918	\$65,295	\$304,705	\$314,437	0.969	2,721	\$111.98	12404	96.9049	TWO STORY		\$57,050	No	/ /		12404.C+ CLASS HOMES	401	78	EQUALIZATION

12405 - C CLASS HOMES

ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Despr.
12-0009-0023-015	2553 W GLENLORD	04/04/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$175,500	54.00	\$351,008	\$60,738	\$264,262	\$245,368	1.077	1,826	\$144.72	12405	12.1353	TWO STORY		\$43,604	No	/ /		12405.C CLASS HOMES	401	58
12-0011-0003-011	3737 S CLEVELAND	09/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$120,300	51.19	\$240,530	\$46,774	\$188,226	\$163,784	1.149	1,168	\$161.15	12405	4.9121	RANCH		\$39,294	No	/ /		12405.C CLASS HOMES	401	62
12-0011-0011-031	3830 WASHINGTON	06/29/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$179,300	56.21	\$358,546	\$39,506	\$279,494	\$269,687	1.036	2,384	\$117.24	12405	16.1994	TWO STORY		\$33,386	No	/ /		12405.C CLASS HOMES	401	72
12-0015-0030-010	4551 WASHINGTON	04/08/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$150,600	54.76	\$320,272	\$96,283	\$178,717	\$173,279	1.031	1,165	\$153.41	12405	16.0974	RANCH		\$90,163	No	/ /		12405.C CLASS HOMES	401	47
12-0015-0047-016	4394 CLEVELAND	08/21/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,100	48.84	\$240,188	\$38,781	\$211,219	\$156,726	1.348	1,333	\$159.65	12405	14.9338	RANCH		\$35,181	No	/ /		12405.C CLASS HOMES	401	67
12-0016-0020-103	2878 W GLENLORD	05/01/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,800	42.13	\$189,620	\$33,010	\$191,990	\$132,384	1.450	1,539	\$124.75	12405	25.1896	1 1/2 STORY		\$33,010	No	/ /		12405.C CLASS HOMES	401	62
12-0021-0029-22-1	3191 KHAN	01/01/22	\$481,000	WD	03-ARM'S LENGTH	\$481,000	\$225,600	46.90	\$451,173	\$94,639	\$386,361	\$301,381	1.282	1,826	\$211.59	12405	8.3611	RANCH		\$71,133	No	/ /		12405.C CLASS HOMES	401	72
12-0022-0021-15-5	4946 CLEVELAND	04/06/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,300	47.32	\$236,696	\$29,902	\$202,098	\$174,805	1.259	1,354	\$162.55	12405	6.0751	1 1/2 STORY		\$23,782	No	/ /		12405.C CLASS HOMES	401	72
12-0022-0030-10-3	5662 S ROOSEVELT	07/17/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$151,500	52.24	\$302,991	\$53,212	\$236,788	\$211,140	1.121	2,047	\$115.68	12405	7.6885	RANCH		\$45,817	No	/ /		12405.C CLASS HOMES	401	64
12-0023-0014-01-7	5293 WASHINGTON	08/18/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,000	52.06	\$328,071	\$46,534	\$268,466	\$237,986	1.128	1,355	\$198.13	12405	7.0281	RANCH		\$37,804	No	/ /		12405.C CLASS HOMES	401	77
12-0023-0017-06-7	1627 ALEX	05/10/24	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$128,500	50.99	\$256,982	\$47,579	\$204,421	\$177,010	1.155	1,590	\$128.57	12405	4.3502	1 1/2 STORY		\$44,550	No	/ /		12405.C CLASS HOMES	401	67
12-0023-0030-08-8	5533 WASHINGTON	11/20/23	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$190,200	55.94	\$380,391	\$81,882	\$258,118	\$252,332	1.023	1,697	\$152.10	12405	17.5428	1 1/2 STORY		\$74,487	No	/ /		12405.C CLASS HOMES	401	72
12-0500-0020-00-1	1735 ARCADIA	12/29/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$136,400	45.48	\$272,770	\$44,444	\$255,456	\$193,006	1.324	1,193	\$214.13	12405	12.5208	RANCH		\$40,194	No	/ /		12405.C CLASS HOMES	401	72
12-0510-0039-00-1	1860 ARCADIA	08/22/23	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$155,600	48.25	\$311,179	\$61,733	\$260,767	\$210,859	1.237	1,313	\$198.60	12405	3.8333	RANCH		\$42,888	No	/ /		12405.C CLASS HOMES	401	72
12-0900-0002-01-7	1654 GREG	12/18/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$97,100	54.55	\$194,271	\$61,226	\$116,774	\$112,464	1.038	1,027	\$113.70	12405	16.0034	RANCH		\$55,276	No	/ /		12405.C CLASS HOMES	401	57
12-0900-0035-00-4	1597 EDWARD	07/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$99,200	42.21	\$198,341	\$40,345	\$194,655	\$133,555	1.457	1,061	\$163.95	12405	25.9128	RANCH		\$36,945	No	/ /		12405.C CLASS HOMES	401	62
12-1250-0021-00-1	1636 S CHERRY	03/28/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$113,300	49.48	\$226,572	\$42,631	\$186,369	\$155,487	1.199	1,120	\$166.40	12405	0.0258	RANCH		\$38,551	No	/ /		12405.C CLASS HOMES	401	62
12-1250-0024-00-0	1674 S CHERRY	01/27/25	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$107,100	45.19	\$214,144	\$44,469	\$192,531	\$143,428	1.342	1,112	\$173.14	12405	14.3998	RANCH		\$38,434	No	/ /		12405.C CLASS HOMES	401	62
12-1300-0008-00-4	1407 BRENTWOOD	01/31/25	\$304,925	WD	03-ARM'S LENGTH	\$304,925	\$156,100	51.19	\$312,245	\$47,989	\$256,936	\$223,378	1.150	1,864	\$137.84	12405	4.8127	RANCH		\$38,404	No	/ /		12405.C CLASS HOMES	401	62
12-1300-0015-00-1	1505 BRENTWOOD	06/20/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$140,100	48.82	\$280,106	\$51,641	\$235,359	\$193,123	1.219	1,112	\$211.65	12405	2.0340	RANCH		\$45,606	No	/ /		12405.C CLASS HOMES	401	82
12-1380-0014-00-2	1433 YINGHAM	09/04/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$158,200	49.44	\$316,440	\$48,535	\$271,465	\$226,462	1.199	1,726	\$157.28	12405	0.0363	TRI-LEVEL		\$42,500	No	/ /		12405.C CLASS HOMES	401	77
12-1550-0003-01-0	5437 WASHINGTON	12/13/24	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$225,500	50.56	\$450,904	\$51,904	\$394,096	\$337,278	1.168	2,230	\$176.72	12405	2.9897	TRI-LEVEL		\$45,784	No	/ /		12405.C CLASS HOMES	401	69
12-2850-0024-00-3	3738 GREEN ACRE	07/01/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$119,000	51.74	\$238,096	\$58,888	\$171,112	\$151,486	1.130	1,196	\$143.07	12405	6.8801	RANCH		\$54,638	No	/ /		12405.C CLASS HOMES	401	67
12-2875-0002-00-5	1733 CLEARWOOD	02/24/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,800	48.38	\$251,526	\$52,396	\$207,604	\$168,326	1.233	1,180	\$175.94	12405	3.4985	RANCH		\$45,001	No	/ /		12405.C CLASS HOMES	401	67
12-2875-0009-00-1	1857 CLEARWOOD	03/19/25	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$178,400	52.63	\$356,755	\$53,211	\$285,789	\$256,588	1.114	1,403	\$203.70	12405	8.4554	RANCH		\$47,176	No	/ /		12405.C CLASS HOMES	401	72
12-2875-0032-00-1	1815 SHERWOOD	10/04/24	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$116,400	48.70	\$232,874	\$49,798	\$189,202	\$154,756	1.223	1,257	\$150.52	12405	2.4228	RANCH		\$43,763	No	/ /		12405.C CLASS HOMES	401	57
12-3020-0001-00-6	1505 WASHINGTON	03/21/25	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$118,100	47.81	\$236,256	\$67,765	\$179,235	\$142,427	1.258	1,254	\$142.93	12405	6.0078	RANCH		\$61,285	No	/ /		12405.C CLASS HOMES	401	57
12-4480-0041-00-2	1856 S SIERRA	12/12/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$99,300	47.29	\$198,674	\$42,274	\$167,726	\$132,206	1.269	1,140	\$147.13	12405	7.0312	RANCH		\$38,279	No	/ /		12405.C CLASS HOMES	401	57
12-4480-0042-00-9	1868 S SIERRA	11/29/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$166,300	50.39	\$332,565	\$42,359	\$287,641	\$245,314	1.173	1,918	\$149.97	12405	2.5813	BI-LEVEL		\$38,279	No	/ /		12405.C CLASS HOMES	401	82
12-4520-0004-00-2	1762 SANTA MARIA	02/12/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,300	44.52	\$230,542	\$45,207	\$213,793	\$185,665	1.365	1,288	\$165.99	12405	16.6291	RANCH		\$41,212	No	/ /		12405.C CLASS HOMES	401	62
12-4520-0013-00-1	5458 S SAN MARTINE	12/11/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$123,000	51.46	\$246,085	\$57,258	\$181,742	\$159,617	1.139	1,146	\$158.59	12405	5.9745	RANCH		\$50,203	No	/ /		12405.C CLASS HOMES	401	72
12-4560-0017-00-6	5978 JAMES	08/10/23	\$226,100	WD	03-ARM'S LENGTH	\$226,100	\$127,400	56.35	\$254,872	\$42,966	\$183,134	\$179,126	1.022	2,096	\$87.37	12405	17.5982	RANCH		\$41,316	No	/ /		12405.C CLASS HOMES	401	52
12-4600-0011-00-1	1862 N DONNA	01/13/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,700	44.98	\$247,448	\$48,535	\$226,465	\$168,143	1.347	1,092	\$207.39	12405	14.8503	RANCH		\$42,500	No	/ /		12405.C CLASS HOMES	401	72
12-4600-0015-00-6	1800 N DONNA	02/27/25	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$108,000	52.68	\$216,084	\$48,535	\$156,465	\$141,631	1.105	1,152	\$135.82	12405	9.3617	RANCH		\$42,500	No	/ /		12405.C CLASS HOMES	401	57
12-4600-0028-00-1	1880 S DONNA	06/09/23	\$230,500	WD	03-ARM'S LENGTH	\$230,500	\$107,500	46.64	\$215,083	\$45,128	\$185,372	\$143,664	1.290	1,120	\$165.51	12405	9.1955	RANCH		\$39,093	No	/ /		12405.C CLASS HOMES	401	67
12-4680-0023-00-7	3749 LANE	06/29/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$147,800	52.79	\$295,610	\$52,263	\$227,737	\$205,703	1.107	1,376	\$165.51	12405	9.1243	RANCH		\$46,228	No	/ /		12405.C CLASS HOMES	401	72
12-4680-0029-00-5	3730 LANE	03/28/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$141,800	44.31	\$283,504	\$58,536	\$261,464	\$199,167	1.375	1,221	\$214.14	12405	17.0558	RANCH		\$51,736	No	/ /		12405.C CLASS HOMES	401	67
12-5260-0008-00-3	1600 BARBARA ANN	07/21/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$133,100	43.64	\$266,100	\$46,601	\$258,399	\$185,544	1.393	1,127	\$229.28	12405	19.4296	RANCH		\$40,566	No	/ /		12405.C CLASS HOMES	401	77
12-5340-0003-00-3	5615 E HIAWATHA LANE	09/27/24	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$144,300	48.26	\$288,526	\$45,088	\$253,912	\$205,780	1.234	1,544	\$164.45	12405	3.5542	RANCH		\$41,538	No	/ /		12405.C CLASS HOMES	401	62
12-5340-0004-00-0	5627 E HIAWATHA LANE	03/19/25	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$170,800	50.24	\$341,642	\$45,504	\$294,496	\$250,328	1.176	1,501	\$196.20	12405	2.1917	RANCH		\$41,424	No	/ /		12405.C CLASS HOMES	401	78
12-5340-0005-00-6	5639 E HIAWATHA LANE	08/25/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$121,300	55.14	\$242,629	\$47,344	\$172,656	\$165,076	1.046	1,151	\$150.01	12405	15.2439	RANCH		\$41,309	No	/ /		12405.C CLASS HOMES	401	67
12-5340-0021-00-1	5542 W HIAWATHA LANE	10/01/24	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$153,800	51.70	\$307,509	\$52,733	\$244,767	\$215,364	1.137	1,807	\$135.45	12405	6.1832	RANCH		\$46,698	No	/ /		12405.C CLASS HOMES	401	57
12-5340-0036-00-9	5578 E HIAWATHA LANE	10/18/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$144,200	52.44	\$288,469	\$47,068	\$227,932	\$204,058	1.117	1,583	\$143.99	12405	8.1363	RANCH		\$38,823	No	/ /		12405.C CLASS HOMES	401	62
12-5700-0003-00-0	1315 W GLENLORD	07/07/23	\$																							

