

Lincoln Charter Township

ECF Analysis 2023

ECF ANALYSIS
12100 - AGRICULTURAL

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. | |
|-------------------|----------------|-----------|------------|--------|-----------------|--------------------------|------------------|---------------|--------------------|-------------|------------------|------------------|--------|--------------------------|-----------------|----------|------------------|----------------|--------------|------------|--------------|----------------------------|-----------------------|--------------------------------|--------------------|----------------|--|
| 12-0014-0002-00-1 | 4878 LINCOLN | 09/21/22 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$95,300 | 50.16 | \$215,352 | \$95,215 | \$94,785 | \$147,952 | 0.641 | 1,135 | \$83.51 | 12100 | 18.3964 | RANCH | AGRICULTURAL | \$86,770 | No | / / | | 12101.AGRICULTURAL | 401 | 65 | |
| 12-0023-0001-00-4 | 5310 LINCOLN | 04/03/20 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$154,400 | 44.11 | \$342,482 | \$109,159 | \$240,841 | \$287,344 | 0.838 | 1,858 | \$129.62 | 12100 | 1.3553 | TWO STORY | AGRICULTURAL | \$84,695 | No | / / | | 12101.AGRICULTURAL | 401 | 75 | |
| 12-0023-0001-05-5 | 5410 LINCOLN | 08/26/20 | \$415,000 | WD | 03-ARM'S LENGTH | \$415,000 | \$169,400 | 40.82 | \$453,718 | \$186,398 | \$228,602 | \$329,212 | 0.694 | 2,017 | \$113.34 | 12100 | 13.0219 | 1 1/2 STORY | AGRICULTURAL | \$165,630 | No | / / | | 12101.AGRICULTURAL | 401 | 75 | |
| 12-0023-0016-02-8 | 5164 LINCOLN | 03/22/22 | \$325,000 | WD | 03-ARM'S LENGTH | \$325,000 | \$93,300 | 28.71 | \$254,440 | \$71,531 | \$253,469 | \$225,257 | 1.125 | 2,218 | \$114.28 | 12100 | 30.0631 | TWO STORY | AGRICULTURAL | \$66,744 | No | / / | | 12101.AGRICULTURAL | 401 | 65 | |
| Totals: | | | | | | \$1,280,000 | \$512,400 | | \$1,265,992 | | \$817,697 | \$989,765 | | | \$110.19 | | 0.1542 | | | | | | | | | | |
| | | | | | | Sale. Ratio => | 40.03 | | | | | | | E.C.F. => | 0.826 | | | | | | | Std. Deviation=> | 0.21707312 | | | | |
| | | | | | | Std. Dev. => | 9.03 | | | | | | | Ave. E.C.F. => | 0.825 | | | | | | | Ave. Variance=> | 15.7092 | Coefficient of Var=> | 19.05038957 | | |

ECF ANALYSIS
12200 - COMMERCIAL

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | S/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. | |
|-------------------|----------------------|-----------|-------------|--------|------------------------------|--------------------------|--------------------|---------------|--------------------|-------------|--------------------|--------------------------|--------------|------------|----------------|----------------------------|-------------------|----------------|-----------------|--------------------------------|--------------------|------------|-----------------------|-------------------------------------|----------------|----------------|--|
| 12-0009-0020-19-4 | RED ARROW | 02/01/22 | \$1,100,000 | WD | 20-MULTI PARCEL SALE REF | \$1,100,000 | \$632,200 | 57.47 | \$1,314,649 | \$332,362 | \$767,638 | \$1,205,285 | 0.637 | 12,128 | \$63.29 | 12200 | 2.4849 | | COM VAC | \$298,846 | No | / / | 12-0009-0020-20-8 | 12210.COMMERCIAL TWP & VILLAGE - HI | 202 | 0 | |
| 12-0015-0012-05-6 | 4317 RED ARROW | 05/28/21 | \$275,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$275,000 | \$163,700 | 59.53 | \$319,373 | \$227,224 | \$47,776 | \$115,626 | 0.413 | 3,712 | \$12.87 | 12200 | 24.8548 | RANCH | RESIDENTIAL | \$112,204 | No | / / | 12-0015-0012-04-8 | 12210.COMMERCIAL TWP & VILLAGE - HI | 401 | 60 | |
| 12-0015-0012-06-4 | 4333 RED ARROW | 06/15/20 | \$550,000 | WD | 03-ARM'S LENGTH | \$550,000 | \$278,900 | 50.71 | \$490,907 | \$204,503 | \$345,497 | \$431,982 | 0.800 | 8,964 | \$38.46 | 12200 | 13.2053 | | STORE RETAIL | \$172,526 | No | / / | | 12210.COMMERCIAL TWP & VILLAGE - HI | 201 | 0 | |