12406, 45403, 12409, 45404 - CD CLASS HOMES TWP AND VILLAGE
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
12-0015-0039-03-5	1890 W GLENLORD	06/28/24	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$141,000	55.73	\$281,931	\$44,985	\$208,015	\$179,369	1.160	1,107	\$187.91	12406	18.4593	RANCH		\$41,385	No	/ /		12406.CD CLASS HOMES	401	67	
12-0015-0047-00-3	4430 CLEVELAND	08/16/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$88,400	37.62	\$176,739	\$29,447	\$205,553	\$111,500	1.844	967	\$212.57	12406	49.9219	RANCH		\$29,447	No	/ /		12406.CD CLASS HOMES	401	67	
12-0016-0020-13-8	4161 MAGNOLIA	09/10/24	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$106,700	42.77	\$213,379	\$29,088	\$220,412	\$139,509	1.580	784	\$281.14	12406	23.5616	RANCH		\$29,088	No	/ /		12406.CD CLASS HOMES	401	77	
12-0021-0029-15-8	3145 KHAN	08/07/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,200	40.73	\$244,435	\$45,245	\$254,755	\$150,787	1.689	960	\$265.37	12406	34.5200	RANCH		\$45,245	No	/ /		12406.CD CLASS HOMES	401	82	
12-0022-0019-01-1	5509 S ROOSEVELT	07/07/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$127,600	56.71	\$255,236	\$36,867	\$188,133	\$165,306	1.138	1,109	\$169.64	12406	20.6209	RANCH		\$30,747	No	/ /		12406.CD CLASS HOMES	401	62	
12-0023-0026-01-5	5166 WASHINGTON	07/26/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$128,000	59.53	\$256,007	\$39,928	\$175,072	\$163,572	1.070	1,843	\$94.99	12406	27.3996	RANCH		\$39,928	No	/ /		12406.CD CLASS HOMES	401	72	
12-1750-0009-00-2	5510 S ROOSEVELT	06/01/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$100,800	39.53	\$201,537	\$43,098	\$211,902	\$119,939	1.767	939	\$225.67	12406	42.2453	RANCH		\$37,061	No	/ /		12406.CD CLASS HOMES	401	67	
12-2650-0028-00-6	4129 SECOND	08/20/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$167,200	51.45	\$334,435	\$38,573	\$286,427	\$223,968	1.279	1,239	\$231.18	12406	6.5426	RANCH		\$32,538	No	/ /		12406.CD CLASS HOMES	401	80	
12-4700-0001-00-1	3754 LINCOLN	07/13/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$111,400	60.22	\$222,770	\$61,788	\$123,212	\$121,864	1.011	1,064	\$115.80	12406	33.3236	RANCH		\$57,538	No	/ /		12406.CD CLASS HOMES	401	57	
12-4720-0056-00-5	4001 MEADOW LANE	10/27/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$116,400	51.05	\$232,727	\$50,133	\$177,867	\$138,224	1.287	1,040	\$171.03	12406	5.7498	RANCH		\$46,633	No	/ /		12406.CD CLASS HOMES	401	72	
12-4720-0061-00-9	3933 MEADOW LANE	09/22/23	\$189,100	WD	03-ARM'S LENGTH	\$189,100	\$111,900	59.18	\$223,776	\$45,703	\$143,397	\$134,802	1.064	1,144	\$125.35	12406	28.0537	RANCH		\$42,703	No	/ /		12406.CD CLASS HOMES	401	67	
12-5280-0025-00-0	4379 W VELVET	12/04/23	\$233,501	WD	03-ARM'S LENGTH	\$233,501	\$122,900	52.63	\$245,825	\$36,285	\$197,216	\$158,622	1.243	1,126	\$175.15	12409	10.0994	RANCH		\$30,250	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	67	
Totals:						\$2,893,101			\$2,893,101	\$1,444,500		\$2,391,961	\$1,807,462			\$187.98		2.0918									
									Sale. Ratio =>	49.93		E.C.F. =>	1.323			Std. Deviation=>	0.29566074										
									Std. Dev. =>	8.34		Ave. E.C.F. =>	1.344			Ave. Variance=>	25.0415	Coefficient of Var=>	18.62789285								
OUTLIER STATS																											
QUARTER 1	1.065			LOW																						0.402	
QUARTER 3	1.507			HIGH																						2.170	
QUR	0.442			1.5 STD DEV																						0.455	
SALES NOT USED																											
12-2650-0037-01-3	4197 SECOND	05/09/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$119,700	66.50	\$239,495	\$29,830	\$150,170	\$158,717	0.946	1,183	\$126.94	12406	94.6150	RANCH		\$27,380	No	/ /		12406.CD CLASS HOMES	401	60	EQUALIZATION
12-4700-0037-00-6	3910 LINCOLN	10/18/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$125,500	61.22	\$250,956	\$57,472	\$147,528	\$146,468	1.007	1,267	\$116.44	12406	100.7238	RANCH		\$51,522	No	/ /		12406.CD CLASS HOMES	401	67	EQUALIZATION

ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Term's of Sale	Adj. Sale \$	Cur. Asmnt.	Adj./Sale \$	Cur. Appraisal	Land + Yrld.	Bldg. Residual	Cost Man. \$	L.C.F.	Floor Area	Sq./Sq. Ft.	ECF Area	Dev. by Mean %	Building Style	Use Code	Land Value	Appr. by Eq.	App. Date	Other Parcels in Sale	Land Table	Property Class	Building Dept.
12-8900-0010-00-05	5820 WALKER DRIVE	07/10/24	\$547,000	WD	3-ARM'S LENGTH	\$547,000	\$283,500	51.83	\$567,040	\$56,471	\$490,529	\$550,182	0.82	2,309	\$212.44	12407	3.6577	TWO STORY		\$49,756	No	/	/	12407.WYNDSTONE SUBDIVISION	401	80
12-8900-0020-00-03	5844 LONGHORN TRAIL	07/10/24	\$464,000	WD	3-ARM'S LENGTH	\$464,000	\$243,500	50.72	\$466,673	\$72,862	\$400,000	\$465,925	0.96	2,657	\$173.92	12407	3.6577	TWO STORY		\$65,552	No	/	/	12407.WYNDSTONE SUBDIVISION	401	80
12-8900-0029-00-03	6184 DREAMCATCHER ROAD	11/27/24	\$460,000	WD	3-ARM'S LENGTH	\$460,000	\$233,300	50.72	\$466,673	\$46,098	\$414,575	\$505,913	2.216	2,366	\$183.87	12407	1.5089	TWO STORY		\$44,384	No	/	/	12407.WYNDSTONE SUBDIVISION	401	80
12-8900-0069-00-00	5584 LONGHORN TRAIL	11/21/23	\$579,500	WD	3-ARM'S LENGTH	\$579,500	\$295,300	50.96	\$590,582	\$59,768	\$510,732	\$517,998	0.909	2,399	\$216.65	12407	3.6577	TWO STORY		\$52,798	No	/	/	12407.WYNDSTONE SUBDIVISION	401	81
12-8900-0076-00-06	6023 LONGHORN TRAIL	07/17/24	\$455,000	WD	3-ARM'S LENGTH	\$455,000	\$215,600	47.38	\$431,241	\$53,152	\$401,848	\$407,424	0.86	1,801	\$223.12	12407	5.8163	TWO STORY		\$46,267	No	/	/	12407.WYNDSTONE SUBDIVISION	401	81
12-8900-0084-00-09	2036 HALSTED DRIVE	04/14/23	\$424,000	WD	3-ARM'S LENGTH	\$424,000	\$211,800	49.95	\$423,553	\$52,951	\$371,049	\$399,356	0.929	1,801	\$206.02	12407	0.0967	TWO STORY		\$46,151	No	/	/	12407.WYNDSTONE SUBDIVISION	401	79
12-8900-0088-00-04	5861 WYNDSTONE DRIVE	01/24/25	\$430,000	WD	3-ARM'S LENGTH	\$430,000	\$207,000	48.14	\$414,079	\$49,175	\$380,825	\$393,216	0.968	2,167	\$175.74	12407	4.4037	TWO STORY		\$42,460	No	/	/	12407.WYNDSTONE SUBDIVISION	401	79
12-8900-0103-00-03	5969 LONGHORN TRAIL	08/16/24	\$425,000	WD	3-ARM'S LENGTH	\$425,000	\$209,600	49.32	\$419,230	\$51,347	\$373,653	\$396,426	0.943	2,087	\$179.04	12407	4.0322	TWO STORY		\$44,462	No	/	/	12407.WYNDSTONE SUBDIVISION	401	81
12-8900-0116-00-00	5795 WALKER DRIVE	07/10/24	\$415,000	WD	3-ARM'S LENGTH	\$415,000	\$211,000	50.71	\$415,000	\$72,862	\$342,138	\$403,217	0.82	2,182	\$185.72	12407	3.6577	TWO STORY		\$45,073	No	/	/	12407.WYNDSTONE SUBDIVISION	401	80
12-8901-0121-00-00	5777 RACINE DRIVE	06/24/24	\$545,000	WD	3-ARM'S LENGTH	\$545,000	\$281,400	51.63	\$562,816	\$52,576	\$492,424	\$549,828	0.96	2,688	\$183.19	12407	3.2556	TWO STORY		\$44,586	No	/	/	12407.WYNDSTONE SUBDIVISION	401	94
12-8901-0122-00-06	5785 RACINE DRIVE	01/08/24	\$421,000	WD	3-ARM'S LENGTH	\$421,000	\$205,000	48.69	\$410,057	\$59,201	\$361,799	\$378,078	0.957	2,087	\$173.36	12407	2.8791	TWO STORY		\$52,096	No	/	/	12407.WYNDSTONE SUBDIVISION	401	82
12-8901-0130-00-09	5861 RACINE DRIVE	01/12/24	\$481,500	WD	3-ARM'S LENGTH	\$481,500	\$249,500	51.82	\$498,905	\$50,910	\$430,590	\$482,753	0.892	2,277	\$189.10	12407	3.6206	TWO STORY		\$43,685	No	/	/	12407.WYNDSTONE SUBDIVISION	401	85
12-8901-0132-00-01	5891 RACINE DRIVE	01/10/24	\$460,000	WD	3-ARM'S LENGTH	\$460,000	\$214,200	46.57	\$428,416	\$50,995	\$409,005	\$426,704	1.006	1,989	\$205.63	12407	7.7506	TWO STORY		\$43,685	No	/	/	12407.WYNDSTONE SUBDIVISION	401	86
12-8901-0167-00-00	6038 RACINE DRIVE	10/10/24	\$420,000	WD	3-ARM'S LENGTH	\$420,000	\$203,000	48.33	\$406,096	\$54,875	\$365,125	\$378,471	0.95	1,672	\$218.38	12407	3.6585	RANCH		\$46,970	No	/	/	12407.WYNDSTONE SUBDIVISION	401	93
12-8901-0169-00-02	6010 RACINE DRIVE	09/19/24	\$470,000	WD	3-ARM'S LENGTH	\$470,000	\$253,500	53.94	\$507,094	\$63,774	\$406,226	\$477,716	0.86	2,368	\$171.55	12407	7.7681	TWO STORY		\$48,701	No	/	/	12407.WYNDSTONE SUBDIVISION	401	94
12-8901-0176-00-04	6080 RACINE DRIVE	04/03/24	\$400,000	WD	3-ARM'S LENGTH	\$400,000	\$203,200	48.04	\$388,400	\$51,600	\$336,800	\$381,964	0.82	1,989	\$178.20	12407	3.6585	TWO STORY		\$44,734	No	/	/	12407.WYNDSTONE SUBDIVISION	401	83
12-8901-0187-00-01	6047 RACINE DRIVE	03/07/25	\$535,000	WD	3-ARM'S LENGTH	\$535,000	\$283,600	53.01	\$567,193	\$61,107	\$473,893	\$545,351	0.869	2,592	\$182.83	12407	5.9184	TWO STORY		\$54,479	No	/	/	12407.WYNDSTONE SUBDIVISION	401	94
12-8901-0219-00-00	6128 LONGHORN TRAIL	05/20/24	\$510,000	WD	3-ARM'S LENGTH	\$510,000	\$252,700	49.55	\$505,359	\$66,426	\$443,574	\$472,988	0.938	2,368	\$187.32	12407	0.9659	TWO STORY		\$58,266	No	/	/	12407.WYNDSTONE SUBDIVISION	401	96