| 12-0015-0024-13-5 | 4609 RED ARROW | 05/14/20 | \$510,000 | WD | 03-ARM'S LENGTH | \$510,000 | \$202,400 | 39.69 | \$583,625 | \$137,750 | \$372,250 | \$672,511 | 0.554 | 3,160 | \$117.80 | 12200 | 10.8320 | | GAR GAS STATION | \$96,715 | No | / / | | 12210.COMMERCIAL TWP & VILLAGE - HI | 201 | 0 | |
| 12-0015-0027-01-1 | 2425 W MARQUETTE WDS | 01/10/22 | \$295,000 | LC | 03-ARM'S LENGTH | \$295,000 | \$125,400 | 42.51 | \$279,259 | \$84,348 | \$210,652 | \$293,983 | 0.717 | 5,440 | \$38.72 | 12200 | 5.4802 | | | \$64,099 | No | / / | | 12220.COMMERCIAL TWP & VILLAGE-LOW | 201 | 0 | |
| 12-0015-0033-00-2 | 4167 N ROOSEVELT | 12/29/20 | \$501,450 | WD | 03-ARM'S LENGTH | \$501,450 | \$156,800 | 31.27 | \$428,781 | \$66,179 | \$435,271 | \$546,911 | 0.796 | 8,291 | \$52.50 | 12200 | 13.4130 | | | \$60,174 | No | / / | | 12220.COMMERCIAL TWP & VILLAGE-LOW | 201 | 0 | |
| 12-0028-0002-10-9 | 6178 JERICHO | 12/28/21 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$76,600 | 28.91 | \$202,308 | \$56,001 | \$208,999 | \$220,674 | 0.947 | 6,104 | \$34.24 | 12200 | 28.5351 | | | \$56,001 | No | / / | | 12220.COMMERCIAL TWP & VILLAGE-LOW | 201 | 0 | |
| 12-0033-0013-06-9 | 6673 RED ARROW | 12/17/21 | \$370,000 | WD | 03-ARM'S LENGTH | \$370,000 | \$122,400 | 33.08 | \$384,259 | \$273,181 | \$96,819 | \$167,538 | 0.578 | 3,808 | \$25.43 | 12200 | 8.3851 | 1 1/2 STORY | | \$120,869 | No | / / | 12-0032-0010-06-1 | 12220.COMMERCIAL TWP & VILLAGE-LOW | 201 | 65 | |
| 12-4560-0047-02-9 | 5783 JAMES | 09/21/20 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$57,400 | 28.70 | \$127,796 | \$55,194 | \$144,806 | \$109,505 | 1.322 | 2,928 | \$49.46 | 12200 | 66.0623 | | | \$40,220 | No | / / | | 12220.COMMERCIAL TWP & VILLAGE-LOW | 201 | 0 | |
| 12-8901-0210-01-1 | 6082 CLEVELAND | 08/04/20 | \$225,000 | LC | 03-ARM'S LENGTH | \$225,000 | \$125,300 | 55.69 | \$230,763 | \$107,735 | \$117,265 | \$185,563 | 0.632 | 4,168 | \$38.13 | 12200 | 2.9799 | | | \$107,735 | No | / / | | 12210.COMMERCIAL TWP & VILLAGE - HI | 201 | 0 | |
| 45-0021-0005-23-0 | 5567 RED ARROW | 09/04/20 | \$450,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$450,000 | \$266,300 | 59.18 | \$560,920 | \$211,532 | \$238,468 | \$437,466 | 0.545 | 15,050 | \$15.85 | 12200 | 11.6630 | | | \$195,686 | No | / / | 45-0021-0005-22-0 | 12210.COMMERCIAL TWP & VILLAGE - HI | 201 | 0 | |
| 45-0021-0007-02-7 | 5360 RED ARROW | 06/18/20 | \$245,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$245,000 | \$191,700 | 78.24 | \$421,269 | \$156,140 | \$88,860 | \$280,908 | 0.316 | 3,344 | \$26.57 | 12200 | 34.5411 | | | \$148,285 | No | / / | 45-0021-0007-09-4 | 12210.COMMERCIAL TWP & VILLAGE - HI | 201 | 0 | |
| 45-0021-0016-00-0 | 5664 ST JOSEPH | 09/25/20 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | \$36,600 | 45.75 | \$90,826 | \$56,119 | \$23,881 | \$52,348 | 0.456 | 624 | \$38.27 | 12200 | 20.5549 | | | \$53,337 | No | / / | | 12210.COMMERCIAL TWP & VILLAGE - HI | 201 | 0 | |
| 45-0340-0006-01-8 | 5733 ST JOSEPH | 03/15/21 | \$251,000 | WD | 03-ARM'S LENGTH | \$251,000 | \$106,900 | 42.59 | \$270,001 | \$66,508 | \$184,492 | \$306,928 | 0.601 | 4,975 | \$37.08 | 12200 | 6.0649 | | | \$63,972 | No | / / | | 12210.COMMERCIAL TWP & VILLAGE - HI | 201 | 0 | |
| 45-8500-0012-00-7 | 2618 W JOHN BEERS | 02/23/22 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$22,200 | 40.36 | \$56,664 | \$34,909 | \$20,091 | \$32,813 | 0.612 | 1,404 | \$14.31 | 12200 | 4.9454 | | | \$31,375 | No | / / | | 12220.COMMERCIAL TWP & VILLAGE-LOW | 201 | 0 | |
| Totals: | | | | | | \$5,372,450 | \$2,564,800 | | \$5,761,400 | | \$3,302,765 | \$5,060,042 | | | \$39.53 | | | | | | | | | | | | |
| | | | | | | Sale. Ratio => | 47.74 | | | | | E.C.F. => | 0.653 | | | Std. Deviation=> | 0.24219389 | | | | | | | | | | |
| | | | | | | Std. Dev. => | 13.92 | | | | | Ave. E.C.F. => | 0.662 | | | Ave. Variance=> | 16.9728 | | | Coefficient of Var=> | 25.64863584 | | | | | | |

ECF ANALYSIS
12300 - INDUSTRIAL

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Other Parcels in Sale | |