OUTLIER STATS				Std. Dev. =>	2.36	Ave. E.C.F. =>	0.928	Ave. Variance=>	4.0656	Coefficient of Var=>	4.380275782
QUARTER 1	0.859	LOW	0.718								
QUARTER 3	0.953	HIGH	1.094								
IQR	0.094	1.5 STD DEV	0.096								

ASSETS NOT USED																								
12-8900-0037-00-1	2166 MCCORMICK TRAIL	07/25/23	\$470,000	OTH	03-ARM'S LENGTH	\$470,000	\$273,600	58.23	\$547,173	\$54,888	\$455,112	\$530,480	0.783	2,413	\$172.03	12407	78,252	TWO STORY	\$48,173	NO	12407-WYNNDSTONE SUBDIVISION	401	80	EQUALIZATION
12-8900-0038-00-1	2166 MCCORMICK TRAIL	07/25/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$273,600	58.23	\$547,173	\$54,888	\$455,112	\$530,480	0.783	2,413	\$172.03	12407	78,252	TWO STORY	\$48,173	NO	12407-WYNNDSTONE SUBDIVISION	401	80	EQUALIZATION
12-8900-0068-00-6	6024 RACINE DRIVE	08/06/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$328,800	55.44	\$476,682	\$53,833	\$466,167	\$505,413	0.827	2,728	\$170.88	12407	81,417	TWO STORY	\$48,865	NO	12407-WYNNDSTONE SUBDIVISION	401	79	EQUALIZATION
12-8900-0068-00-5	2039 JONI LANE	10/04/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$284,800	54.60	\$466,585	\$53,581	\$378,419	\$450,435	0.840	2,415	\$156.20	12407	84,013	TWO STORY	\$48,865	NO	12407-WYNNDSTONE SUBDIVISION	401	79	EQUALIZATION

12408 - RURAL HOMES
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-0026-0028-01-2	6470 WASHINGTON	10/20/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$213,800	50.31	\$427,699	\$80,566	\$344,434	\$301,069	1.144	2,187	\$157.49	12408	0.9364	TWO STORY		\$74,531	No	/ /		12408.RURAL HOMES - MIXED CLASS	401	77
12-0034-0013-00-8	6995 STEVENSVILLE BARODA	02/18/25	\$334,000	CD	03-ARM'S LENGTH	\$334,000	\$166,300	49.79	\$332,580	\$164,891	\$169,109	\$145,437	1.163	2,248	\$75.23	12408	0.9364	TWO STORY		\$139,326	No	/ /		12408.RURAL HOMES - MIXED CLASS	401	45
Totals:			\$759,000			\$759,000	\$380,100		\$760,279		\$513,543	\$446,507			\$116.36		0.3264									
								Sale. Ratio =>	50.08				E.C.F. =>	1.150			Std. Deviation=>	0.01324292								
								Std. Dev. =>	0.36				Ave. E.C.F. =>	1.153			Ave. Variance=>	0.9364							Coefficient of Var=>	0.811874393

OUTLIER STATS			
QUARTER 1	1.149	LOW	1.136
QUARTER 3	1.158	HIGH	1.172
IQR	0.009	1.5 STD DEV	0.020

SALES NOT USED

12409 45404 - DUPLEX HOMES TOWNSHIP AND VILLAGE
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-0015-0037-13-0	1740 W GLENLORD	01/17/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,100	46.00	\$216,234	\$42,455	\$192,545	\$177,688	1.084	1,548	\$124.38	12409	8.3944	DUPLEX		\$38,290	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	62
12-0028-0007-04-6	6236 DEMORROW	07/24/24	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$124,500	44.86	\$248,995	\$36,288	\$241,212	\$217,492	1.109	2,240	\$107.68	12409	10.9394	DUPLEX		\$26,938	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	62
12-2700-0017-01-2	4169 MORTON LANE	08/02/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$144,800	50.81	\$289,695	\$51,188	\$233,812	\$243,872	0.959	2,222	\$105.23	12409	4.0920	DUPLEX		\$45,153	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	62
12-5280-0025-00-0	4379 W VELVET	12/04/23	\$233,501	WD	03-ARM'S LENGTH	\$233,501	\$122,900	52.63	\$245,825	\$36,285	\$197,216	\$158,622	1.243	1,126	\$175.15	12409	24.3638	RANCH		\$30,250	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	67
12-5300-0022-00-9	6357 JERICHO	11/08/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$128,000	54.47	\$256,077	\$44,191	\$190,809	\$216,652	0.881	1,868	\$102.15	12409	11.8953	DUPLEX		\$38,156	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	62
12-6750-0014-00-3	2179 WELCH	11/15/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$123,800	43.44	\$247,670	\$41,193	\$243,807	\$211,122	1.155	2,214	\$110.12	12409	15.5150	DUPLEX		\$37,028	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	62
12-6800-0002-00-5	2209 CAROL LANE	10/18/24	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$136,100	55.33	\$272,266	\$42,199	\$203,801	\$235,242	0.866	2,096	\$97.23	12409	13.3323	DUPLEX		\$36,164	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	62
12-6800-0022-00-6	2113 CHARLES	09/26/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$151,400	54.86	\$302,799	\$44,237	\$231,763	\$264,378	0.877	2,376	\$97.54	12409	12.3034	DUPLEX		\$38,202	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	62
12-6800-0027-00-8	2180 CHARLES	05/13/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$127,300	51.96	\$254,684	\$43,247	\$201,753	\$216,193	0.933	2,244	\$89.91	12409	6.6461	DUPLEX		\$37,212	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	62
12-9700-0013-00-7	6540 FREDONIA CIRCLE	03/14/25	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$139,700	51.74	\$279,398	\$49,439	\$220,561	\$235,132	0.938	1,984	\$111.17	12409	6.1637	DUPLEX		\$39,347	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	69
45-0900-0003-00-0	2553 DEMORROW CIRCLE	01/24/25	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$134,600	53.84	\$269,288	\$48,358	\$201,642	\$225,900	0.893	2,044	\$98.65	45404	10.7051	DUPLEX		\$42,323	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	62
45-0900-0008-00-1	2540 DEMORROW CIRCLE	02/12/25	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,900	46.86	\$271,784	\$51,628	\$238,372	\$225,108	1.059	1,640	\$145.35	45404	5.9253	DUPLEX		\$45,593	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	67

Totals:	\$3,128,001	\$3,128,001	\$1,577,100	\$3,154,715	\$2,597,293	\$2,627,402	\$113.71	1.1128
		Sale. Ratio =>	50.42		E.C.F. =>	0.989	Std. Deviation=>	0.12590339
		Std. Dev. =>	4.18		Ave. E.C.F. =>	1.000	Ave. Variance=>	10.8563
							Coefficient of Var=>	10.85992368

OUTLIER STATS			
QUARTER 1	0.890	LOW	0.589
QUARTER 3	1.090	HIGH	1.390
IQR	0.200	1.5 STD DEV	0.231

SALE NOT USED

12-6800-0028-00-4	2196 CHARLES	01/08/25	\$222,750	WD	03-ARM'S LENGTH	\$222,750	\$149,900	67.30	\$299,731	\$43,135	\$179,615	\$262,368	0.685	2,462	\$72.95	12409	68.4592	DUPLEX		\$37,100	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	62	EQUALIZATION
12-0900-0026-00-5	1544 EDWARD	07/19/24	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$86,600	60.56	\$173,160	\$38,446	\$104,354	\$137,744	0.759	1,320	\$79.21	12409	75.9044	DUPLEX		\$33,856	No	/ /		12409.DUPLEX HOMES TOWNSHIP	401	52	EQUALIZATION