|-------------------|--------------------|-----------|--------------------|--------|------------------------------|--------------------|--------------------------|---------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|----------------|----------------------------|-------------------|--|--------------------|
| 12-0022-0042-08-0 | 4929 ADVANCE | 02/03/21 | \$255,000 | WD | 03-ARM'S LENGTH | \$255,000 | \$84,600 | 33.18 | \$228,957 | \$70,522 | \$184,478 | \$301,781 | 0.611 | 12,060 | \$15.30 | 12300 | 7.9639 | | |
| 76-0550-0015-00-4 | 125 HAWTHORNE AVE | 05/14/21 | \$1,275,000 | WD | 03-ARM'S LENGTH | \$1,275,000 | \$729,800 | 57.24 | \$1,417,877 | \$232,357 | \$1,042,643 | \$2,380,562 | 0.438 | 124,708 | \$8.36 | 3400 | 9.3677 | | |
| 11-0008-0008-00-1 | 3840 LIVINGSTON RD | 01/19/21 | \$585,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$585,000 | \$234,300 | 40.05 | \$559,004 | \$243,567 | \$341,433 | \$633,408 | 0.539 | 26,531 | \$12.87 | 3400 | 0.7383 | 11-0008-0015-06-6, 11-0008-0007-02-1, 11-0008-0007-01-2, 11-0008-0008-01-9 | |
| 18-0010-0005-12-0 | 2179 MAIDEN | 06/09/20 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$132,300 | 44.10 | \$290,296 | \$100,915 | \$199,085 | \$380,283 | 0.524 | 9,940 | \$20.03 | 3400 | 0.8141 | | |
| 56-0019-0144-28-0 | 9890 RED ARROW HWY | 01/08/21 | \$1,575,000 | WD | 03-ARM'S LENGTH | \$1,575,000 | \$726,900 | 46.15 | \$2,182,221 | \$231,622 | \$1,343,378 | \$3,916,865 | 0.343 | 51,837 | \$25.92 | 3400 | 18.8686 | | |
| 45-0028-0053-06-9 | 5992 DELKE PARK | 03/31/21 | \$375,000 | WD | 03-ARM'S LENGTH | \$375,000 | \$135,300 | 36.08 | \$291,865 | \$84,168 | \$290,832 | \$395,614 | 0.735 | 17,760 | \$16.38 | 12300 | 20.3482 | | |
| Totals: | | | \$4,365,000 | | | \$4,365,000 | \$2,043,200 | | \$4,970,220 | | \$3,401,849 | \$8,008,513 | | | \$16.47 | | 10.6880 | | |
| | | | | | | | Sale. Ratio => | 46.81 | | | | | E.C.F. => | 0.425 | | Std. Deviation=> | 0.13582773 | | |
| | | | | | | | Std. Dev. => | 8.56 | | | | | Ave. E.C.F. => | 0.532 | | Ave. Variance=> | 9.6835 | Coefficient of Var=> | 18.21367498 |

**ECF ANALYSIS
12401 - AB+ CLASS HOMES**

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Adj./Asd./ 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. |
|-------------------|-------------------------|-----------|---------------------|--------|-----------------|---------------------|--------------------------|-----------------|---------------------|---------------------|---------------------|--------------------------|--------------|------------|----------------------------|-------------------|------------------|--------------------------------|--------------------|------------|--------------|------------|-----------------------|--------------------------|----------------|----------------|
| 12-0014-0029-05-8 | 1255 CHELSIE | 11/05/21 | \$545,000 | WD | 03-ARM'S LENGTH | \$545,000 | \$269,900 | 49.52 | \$589,272 | \$119,290 | \$425,710 | \$580,225 | 0.734 | 3,300 | \$129.00 | 12401 | 2.3038 | TWO STORY | | \$105,430 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 75 |
| 12-0700-0005-00-5 | 2828 BLUE RIDGE | 04/29/21 | \$738,000 | WD | 03-ARM'S LENGTH | \$738,000 | \$367,300 | 49.77 | \$814,674 | \$105,036 | \$632,964 | \$876,096 | 0.722 | 3,631 | \$174.32 | 12401 | 3.4254 | TWO STORY | | \$100,656 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 80 |
| 12-2350-0004-00-1 | 3767 FOX CROSSING | 11/12/21 | \$530,000 | WD | 03-ARM'S LENGTH | \$530,000 | \$211,800 | 39.96 | \$517,395 | \$60,795 | \$469,205 | \$563,704 | 0.832 | 2,299 | \$204.09 | 12401 | 7.5624 | TWO STORY | | \$55,635 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 84 |
| 12-2350-0006-00-3 | 3799 FOX CROSSING | 08/12/21 | \$506,000 | WD | 03-ARM'S LENGTH | \$506,000 | \$183,800 | 36.32 | \$461,111 | \$60,555 | \$445,445 | \$494,514 | 0.901 | 2,154 | \$206.80 | 12401 | 14.4037 | TWO STORY | | \$55,635 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 82 |
| 12-2350-0018-00-1 | 3822 FOX CROSSING | 01/06/21 | \$455,000 | WD | 03-ARM'S LENGTH | \$455,000 | \$208,200 | 45.76 | \$498,939 | \$61,085 | \$393,915 | \$540,561 | 0.729 | 2,549 | \$154.54 | 12401 | 2.8021 | TWO STORY | | \$56,045 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 84 |
| 12-2351-0025-00-9 | 1979 FOX PRAIRIE | 11/06/20 | \$535,000 | WD | 03-ARM'S LENGTH | \$535,000 | \$241,300 | 45.10 | \$618,351 | \$113,138 | \$421,862 | \$623,720 | 0.876 | 3,008 | \$140.25 | 12401 | 8.0372 | TWO STORY | | \$57,946 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 92 |
| 12-2351-0030-00-0 | 3972 FOX WOODS | 11/20/20 | \$570,000 | WD | 03-ARM'S LENGTH | \$570,000 | \$237,000 | 41.58 | \$592,714 | \$68,444 | \$501,556 | \$647,247 | 0.775 | 3,044 | \$164.77 | 12401 | 1.8170 | TWO STORY | | \$58,482 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 93 |
| 12-2351-0037-00-0 | 1924 FOX PRAIRIE | 07/30/20 | \$430,000 | WD | 03-ARM'S LENGTH | \$430,000 | \$179,000 | 41.63 | \$444,220 | \$63,126 | \$366,874 | \$470,486 | 0.780 | 2,019 | \$181.71 | 12401 | 2.3039 | TWO STORY | | \$57,546 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 94 |
| 12-2351-0038-00-0 | 3911 FOX CROSSING | 02/04/22 | \$560,000 | WD | 03-ARM'S LENGTH | \$560,000 | \$219,600 | 39.21 | \$521,905 | \$66,121 | \$493,879 | \$562,696 | 0.878 | 2,174 | \$227.18 | 12401 | 12.0964 | TWO STORY | | \$60,781 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 92 |
| 12-2352-0044-00-0 | 4071 FOX WOODS | 07/13/21 | \$470,000 | WD | 03-ARM'S LENGTH | \$470,000 | \$204,400 | 43.49 | \$473,407 | \$78,197 | \$391,803 | \$487,914 | 0.803 | 1,823 | \$214.92 | 12401 | 4.6281 | TWO STORY | | \$72,556 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 93 |
| 12-2353-0052-00-0 | 1906 FOX PRAIRIE | 12/18/20 | \$419,000 | WD | 03-ARM'S LENGTH | \$419,000 | \$182,600 | 43.58 | \$442,733 | \$60,047 | \$358,953 | \$472,452 | 0.760 | 1,832 | \$195.94 | 12401 | 0.3030 | TWO STORY | | \$54,347 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 95 |
| 12-2353-0054-00-0 | 1889 FOX PRAIRIE | 08/09/21 | \$555,000 | WD | 03-ARM'S LENGTH | \$555,000 | \$243,500 | 43.87 | \$542,588 | \$75,951 | \$479,049 | \$576,095 | 0.832 | 2,294 | \$208.83 | 12401 | 7.4808 | TWO STORY | | \$70,251 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 95 |
| 12-2901-0015-00-2 | 1414 OLD FARM LANE | 08/05/20 | \$407,000 | WD | 03-ARM'S LENGTH | \$407,000 | \$209,900 | 51.57 | \$500,195 | \$65,614 | \$341,386 | \$536,520 | 0.636 | 2,635 | \$129.56 | 12401 | 12.0439 | TWO STORY | | \$57,063 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 77 |
| 12-2901-0016-00-9 | 1426 OLD FARM LANE | 09/03/21 | \$415,000 | WD | 03-ARM'S LENGTH | \$415,000 | \$180,000 | 43.37 | \$442,909 | \$58,634 | \$356,366 | \$474,414 | 0.751 | 2,515 | \$141.70 | 12401 | 0.5565 | TWO STORY | | \$54,014 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 77 |
| 12-2901-0018-00-1 | 1454 OLD FARM LANE | 05/14/21 | \$536,000 | WD | 03-ARM'S LENGTH | \$536,000 | \$234,000 | 43.66 | \$538,275 | \$66,194 | \$469,806 | \$582,816 | 0.806 | 2,405 | \$195.35 | 12401 | 4.9360 | TWO STORY | | \$54,014 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 79 |
| 12-3060-0004-00-4 | 2579 HERITAGE | 05/12/21 | \$720,000 | WD | 03-ARM'S LENGTH | \$720,000 | \$324,300 | 45.04 | \$764,634 | \$108,605 | \$611,395 | \$809,912 | 0.755 | 3,035 | \$201.45 | 12401 | 0.1846 | TWO STORY | | \$96,450 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 86 |
| 12-3060-0005-00-1 | 2585 HERITAGE | 07/30/21 | \$785,000 | WD | 03-ARM'S LENGTH | \$785,000 | \$359,100 | 45.75 | \$799,640 | \$106,664 | \$678,336 | \$855,526 | 0.793 | 3,810 | \$178.04 | 12401 | 3.6151 | TWO STORY | | \$94,869 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 83 |
| 12-3060-0017-00-9 | 2638 HERITAGE | 02/26/21 | \$770,000 | WD | 03-ARM'S LENGTH | \$770,000 | \$338,900 | 44.01 | \$830,992 | \$107,983 | \$662,017 | \$892,604 | 0.742 | 3,794 | \$174.49 | 12401 | 1.5067 | TWO STORY | | \$95,828 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 86 |