12410 45451 - TOWNSHIP VILLAGE CONDOS
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Cur. Asmnt.	Asd/Adj.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building	Depr.
12-3210-0003-00-4	5506 IVY DRIVE	09/29/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,700	52.76	\$237,419	\$85,000	\$140,000	\$156,649	0.894	943	\$148.46	12410	7.9340	RANCH		\$85,000	No	/ /		12410.TOWNSHIP CONDOS	401	65	
12-3210-0006-00-3	5528 IVY DRIVE	08/11/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$104,700	53.69	\$209,433	\$85,000	\$110,000	\$127,886	0.860	943	\$116.65	12410	11.2919	RANCH		\$85,000	No	/ /		12410.TOWNSHIP CONDOS	401	66	
12-3211-0031-00-6	1607 HICKORY TRACE	11/01/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$103,900	48.33	\$207,771	\$88,500	\$126,500	\$122,581	1.032	1,032	\$122.58	12410	5.8913	RANCH		\$85,000	No	/ /		12410.TOWNSHIP CONDOS	401	70	
12-3211-0036-00-8	1613 HICKORY TRACE	10/20/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$87,100	46.58	\$174,123	\$88,500	\$98,500	\$87,999	1.119	1,122	\$87.79	12410	14.6270	RANCH		\$85,000	No	/ /		12410.TOWNSHIP CONDOS	401	53	
12-5960-0002-00-0	1714 PEACHTREE	05/28/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$159,600	49.11	\$319,162	\$57,650	\$267,350	\$268,769	0.995	1,436	\$186.18	12410	2.1660	RANCH		\$50,000	No	/ /		12410.TOWNSHIP CONDOS	401	90	
12-5960-0009-00-4	1812 PEACHTREE	09/08/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$165,900	55.32	\$331,724	\$57,905	\$241,995	\$281,417	0.860	1,412	\$171.38	12410	11.3146	RANCH		\$50,000	No	/ /		12410.TOWNSHIP CONDOS	401	93	
12-5960-0015-00-4	1869 PEACHTREE	08/02/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$172,700	48.65	\$345,357	\$58,330	\$296,670	\$294,992	1.006	1,448	\$204.88	12410	3.2628	RANCH		\$50,000	No	/ /		12410.TOWNSHIP CONDOS	401	97	
12-8787-0010-00-8	5537 IVY	11/08/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$174,500	46.53	\$348,912	\$57,108	\$317,892	\$299,901	1.060	1,078	\$294.89	12410	8.6928	RANCH		\$50,000	No	/ /		12410.TOWNSHIP CONDOS	401	86	
12-8787-0014-00-3	5545 IVY	08/26/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$167,800	50.09	\$335,656	\$55,780	\$279,220	\$287,642	0.971	1,201	\$232.49	12410	0.2341	RANCH		\$50,000	No	/ /		12410.TOWNSHIP CONDOS	401	77	
12-8787-0016-00-6	5553 IVY	07/31/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$168,100	51.72	\$336,119	\$55,780	\$269,220	\$288,118	0.934	1,201	\$224.16	12410	3.8653	RANCH		\$50,000	No	/ /		12410.TOWNSHIP CONDOS	401	78	
Totals:			\$2,836,900			\$2,836,900	\$1,423,000		\$2,845,676		\$2,147,347	\$2,215,954			\$178.95		0.4021										
								Sale. Ratio =>	50.16			E.C.F. =>	0.969		Std. Deviation=>	0.08647609											
								Std. Dev. =>	3.00			Ave. E.C.F. =>	0.973		Ave. Variance=>	6.9280		Coefficient of Var=>	7.119787441								
OUTLIER STATS																											
QUARTER 1	0.860		LOW																								
QUARTER 3	1.012		HIGH																								
IQR	0.152		1.5 STD DEV																								
SALES NOT USED																											
12-5960-0007-00-1	1772 PEACHTREE	03/06/24	\$291,000	OTH	03-ARM'S LENGTH	\$291,000	\$168,800	58.01	\$337,699	\$57,820	\$233,180	\$287,645	0.811	1,472	\$158.41	12410	81.0651	RANCH		\$50,000	No	/ /		12410.TOWNSHIP CONDOS	401	92	
12-8787-0001-00-9	5519 IVY	06/17/24	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$147,200	56.83	\$294,399	\$55,780	\$203,220	\$245,241	0.829	1,798	\$113.03	12410	82.8656	BI-LEVEL		\$50,000	No	/ /		12410.TOWNSHIP CONDOS	401	75	

12411 - TOWNSHIP RENTAL CONDOS
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-5820-0012-00-0	2999 PAGODA	08/05/24	\$109,970	WD	03-ARM'S LENGTH	\$109,970	\$65,300	59.38	\$130,691	\$52,450	\$57,520	\$93,033	0.618	1,088	\$52.87	12411	28.1633	TWO STORY		\$50,000	No	/ /		12411.TOWNSHIP RENTAL CONDOS	401	52
12-5820-0023-00-1	2925 W MARQUETTE WDS	10/15/24	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$89,800	38.87	\$179,539	\$52,450	\$178,550	\$151,117	1.182	1,088	\$164.11	12411	28.1633	TWO STORY		\$50,000	No	/ /		12411.TOWNSHIP RENTAL CONDOS	401	82
Totals:			\$340,970			\$340,970	\$155,100		\$310,230		\$236,070	\$244,150			\$108.49		6.7000									
								Sale. Ratio =>		45.49			E.C.F. =>	0.967			Std. Deviation=>	0.3982887								
								Std. Dev. =>		14.50			Ave. E.C.F. =>	0.900			Ave. Variance=>	28.1633	Coefficient of Var=>	31.29578607						

OUTLIER STATS			
QUARTER 1	0.759	LOW	0.336
QUARTER 3	1.041	HIGH	1.464
IQR	0.282	1.5 STD DEV	0.597

SALES NOT USED

12412 - MAIDEN LANE CONDOS
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-4800-0012-00-0	3809 BUNGALOW	11/08/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$201,800	47.48	\$403,618	\$72,820	\$352,180	\$398,552	0.884	1,270	\$277.31	12412	5.3831	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	92
12-4800-0018-00-0	3859 BUNGALOW	06/28/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$209,700	49.93	\$419,409	\$72,905	\$347,095	\$417,475	0.831	1,268	\$273.73	12412	0.1598	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	93
12-4800-0036-00-0	4082 BUNGALOW	01/11/24	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$291,000	48.10	\$582,039	\$167,735	\$437,265	\$499,161	0.876	1,614	\$270.92	12412	4.6181	RANCH		\$160,000	No	/ /		12412.MAIDEN LANE CONDO	401	91
12-4800-0041-00-0	4045 BUNGALOW	04/02/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$201,500	53.03	\$403,082	\$73,330	\$306,670	\$397,292	0.772	1,270	\$241.47	12412	5.7916	TWO STORY		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	97
12-4800-0043-00-0	4029 BUNGALOW	07/16/24	\$393,525	WD	03-ARM'S LENGTH	\$393,525	\$202,500	51.46	\$404,913	\$73,330	\$320,195	\$399,498	0.801	1,270	\$252.12	12412	2.8324	TWO STORY		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	97
12-4800-0044-00-0	4023 BUNGALOW	10/23/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$241,500	49.79	\$483,036	\$73,330	\$411,670	\$493,622	0.834	1,592	\$258.59	12412	0.4161	TWO STORY		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	97
12-4800-0045-00-0	4013 BUNGALOW	04/09/24	\$410,994	WD	03-ARM'S LENGTH	\$410,994	\$210,700	51.27	\$421,343	\$73,330	\$337,664	\$419,293	0.805	1,270	\$265.88	12412	2.4500	TWO STORY		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	97
12-4800-0048-00-0	3991 BUNGALOW	12/24/24	\$505,260	WD	03-ARM'S LENGTH	\$505,260	\$241,400	47.78	\$482,868	\$73,245	\$432,015	\$493,522	0.875	1,592	\$271.37	12412	4.5554	TWO STORY		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	96
12-4800-0050-00-0	3975 BUNGALOW	03/19/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$238,900	49.77	\$477,780	\$73,245	\$406,755	\$487,392	0.835	1,504	\$270.45	12412	0.4737	TWO STORY		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	96
12-4800-0052-00-0	3959 BUNGALOW	01/09/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$246,800	51.42	\$493,550	\$73,245	\$406,755	\$506,392	0.803	1,573	\$258.59	12412	2.6576	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	96
12-4800-0053-00-0	3949 BUNGALOW	12/18/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$214,000	51.57	\$428,090	\$73,160	\$341,840	\$427,627	0.799	1,270	\$269.17	12412	3.0429	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	96
12-4800-0055-00-0	3933 BUNGALOW	08/15/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$242,600	50.02	\$485,131	\$73,245	\$411,755	\$496,248	0.830	1,614	\$255.11	12412	0.0082	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	96
12-4800-0056-00-0	3927 BUNGALOW	03/11/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$244,600	50.96	\$489,125	\$73,245	\$406,755	\$501,060	0.812	1,630	\$249.54	12412	1.8029	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	96
12-4800-0075-00-0	4026 BUNGALOW	07/16/24	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$297,200	47.55	\$594,341	\$133,245	\$491,755	\$555,537	0.885	1,592	\$308.89	12412	5.5370	RANCH		\$125,000	No	/ /		12412.MAIDEN LANE CONDO	401	96
12-4800-0079-00-0	4057 BUNGALOW	08/13/24	\$410,257	WD	03-ARM'S LENGTH	\$410,257	\$210,200	51.24	\$420,354	\$73,330	\$336,927	\$418,101	0.806	1,270	\$265.30	12412	2.3968	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	98
12-4800-0080-00-0	4063 BUNGALOW	09/04/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$212,900	50.09	\$425,760	\$73,330	\$351,670	\$424,614	0.828	1,270	\$276.91	12412	0.1608	TWO STORY		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	98
Totals:			\$7,425,036			\$7,425,036	\$3,707,300		\$7,414,439		\$6,098,966	\$7,325,384	0.831		\$266.58		0.1627									
							Sale. Ratio =>	49.93				E.C.F. =>	0.831			Std. Deviation=>	0.03416127									
							Std. Dev. =>	1.65				Ave. E.C.F. =>	0.830			Ave. Variance=>	2.6429	Coefficient of Var=>	3.184910832							