| 12-3060-0018-00-5 | 2626 HERITAGE | 07/21/20 | \$787,000 | WD | 03-ARM'S LENGTH | \$787,000 | \$385,500 | 48.98 | \$951,470 | \$149,686 | \$637,314 | \$989,857 | 0.644 | 4,384 | \$145.37 | 12401 | 11.2892 | TWO STORY | | \$103,497 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 84 |
| 12-3060-0029-00-7 | 2677 JEFFERSON DRIVE | 11/24/20 | \$435,000 | WD | 03-ARM'S LENGTH | \$435,000 | \$231,100 | 53.13 | \$503,999 | \$74,566 | \$360,434 | \$530,164 | 0.680 | 2,659 | \$135.55 | 12401 | 7.6883 | TWO STORY | | \$62,531 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 85 |
| 12-3060-0039-00-2 | 2514 JEFFERSON DRIVE | 12/17/21 | \$575,000 | WD | 03-ARM'S LENGTH | \$575,000 | \$211,600 | 36.80 | \$581,521 | \$71,467 | \$503,533 | \$629,696 | 0.800 | 2,264 | \$222.41 | 12401 | 4.2908 | TWO STORY | | \$59,372 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 94 |
| 12-3060-0056-00-4 | 2688 FRANKLIN | 03/21/22 | \$605,000 | WD | 03-ARM'S LENGTH | \$605,000 | \$232,700 | 38.46 | \$585,689 | \$76,090 | \$528,910 | \$629,135 | 0.841 | 2,265 | \$233.51 | 12401 | 8.3958 | RANCH | | \$64,174 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 83 |
| 12-3216-0021-00-1 | 2000 HIDDEN PINES TRAIL | 03/14/22 | \$620,000 | WD | 03-ARM'S LENGTH | \$620,000 | \$310,700 | 50.11 | \$662,015 | \$67,233 | \$552,767 | \$734,299 | 0.753 | 3,066 | \$180.29 | 12401 | 0.3954 | TWO STORY | | \$62,133 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 85 |
| 12-3216-0037-00-5 | 2027 HIDDEN PINES TRAIL | 06/21/21 | \$477,000 | WD | 03-ARM'S LENGTH | \$477,000 | \$243,300 | 51.01 | \$562,939 | \$104,923 | \$372,077 | \$565,452 | 0.658 | 4,579 | \$81.26 | 12401 | 9.8720 | TWO STORY | | \$99,883 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 65 |
| 12-4444-0001-00-4 | 2896 LAKE GROVE | 11/20/20 | \$775,000 | WD | 03-ARM'S LENGTH | \$775,000 | \$291,800 | 37.65 | \$810,215 | \$78,097 | \$696,903 | \$903,849 | 0.771 | 2,898 | \$240.48 | 12401 | 1.4302 | TWO STORY | | \$68,822 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 84 |
| 12-5500-0004-00-3 | 5356 NORTH ALPINE RIDGE | 07/31/20 | \$487,500 | WD | 03-ARM'S LENGTH | \$487,500 | \$244,500 | 50.15 | \$564,903 | \$101,190 | \$386,310 | \$572,485 | 0.675 | 3,844 | \$100.50 | 12401 | 8.1942 | TWO STORY | | \$97,170 | No | / / | | 12401.A & B+ CLASS HOMES | 410 | 54 |
| 12-5630-0003-00-5 | 1585 CARDINAL | 10/25/21 | \$575,000 | WD | 03-ARM'S LENGTH | \$575,000 | \$331,600 | 57.67 | \$638,882 | \$76,226 | \$498,774 | \$694,337 | 0.718 | 5,003 | \$99.69 | 12401 | 3.8701 | TWO STORY | | \$70,365 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 65 |
| 12-5630-0011-00-8 | 1538 LUPINE | 01/29/21 | \$359,000 | WD | 03-ARM'S LENGTH | \$359,000 | \$195,900 | 54.57 | \$416,896 | \$58,307 | \$300,693 | \$442,702 | 0.679 | 2,824 | \$106.48 | 12401 | 7.7515 | TWO STORY | | \$54,347 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 66 |
| 12-5630-0012-00-4 | 1524 LUPINE | 08/10/21 | \$440,000 | WD | 03-ARM'S LENGTH | \$440,000 | \$202,600 | 46.05 | \$444,214 | \$63,367 | \$376,633 | \$470,181 | 0.801 | 2,975 | \$126.60 | 12401 | 4.4301 | TWO STORY | | \$59,407 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 66 |
| 12-5630-0016-00-0 | 1543 LUPINE | 04/23/21 | \$395,000 | WD | 03-ARM'S LENGTH | \$395,000 | \$195,600 | 49.52 | \$430,478 | \$72,282 | \$322,218 | \$441,600 | 0.730 | 2,843 | \$113.34 | 12401 | 2.7076 | TWO STORY | | \$68,822 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 66 |
| 12-6950-0001-00-1 | 4404 TOSS CIRCLE | 06/29/21 | \$423,000 | WD | 03-ARM'S LENGTH | \$423,000 | \$213,700 | 50.52 | \$474,418 | \$66,269 | \$356,731 | \$508,888 | 0.708 | 2,203 | \$161.93 | 12401 | 4.8779 | TWO STORY | | \$56,304 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 81 |
| 12-6950-0006-00-3 | 4389 TOSS CIRCLE | 06/27/20 | \$410,000 | WD | 03-ARM'S LENGTH | \$410,000 | \$206,800 | 50.44 | \$485,597 | \$73,451 | \$336,549 | \$508,822 | 0.661 | 2,437 | \$138.10 | 12401 | 9.5309 | TWO STORY | | \$63,305 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 83 |