OUTLIER STATS			
QUARTER 1	0.805	LOW	0.745
QUARTER 3	0.845	HIGH	0.905
IQR	0.040	1.5 STD DEV	0.077

SALES NOT USED

12-4800-0062-00-0	3879 BUNGALOW	06/04/24	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$223,900	44.96	\$447,712	\$73,075	\$424,925	\$451,370	0.941	1,636	\$259.73	12412	15.1274	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	94	OUTLIER
12-4800-0053-00-0	3949 BUNGALOW	06/16/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$214,000	56.17	\$428,090	\$73,160	\$307,840	\$427,627	0.720	1,270	\$242.39	12412	71.9881	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	96	EQUALIZATION
12-4800-0059-00-0	3899 BUNGALOW	06/03/24	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$215,700	55.59	\$431,480	\$73,075	\$314,925	\$431,813	0.729	1,270	\$247.97	12412	72.3908	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	94	EQUALIZATION
12-4800-0049-00-0	3981 BUNGALOW	09/29/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$202,600	53.32	\$405,103	\$73,245	\$306,755	\$399,829	0.767	1,270	\$241.54	12412	76.7216	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	96	EQUALIZATION
12-4800-0047-00-0	3993 BUNGALOW	09/28/23	\$377,956	WD	03-ARM'S LENGTH	\$377,956	\$201,200	53.23	\$402,412	\$73,245	\$304,711	\$396,587	0.768	1,270	\$239.93	12412	76.8334	TWO STORY		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	96	EQUALIZATION
12-4800-0060-00-0	3893 BUNGALOW	11/17/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$239,500	53.10	\$479,040	\$73,075	\$377,925	\$489,114	0.773	1,592	\$237.39	12412	77.2672	RANCH		\$65,000	No	/ /		12412.MAIDEN LANE CONDO	401	95	
12-4800-0072-00-0	3996 BUNGALOW	05/26/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$300,500	52.72	\$601,095	\$133,245	\$436,755	\$563,675	0.775	1,630	\$267.95	12412	77.4835	RANCH		\$125,000	No	/ /		12412.MAIDEN LANE CONDO	401	96	
12-4800-0035-00-0	4088 BUNGALOW	06/29/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$263,600	51.69	\$527,267	\$167,735	\$342,265	\$433,171	0.790	1,270	\$269.50	12412	79.0138	RANCH		\$160,000	No	/ /		12412.MAIDEN LANE CONDO	401	92	

12421 - LAKE MICHIGAN LAKEFRONT HOMES
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-0020-0011-00-5	5692 DUNHAM	11/28/22	\$1,180,000	WD	03-ARM'S LENGTH	\$1,180,000	\$650,600	55.14	\$1,301,111	\$591,868	\$588,132	\$488,459	1.204	3,180	\$184.95	12421	24.7590	TWO STORY		\$589,431	No	/ /		12421 LAKE MICHIGAN LAKEFRONT HOMES	401	82
12-0020-0013-01-6	5290 PINE LANE	07/27/22	\$1,230,000	WD	03-ARM'S LENGTH	\$1,230,000	\$616,300	50.11	\$1,232,546	\$560,151	\$669,849	\$463,082	1.447	1,802	\$371.73	12421	0.5143	TWO STORY		\$559,852	No	/ /		12421 LAKE MICHIGAN LAKEFRONT HOMES	401	78
12-0020-0013-03-2	5294 PINE LANE	08/31/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$842,500	49.56	\$1,685,064	\$574,810	\$1,125,190	\$764,638	1.472	1,874	\$600.42	12421	1.9889	RANCH		\$572,210	No	/ /		12421 LAKE MICHIGAN LAKEFRONT HOMES	401	92
12-0029-0009-07-1	5734 DUNHAM	06/13/22	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$877,700	50.15	\$1,755,423	\$597,720	\$1,152,280	\$797,316	1.445	3,343	\$344.68	12421	0.6446	TWO STORY		\$594,320	No	/ /		12421 LAKE MICHIGAN LAKEFRONT HOMES	401	72
12-2750-0058-01-7	6060 GRAND MERE	03/17/25	\$2,900,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,900,000	\$1,300,100	44.83	\$2,600,241	\$778,610	\$2,121,390	\$1,254,567	1.691	4,026	\$526.92	12421	23.9290	TWO STORY		\$775,106	No	/ /		12421 LAKE MICHIGAN LAKEFRONT HOMES	401	84

Totals:		\$8,760,000				\$8,760,000	\$4,287,200		\$8,574,385		\$5,656,841	\$3,768,062		\$405.74		4.9615											
							Sale. Ratio =>	48.94				E.C.F. =>	1.501		Std. Deviation=>	0.17249906											
							Std. Dev. =>	3.65				Ave. E.C.F. =>	1.452		Ave. Variance=>	10.3671		Coefficient of Var=>	7.14164979								

OUTLIER STATS			
QUARTER 1	1.325	LOW	0.941
QUARTER 3	1.581	HIGH	1.965
IQR	0.256	1.5 STD DEV	0.702

SALES NOT USED																											
12-2750-0040-01-1	5876 DUNHAM LANE	07/31/24	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$615,600	38.48	\$1,231,261	\$728,070	\$871,930	\$348,229	2.504	1,715	\$508.41	12421	250.3898	RANCH		\$721,950				12421 LAKE MICHIGAN LAKEFRONT HOMES	401	83	OUTLIER
12-0020-0013-02-4	5280 PINE LANE	04/01/22	\$724,900	WD	03-ARM'S LENGTH	\$724,900	\$411,000	56.70	\$821,968	\$460,811	\$264,089	\$248,731	1.062	2,172	\$121.59	12421	106.1747	RANCH		\$454,688	No	/ /		12421 LAKE MICHIGAN LAKEFRONT HOMES	401	57	EQUALIZATION

12422 - LAKE ACCESS COMMUNITY HOMES
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-7310-0013-00-8	3020 OAK LANE	05/08/24	\$746,400	WD	03-ARM'S LENGTH	\$746,400	\$415,900	55.72	\$831,713	\$203,706	\$542,694	\$623,642	0.870	2,886	\$188.04	12422	13.5979	TWO STORY		\$201,256	No	/ /		12422.LAKE ACCESS & LAKE COMMUNITY	401	73
12-7310-0029-00-1	4412 DREXEL PLACE	08/23/24	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$353,900	41.64	\$707,701	\$201,987	\$648,013	\$502,199	1.290	2,438	\$265.80	12422	28.4171	TWO STORY		\$196,037	No	/ /		12422.LAKE ACCESS & LAKE COMMUNITY	401	72
12-7315-0005-00-6	3039 SUNDANCE	07/30/24	\$1,054,500	WD	03-ARM'S LENGTH	\$1,054,500	\$526,500	49.93	\$1,053,019	\$198,101	\$856,399	\$848,975	1.009	3,512	\$243.85	12422	0.2564	TWO STORY		\$164,060	No	/ /		12422.LAKE ACCESS & LAKE COMMUNITY	401	78
12-7315-0016-00-8	3042 SUNDANCE	05/24/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$431,800	47.98	\$863,647	\$202,978	\$697,022	\$656,076	1.062	2,492	\$279.70	12422	5.6229	TWO STORY		\$177,820	No	/ /		12422.LAKE ACCESS & LAKE COMMUNITY	401	82
12-8626-0018-00-1	3244 WILD DUNES	08/23/24	\$2,535,000	PTA	03-ARM'S LENGTH	\$2,535,000	\$1,178,500	46.49	\$2,356,925	\$554,958	\$1,980,042	\$1,789,441	1.107	7,201	\$274.97	12422	10.0334	TWO STORY		\$529,554	No	/ /		12422.LAKE ACCESS & LAKE COMMUNITY	401	87
12-8627-0021-00-0	3165 DUNES VALLEY	09/15/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$411,000	53.03	\$822,093	\$161,464	\$613,536	\$656,037	0.935	2,504	\$245.02	12422	7.0965	TWO STORY		\$157,964	No	/ /		12422.LAKE ACCESS & LAKE COMMUNITY	401	74
12-8627-0022-00-6	3176 DUNES VALLEY	05/31/24	\$1,130,000	WD	03-ARM'S LENGTH	\$1,130,000	\$614,800	54.41	\$1,229,543	\$226,598	\$903,402	\$995,973	0.907	5,208	\$173.46	12422	9.9126	TWO STORY		\$155,833	No	/ /		12422.LAKE ACCESS & LAKE COMMUNITY	401	67
12-8627-0023-00-2	3158 DUNES VALLEY	12/19/24	\$917,500	WD	03-ARM'S LENGTH	\$917,500	\$516,500	56.29	\$1,032,989	\$190,540	\$726,960	\$836,593	0.869	2,768	\$262.63	12422	13.7228	TWO STORY		\$158,643	No	/ /		12422.LAKE ACCESS & LAKE COMMUNITY	401	77