| 12-6950-0011-00-7 | 4365 STEWART | 07/31/20 | \$414,900 | WD | 03-ARM'S LENGTH | \$414,900 | \$173,800 | 41.89 | \$429,877 | \$65,754 | \$349,146 | \$449,535 | 0.777 | 2,273 | \$153.61 | 12401 | 1.9947 | TWO STORY | | \$55,789 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 79 |
| 12-6950-0015-00-2 | 2888 SANCTUARY DRIVE | 07/15/21 | \$700,000 | WD | 03-ARM'S LENGTH | \$700,000 | \$232,400 | 33.20 | \$639,024 | \$69,194 | \$630,806 | \$703,494 | 0.897 | 3,322 | \$189.89 | 12401 | 13.9939 | TWO STORY | | \$58,388 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 89 |
| 12-6950-0018-00-1 | 2834 SANCTUARY DRIVE | 10/05/20 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$167,700 | 49.01 | \$395,594 | \$63,356 | \$276,644 | \$410,170 | 0.674 | 2,306 | \$119.97 | 12401 | 8.2275 | TWO STORY | | \$55,366 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 80 |
| 12-6950-0027-00-1 | 4438 PRESERVE PLACE | 05/25/21 | \$620,000 | WD | 03-ARM'S LENGTH | \$620,000 | \$249,200 | 40.19 | \$597,111 | \$86,979 | \$533,021 | \$629,793 | 0.846 | 2,695 | \$197.78 | 12401 | 8.9607 | TWO STORY | | \$73,495 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 84 |
| 12-6950-0028-00-7 | 4429 PRESERVE PLACE | 07/30/21 | \$900,000 | WD | 03-ARM'S LENGTH | \$900,000 | \$449,700 | 49.97 | \$1,003,164 | \$82,179 | \$817,821 | \$1,137,019 | 0.719 | 4,562 | \$179.27 | 12401 | 3.7469 | TWO STORY | | \$60,639 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 81 |
| 12-6950-0035-00-3 | 2635 SANCTUARY DRIVE | 09/01/20 | \$405,000 | PTA | 03-ARM'S LENGTH | \$405,000 | \$172,300 | 42.54 | \$403,002 | \$72,025 | \$332,975 | \$408,614 | 0.815 | 2,020 | \$164.84 | 12401 | 5.8153 | RANCH | | \$62,060 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 81 |
| 12-6950-0036-00-0 | 2621 SANCTUARY DRIVE | 07/29/21 | \$475,000 | WD | 03-ARM'S LENGTH | \$475,000 | \$223,900 | 47.14 | \$499,305 | \$86,797 | \$388,203 | \$509,269 | 0.762 | 1,949 | \$199.18 | 12401 | 0.5538 | RANCH | | \$76,832 | No | / / | | 12401.A & B+ CLASS HOMES | 401 | 81 |
| Totals: | | | \$21,164,400 | | | \$21,164,400 | \$9,563,000 | | \$22,474,267 | \$18,058,983 | \$23,912,161 | | 0.755 | | \$167.00 | | 0.1515 | | | | | | | | | |
| | | | | | | | Sale. Ratio => | 45.18 | | | | E.C.F. => | 0.755 | | Std. Deviation=> | 0.06933004 | | | | | | | | | | |
| | | | | | | | Std. Dev. => | 5.49 | | | | Ave. E.C.F. => | 0.757 | | Ave. Variance=> | 5.5904 | | Coefficient of Var=> | 7.387447861 | | | | | | | |

**ECF ANALYSIS
12402 - B CLASS HOMES**

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | 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. |
|-------------------|-------------------------|-----------|------------|--------|------------------------------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|------------|----------|----------|------------------|----------------|----------|------------|--------------|------------|-----------------------|---------------------|----------------|----------------|
| 12-0033-0005-15-5 | 7212 HOLDEN | 05/28/20 | \$504,500 | WD | 03-ARM'S LENGTH | \$504,500 | \$236,200 | 46.82 | \$544,711 | \$48,248 | \$456,252 | \$626,057 | 0.729 | 2,432 | \$187.60 | 12402 | 1.7217 | TWO STORY | | \$43,267 | No | // | | 12402.B CLASS HOMES | 401 | 84 |
| 12-0033-0005-18-0 | 7272 HOLDEN | 08/10/20 | \$459,500 | WD | 03-ARM'S LENGTH | \$459,500 | \$226,500 | 49.29 | \$520,054 | \$53,668 | \$405,832 | \$588,129 | 0.690 | 3,083 | \$131.64 | 12402 | 5.5948 | TWO STORY | | \$48,688 | No | // | | 12402.B CLASS HOMES | 401 | 83 |
| 12-0190-0004-00-6 | 2411 LARA LANE | 06/25/21 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000 | \$150,600 | 41.83 | \$341,457 | \$48,930 | \$311,070 | \$368,887 | 0.843 | 2,230 | \$139.49 | 12402 | 9.7280 | TWO STORY | | \$44,370 | No | // | | 12402.B CLASS HOMES | 401 | 76 |
| 12-0190-0008-00-1 | 2345 LARA LANE | 09/24/21 | \$375,000 | WD | 03-ARM'S LENGTH | \$375,000 | \$176,400 | 47.04 | \$409,980 | \$45,290 | \$329,710 | \$369,887 | 0.717 | 2,766 | \$119.20 | 12402 | 2.9050 | TWO STORY | | \$41,030 | No | // | | 12402.B CLASS HOMES | 401 | 75 |