OUTLIER STATS			
QUARTER 1	0.898	LOW	0.634
QUARTER 3	1.073	HIGH	1.337
IQR	0.176	1.5 STD DEV	0.224

SALES NOT USED																											
12-7315-0020-00-5	2944 SUNDANCE	03/12/24	\$700,000	OTH	03-ARM'S LENGTH	\$700,000	\$411,700	58.81	\$823,415	\$174,785	\$525,215	\$644,121	0.815	3,194	\$164.44	12422	81.5398	TWO STORY		\$150,842	No	/ /		12422.LAKE ACCESS & LAKE COMMUNITY	401	69	EQUALIZATION

12423 - LAKE INFLUENCE HOMES
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
12-0016-0013-14-0	4670 RIDGE	08/29/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$202,300	46.61	\$404,597	\$67,391	\$366,609	\$341,994	1.072	1,551	\$236.37	12423	7.7378	RANCH		\$54,010	No	/ /		12423.LAKE INFLUENCE HOMES	401	77	
12-0029-0012-00-5	3729 ICE	07/01/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$231,700	51.49	\$463,455	\$270,570	\$179,430	\$195,624	0.917	1,568	\$114.43	12423	7.7378	RANCH		\$264,535	No	/ /		12423.LAKE INFLUENCE HOMES	401	62	
Totals:						\$884,000	\$434,000		\$868,052		\$546,039	\$537,618			\$175.40		2.1067										
							Sale. Ratio =>	49.10					E.C.F. =>	1.016			Std. Deviation=>	0.1094285									
							Std. Dev. =>	3.45					Ave. E.C.F. =>	0.995			Ave. Variance=>	7.7378	Coefficient of Var=>	7.779791881							
OUTLIER STATS																											
QUARTER 1	0.956		LOW	0.840																							
QUARTER 3	1.033		HIGH	1.149																							
IQR	0.077		1.5 STD DEV	0.164																							

SALES NOT USED

12424 - LAKE INFLUENCE CONDOS
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12-6900-0001-00-5	4144 RIDGE	03/31/25	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$197,600	43.92	\$395,123	\$165,780	\$284,120	\$225,067	1.262	1,228	\$231.37	12424	20.4553	RANCH		\$165,780	No	/ /		12424 LAKE INFLUENCE CONDOS	401	75
12-6901-0025-00-0	4144 RIDGE	07/14/23	\$512,000	WD	03-ARM'S LENGTH	\$512,000	\$294,200	57.46	\$588,326	\$236,925	\$275,075	\$344,849	0.798	1,755	\$156.74	12424	26.0160	RANCH		\$236,925	No	/ /		12424 LAKE INFLUENCE CONDOS	401	78
12-6902-0035-00-3	4144 RIDGE	02/21/25	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$149,300	56.55	\$298,659	\$130,680	\$133,320	\$164,847	0.809	968	\$137.73	12424	24.9078	RANCH		\$130,680	No	/ /		12424 LAKE INFLUENCE CONDOS	401	71
12-7350-0008-00-3	4150 RIDGE	04/25/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$147,500	48.20	\$295,070	\$175,949	\$130,051	\$116,900	1.112	1,290	\$100.81	12424	5.4670	RANCH		\$175,000	No	/ /		12424 LAKE INFLUENCE CONDOS	401	62
12-7350-0012-00-1	4150 RIDGE	05/24/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$149,000	44.48	\$297,933	\$175,949	\$159,051	\$119,710	1.329	967	\$154.48	12424	27.0813	RANCH		\$175,000	No	/ /		12424 LAKE INFLUENCE CONDOS	401	72
12-7350-0016-00-6	4150 RIDGE	07/20/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$145,400	44.74	\$290,750	\$175,949	\$149,051	\$112,660	1.323	972	\$153.34	12424	26.5182	RANCH		\$175,000	No	/ /		12424 LAKE INFLUENCE CONDOS	401	77
12-7350-0018-00-9	4150 RIDGE	10/25/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$109,000	55.90	\$217,911	\$123,449	\$71,551	\$92,701	0.772	666	\$107.43	12424	28.5979	RANCH		\$122,500	No	/ /		12424 LAKE INFLUENCE CONDOS	401	77
Totals:			\$2,386,900			\$2,386,900	\$1,192,000		\$2,383,772		\$1,202,219	\$1,176,733			\$150.27		3.6170									

Totals:		\$2,386,900	\$2,386,900	\$1,192,000	\$2,383,772	\$1,202,219	\$1,176,733	\$150.27	3.6170		
Sale. Ratio =>		49.94	E.C.F. =>		1.022	Std. Deviation=>		0.25819855			
OUTLIER STATS		Std. Dev. =>	6.21	Ave. E.C.F. =>		1.058	Ave. Variance=>		22.7205	Coefficient of Var=>	21.47843232

OUTLIER STATS			
QUARTER 1	0.756	LOW	0.052
QUARTER 3	1.225	HIGH	1.929
IQR	0.469	1.5 STD DEV	0.446

SALES NOT USED																											
12-7350-0029-00-1	4150 RIDGE	10/26/23	\$235,000	OTH	03-ARM'S LENGTH	\$235,000	\$140,400	59.74	\$280,771	\$176,421	\$58,579	\$102,404	0.572	967	\$60.58	12424	57.2036	RANCH		\$175,000	No	/ /		12424 LAKE INFLUENCE CONDOS	401	62	EQUALIZATION
12-7350-0020-00-3	4150 RIDGE	03/04/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$140,100	59.62	\$280,129	\$175,949	\$59,051	\$102,237	0.578	967	\$61.07	12424	57.7587	RANCH		\$175,000	No	/ /		12424 LAKE INFLUENCE CONDOS	401	62	EQUALIZATION
12-7350-0024-00-9	4150 RIDGE	10/02/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$178,200	54.83	\$356,386	\$237,199	\$87,801	\$116,965	0.751	1,291	\$68.01	12424	75.0663	RANCH		\$236,250	No	/ /		12424 LAKE INFLUENCE CONDOS	401	62	EQUALIZATION

45401 - BC+ CLASS HOMES VILLAGE
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Curr. Asmnt.	Asd/Adj. Sale	Curr. 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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
45-0021-0008-30-9	5309 RIDGE	07/15/24	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$258,200	51.13	\$516,346	\$43,880	\$461,120	\$494,211	0.933	2,602	\$177.22	45401	2.0104	1 1/2 STORY		\$34,437	No	/ /			401	73
45-0021-0008-33-3	5361 RIDGE	01/10/25	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$244,800	47.53	\$489,541	\$45,833	\$469,167	\$464,130	1.011	2,500	\$187.67	45401	9.7915	TWO STORY		\$41,243	No	/ /			401	67
45-3050-0002-00-9	5478 FAIRVIEW	03/22/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$251,000	52.29	\$502,099	\$50,737	\$429,263	\$472,136	0.909	2,458	\$174.64	45401	0.3744	TWO STORY		\$44,872	No	/ /			401	77
45-4800-0008-00-7	5441 E KAREN COURT	08/09/23	\$349,900	PTA	03-ARM'S LENGTH	\$349,900	\$191,700	54.79	\$383,442	\$45,156	\$304,744	\$353,856	0.861	1,824	\$167.07	45401	5.1728	TWO STORY		\$36,826	No	/ /			401	97
45-4800-0009-00-3	5439 E KAREN COURT	09/14/23	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$175,600	54.05	\$351,283	\$44,585	\$280,315	\$320,814	0.874	1,844	\$152.01	45401	3.9176	BI-LEVEL		\$36,340	No	/ /			401	98
45-4800-0010-00-1	5437 E KAREN COURT	06/09/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$181,300	51.80	\$362,534	\$54,322	\$295,678	\$322,398	0.917	1,958	\$151.01	45401	0.4185	BI-LEVEL		\$46,077	No	/ /			401	97
45-4800-0013-00-1	5431 E KAREN COURT	07/26/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$186,900	53.42	\$373,884	\$40,011	\$309,889	\$349,240	0.887	1,812	\$171.02	45401	2.5613	TWO STORY		\$31,766	No	/ /			401	98
45-4800-0014-00-7	5429 E KAREN COURT	08/23/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$187,000	55.02	\$374,030	\$52,950	\$286,950	\$335,858	0.854	2,016	\$142.34	45401	5.8558	BI-LEVEL		\$44,705	No	/ /			401	98
45-4800-0018-00-2	5440 E KAREN COURT	11/15/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,500	49.42	\$256,982	\$44,088	\$215,913	\$222,692	0.970	1,306	\$165.32	45401	5.6614	RANCH		\$37,373	No	/ /			401	80

Totals: \$3,474,600 \$3,474,600 \$1,805,900 \$3,610,141 \$3,053,038 \$3,335,334 \$165.37 0.2424

Sale. Ratio => 51.95 E.C.F. => 0.915 Std. Deviation=> 0.05186993
Std. Dev. => 2.51 Ave. E.C.F. => 0.913 Ave. Variance=> 3.9738 Coefficient of Var=> 4.352706995

OUTLIER STATS			
QUARTER 1	0.874	LOW	0.785
QUARTER 3	0.933	HIGH	1.022
IQR	0.059	1.5 STD DEV	0.087

SALE NOT USED

45-3050-0011-00-8	5489 FAIRVIEW	01/03/25	\$508,000	WD	03-ARM'S LENGTH	\$508,000	\$288,600	56.81	\$577,143	\$68,772	\$439,228	\$531,769	0.826	2,830	\$155.20	45401	6.5873	TWO STORY		\$61,802	No	/ /			401	81	EQUALIZATION
45-4800-0011-00-8	5435 E KAREN COURT	07/20/23	\$350,050	WD	03-ARM'S LENGTH	\$350,050	\$197,500	56.42	\$395,031	\$58,604	\$291,446	\$351,911	0.828	2,131	\$136.76	45401	82.8181	BI-LEVEL		\$50,359	No	/ /			401	98	EQUALIZATION
45-4800-0019-00-9	5450 E KAREN COURT	02/29/24	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$188,300	56.23	\$376,687	\$55,607	\$279,293	\$335,858	0.832	2,016	\$138.54	45401	83.1581	BI-LEVEL		\$47,277	No	/ /			401	98	EQUALIZATION

45502 - C CLASS HOMES VILLAGE
ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
45-0021-0008-20-1	2736 WILDWOOD LANE	08/11/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$158,200	52.38	\$316,424	\$50,232	\$251,768	\$225,778	1.115	2,015	\$124.95	45402	7.5328	RANCH		\$46,632	No	/ /			401	67
45-0021-0024-03-7	5606 ALPINE RIDGE	03/27/25	\$374,070	WD	03-ARM'S LENGTH	\$374,070	\$182,900	48.89	\$365,836	\$57,772	\$316,298	\$261,293	1.211	1,877	\$168.51	45402	2.0071	RANCH		\$54,172	No	/ /			401	62
45-0021-0026-03-0	5601 ST JOSEPH	05/26/23	\$231,500	WD	03-ARM'S LENGTH	\$231,500	\$127,500	55.08	\$255,073	\$42,206	\$189,294	\$180,549	1.048	1,632	\$115.99	45402	14.2005	TWO STORY		\$39,256	No	/ /			401	72
45-0021-0026-07-2	5565 ST JOSEPH	05/26/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$106,200	47.84	\$212,434	\$40,732	\$181,268	\$145,634	1.245	1,304	\$139.01	45402	5.4243	1 1/2 STORY		\$38,682	No	/ /			401	62
45-0028-0051-19-8	5996 LEGION	09/20/23	\$251,200	WD	03-ARM'S LENGTH	\$251,200	\$102,900	40.96	\$205,772	\$25,020	\$226,180	\$153,310	1.475	1,053	\$214.80	45402	28.4874	RANCH		\$21,025	No	/ /			401	67
45-0028-0051-22-8	6046 LEGION	09/06/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$117,100	49.83	\$234,101	\$30,823	\$204,177	\$172,416	1.184	1,392	\$146.68	45402	0.6228	RANCH		\$24,703	No	/ /			401	62
45-0028-0074-01-5	6004 ST JOSEPH	11/17/23	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$141,000	51.74	\$281,966	\$34,138	\$238,362	\$210,202	1.134	1,605	\$148.51	45402	5.6475	1 1/2 STORY		\$30,483	No	/ /			401	77
45-0028-0075-07-1	6039 ST JOSEPH	10/28/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,300	45.16	\$302,612	\$38,966	\$296,034	\$223,618	1.324	2,367	\$125.07	45402	13.3394	TR-LEVEL		\$36,616	No	/ /			401	62
45-0028-0089-00-4	5780 DEMORROW	08/07/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$175,800	46.88	\$351,600	\$43,572	\$331,428	\$261,313	1.268	1,802	\$183.92	45402	7.7876	RANCH		\$30,800	No	/ /			401	72
45-4150-0009-00-5	2957 KIRK COURT	01/16/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$155,300	50.10	\$310,636	\$41,912	\$268,088	\$227,925	1.176	1,420	\$188.79	45402	1.4232	RANCH		\$35,792	No	/ /			401	77
45-7200-0006-00-2	5760 GEORGE	12/19/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$130,100	55.36	\$260,124	\$30,401	\$204,599	\$194,846	1.050	1,614	\$126.77	45402	14.0385	RANCH		\$27,936	No	/ /			401	67
45-7210-0047-00-8	5843 RIDGE	10/30/23	\$236,200	WD	03-ARM'S LENGTH	\$236,200	\$128,700	54.49	\$257,448	\$56,010	\$180,190	\$170,855	1.055	1,207	\$149.29	45402	13.5805	RANCH		\$37,945	No	/ /			401	67

Totals: \$3,379,470 \$3,379,470 \$1,677,000 \$3,354,086 \$2,887,686 \$2,427,737 \$152.69 0.0986

Sale. Ratio => 49.62 E.C.F. => 1.189 Std. Deviation=> 0.12641136

Std. Dev. => 4.31 Ave. E.C.F. => 1.190 Ave. Variance=> 9.5076 Coefficient of Var=> 7.986637587

OUTLIER STATS			
QUARTER 1	1.038	LOW	0.767
QUARTER 3	1.219	HIGH	1.491
IQR	0.181	1.5 STD DEV	0.212

SALES NOT USED

45-0028-0090-05-3	5740 DEMORROW	06/09/23	\$291,419	OTH	03-ARM'S LENGTH	\$291,419	\$171,400	58.82	\$342,815	\$74,786	\$216,633	\$227,336	0.953	1,680	\$128.95	45402	95.2920	RANCH		\$71,336	No	/ /			401	67	EQUALIZATION
45-0021-0001-01-1	5312 PUETZ	07/01/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$144,800	56.78	\$289,621	\$70,967	\$184,033	\$185,457	0.992	1,320	\$139.42	45402	99.2321	RANCH		\$68,162	No	/ /			401	64	EQUALIZATION
45-2250-0014-00-4	2844 BLUFF	08/14/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$93,700	56.79	\$187,360	\$36,696	\$128,304	\$127,790	1.004	1,594	\$80.49	45402	100.4025	TWO STORY		\$30,661	No	/ /			401	52	EQUALIZATION
45-0028-0075-11-9	5933 ST JOSEPH	09/28/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$143,600	56.98	\$287,275	\$44,237	\$207,763	\$206,139	1.008	1,380	\$150.55	45402	100.7878	RANCH		\$41,887	No	/ /			401	68	EQUALIZATION