| 12-0190-0009-00-8 | 2323 LARA LANE | 03/03/22 | \$440,000 | WD | 03-ARM'S LENGTH | \$440,000 | \$174,700 | 39.70 | \$392,961 | \$48,249 | \$391,751 | \$434,694 | 0.901 | 2,449 | \$159.96 | 12402 | 15.5224 | TWO STORY | | \$43,389 | No | // | | 12402.B CLASS HOMES | 401 | 81 |
| 12-0190-0018-00-7 | 2422 LARA LANE | 10/29/20 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$156,500 | 44.71 | \$366,460 | \$43,650 | \$306,350 | \$407,074 | 0.753 | 2,469 | \$141.24 | 12402 | 0.6577 | TWO STORY | | \$38,910 | No | // | | 12402.B CLASS HOMES | 401 | 77 |
| 12-0191-0004-00-1 | 2340 JACOB TRAIL | 01/20/21 | \$365,000 | WD | 03-ARM'S LENGTH | \$365,000 | \$154,300 | 42.27 | \$382,768 | \$44,226 | \$320,774 | \$426,913 | 0.751 | 2,251 | \$147.50 | 12402 | 0.5392 | TWO STORY | | \$39,486 | No | // | | 12402.B CLASS HOMES | 401 | 80 |
| 12-0192-0048-00-6 | 2395 PERRY DRIVE | 08/04/20 | \$365,000 | WD | 03-ARM'S LENGTH | \$365,000 | \$171,800 | 47.07 | \$398,714 | \$43,331 | \$321,668 | \$448,150 | 0.718 | 2,521 | \$127.60 | 12402 | 2.8217 | TWO STORY | | \$38,411 | No | // | | 12402.B CLASS HOMES | 401 | 83 |
| 12-0193-0071-00-0 | 2353 ULRICH | 08/27/21 | \$496,000 | WD | 03-ARM'S LENGTH | \$496,000 | \$206,700 | 41.67 | \$502,091 | \$49,094 | \$446,906 | \$571,245 | 0.782 | 2,732 | \$163.58 | 12402 | 3.6349 | TWO STORY | | \$43,454 | No | // | | 12402.B CLASS HOMES | 401 | 93 |
| 12-0193-0078-00-0 | 2376 ULRICH | 05/15/20 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 | \$209,500 | 49.29 | \$483,003 | \$51,034 | \$373,966 | \$544,728 | 0.687 | 2,647 | \$141.28 | 12402 | 5.9469 | TWO STORY | | \$45,274 | No | // | | 12402.B CLASS HOMES | 401 | 95 |
| 12-0425-0009-00-7 | 2219 ANDERSON CIRCLE | 08/15/20 | \$339,000 | WD | 03-ARM'S LENGTH | \$339,000 | \$169,800 | 50.09 | \$377,122 | \$70,333 | \$268,667 | \$386,871 | 0.694 | 2,523 | \$106.49 | 12402 | 5.1527 | TWO STORY | | \$65,533 | No | // | | 12402.B CLASS HOMES | 401 | 79 |
| 12-0425-0009-00-7 | 2219 ANDERSON CIRCLE | 11/27/20 | \$342,500 | WD | 03-ARM'S LENGTH | \$342,500 | \$169,800 | 49.58 | \$377,122 | \$70,333 | \$272,167 | \$386,871 | 0.704 | 2,523 | \$107.87 | 12402 | 4.2480 | TWO STORY | | \$65,533 | No | // | | 12402.B CLASS HOMES | 401 | 79 |
| 12-0425-0012-00-8 | 2213 ANDERSON CIRCLE | 07/30/21 | \$475,000 | WD | 03-ARM'S LENGTH | \$475,000 | \$179,300 | 37.75 | \$426,618 | \$60,634 | \$414,366 | \$461,518 | 0.898 | 2,418 | \$171.37 | 12402 | 15.1844 | TWO STORY | | \$56,194 | No | // | | 12402.B CLASS HOMES | 401 | 75 |
| 12-0425-0017-01-8 | 2203 ANDERSON CIRCLE | 12/11/20 | \$339,000 | WD | 03-ARM'S LENGTH | \$339,000 | \$148,200 | 43.72 | \$357,626 | \$47,555 | \$291,445 | \$391,010 | 0.745 | 2,332 | \$124.98 | 12402 | 0.0624 | TWO STORY | | \$43,115 | No | // | | 12402.B CLASS HOMES | 401 | 77 |
| 12-1050-0011-00-2 | 1417 DEERFIELD | 06/25/20 | \$268,000 | WD | 03-ARM'S LENGTH | \$268,000 | \$126,000 | 47.01 | \$273,321 | \$44,579 | \$223,421 | \$288,451 | 0.775 | 2,054 | \$108.77 | 12402 | 2.8565 | TWO STORY | | \$40,139 | No | // | | 12402.B CLASS HOMES | 401 | 65 |
| 12-1050-0014-00-1 | 5391 WILSHIRE TERRACE | 06/17/20 | \$325,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$325,000 | \$171,200 | 52.68 | \$426,274 | \$89,563 | \$235,437 | \$373,987 | 0.630 | 2,291 | \$102.77 | 12402 | 11.6456 | TWO STORY | | \$85,123 | No | // | 12-1052-0034-00-9 | 12402.B CLASS HOMES | 401 | 65 |
| 12-1051-0019-00-1 | 1344 DEERFIELD | 10/28/20 | \$345,900 | WD | 03-ARM'S LENGTH | \$345,900 | \$137,500 | 39.75 | \$340,705 | \$48,015 | \$297,885 | \$369,092 | 0.807 | 2,359 | \$126.28 | 12402 | 6.1087 | TWO STORY | | \$43,635 | No | // | | 12402.B CLASS HOMES | 401 | 73 |
| 12-1052-0032-00-6 | 1392 BUCKHORN | 12/10/21 | \$405,000 | WD | 03-ARM'S LENGTH | \$405,000 | \$155,600 | 38.42 | \$410,988 | \$44,579 | \$360,421 | \$462,054 | 0.780 | 2,768 | \$130.21 | 12402 | 3.4053 | TWO STORY | | \$40,139 | No | // | | 12402.B CLASS HOMES | 401 | 80 |
| 12-1350-0005-00-1 | 4168 COTTAGE | 11/23/21 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$147,900 | 42.26 | \$312,431 | \$29,033 | \$320,967 | \$357,375 | 0.898 | 1,372 | \$233.94 | 12402 | 5.2137 | RANCH | | \$26,127 | No | // | | 12402.B CLASS HOMES | 401 | 83 |
| 12-2200-0007-00-7 | 1222 FOREST BROOK | 10/28/21 | \$550,000 | WD | 03-ARM'S LENGTH | \$550,000 | \$274,700 | 49.95 | \$658,900 | \$60,205 | \$489,795 | \$754,975 | 0.649 | 3,378 | \$145.00 | 12402 | 9.7251 | TWO STORY | | \$50,301 | No | // | | 12402.B CLASS HOMES | 401 | 92 |
| 12-2728-0007-00-9 | 3989 TUDOR | 02/26/21 | \$348,000 | WD | 03-ARM'S LENGTH | \$348,000 | \$170,400 | 48.97 | \$386,502 | \$54,251 | \$293,749 | \$418,980 | 0.701 | 2,012 | \$146.00 | 12402 | 4.4883 | TWO STORY | | \$49,331 | No | // | | 12402.B CLASS HOMES | 401 | 81 |
| 12-2728-0008-00-5 | 3963 TUDOR | 07/08/20 | \$399,900 | WD | 03-ARM'S LENGTH | \$399,900 | \$185,100 | 46.29 | \$418,863 | \$71,443 | \$328,457 | \$438,108 | 0.750 | 2,367 | \$138.77 | 12402 | 0.3728 | TWO STORY | | \$57,160 | No | // | | 12402.B CLASS HOMES | 401 | 81 |
| 12-2728-0010-00-0 | 4010 KENDALL | 09/18/20 | \$335,000 | WD | 03-ARM'S LENGTH | \$335,000 | \$164,600 | 49.13 | \$374,089 | \$52,734 | \$282,266 | \$405,240 | 0.697 | 2,195 | \$128.59 | 12402 | 4.9447 | TWO STORY | | \$47,934 | No | // | | 12402.B CLASS HOMES | 401 | 81 |
| 12-2728-0016-00-8 | 4088 KENDALL | 04/16/21 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000 | \$152,400 | 42.33 | \$379,893 | \$48,413 | \$311,587 | \$418,008 | 0.745 | 2,141 | \$145.53 | 12402 | 0.0578 | TWO STORY | | \$43,613 | No | // | | 12402.B CLASS HOMES | 401 | 80 |
| 12-2728-0017-00-4 | 4085 KENDALL | 11/30/20 | \$345,000 | WD | 03-ARM'S LENGTH | \$345,000 | \$158,000 | 45.80 | \$380,707 | \$48,484 | \$296,516 | \$418,945 | 0.708 | 2,396 | \$123.75 | 12402 | 3.8219 | TWO STORY | | \$43,684 | No | // | | 12402.B CLASS HOMES | 401 | 80 |
| 12-2730-0004-00-1 | 2597 BELL CIRCLE | 04/01/21 | \$420,000 | WD | 03-ARM'S LENGTH | \$420,000 | \$205,900 | 49.02 | \$448,547 | \$66,884 | \$353,116 | \$481,290 | 0.734 | 2,501 | \$141.19 | 12402 | 1.2301 | TWO STORY | | \$61,844 | No | // | | 12402.B CLASS HOMES | 401 | 82 |
| 12-2730-0017-00-6 | 2571 BELL CIRCLE | 07/30/21 | \$501,000 | WD | 03-ARM'S LENGTH | \$501,000 | \$204,100 | 40.74 | \$506,905 | \$53,763 | \$447,237 | \$571,428 | 0.783 | 2,596 | \$172.28 | 12402 | 3.6678 | TWO STORY | | \$48,843 | No | // | | 12402.B CLASS HOMES | 401 | 80 |
| 12-2730-0025-00-9 | 2586 BELL CIRCLE | 03/29/21 | \$410,000 | OTH | 03-ARM'S LENGTH | \$410,000 | \$195,200 | 47.61 | \$469,698 | \$47,341 | \$362,659 | \$532,607 | 0.681 | 2,418 | \$149.98 | 12402 | 6.5074 | RANCH | | \$42,961 | No | // | | 12402.B CLASS HOMES | 401 | 76 |
| 12-3215-0002-00-9 | 2126 WOODDED | 09/07/21 | \$420,000 | WD | 03-ARM'S LENGTH | \$420,000 | \$154,300 | 36.74 | \$385,693 | \$44,756 | \$375,244 | \$429,933 | 0.873 | 2,492 | \$150.58 | 12402 | 12.6808 | TWO STORY | | \$40,136 | No | // | | 12402.B CLASS HOMES | 401 | 77 |
| 12-3215-0008-00-7 | 2224 WOODDED | 07/30/21 | \$499,000 | WD | 03-ARM'S LENGTH | \$499,000 | \$224,600 | 45.01 | \$495,863 | \$73,349 | \$425,651 | \$532,805 | 0.799 | 2,827 | \$150.57 | 12402 | 5.2900 | TWO STORY | | \$68,969 | No | // | | 12402.B CLASS HOMES | 401 | 73 |
| 12-3600-0002-00-6 | 2596 RAVINE | 10/12/20 | \$336,000 | WD | 03-ARM'S LENGTH | \$336,000 | \$173,500 | 51.64 | \$395,023 | \$44,247 | \$291,753 | \$442,340 | 0.660 | 2,761 | \$105.67 | 12402 | 8.6421 | TWO STORY | | \$39,987 | No | // | | 12402.B CLASS HOMES | 401 | 71 |
| 12-4880-0011-00-1 | 5033 DEERWOOD TRAIL | 07/30/20 | \$580,000 | WD | 03-ARM'S LENGTH | \$580,000 | \$288,500 | 46.29 | \$628,049 | \$49,659 | \$530,341 | \$729,370 | 0.727 | 2,788 | \$190.22 | 12402 | 1.8865 | TWO STORY | | \$44,710 | No | // | | 12402.B CLASS HOMES | 401 | 81 |
| 12-4880-0013-00-4 | 5061 DEERWOOD TRAIL | 10/19/21 | \$675,000 | WD | 03-ARM'S LENGTH | \$675,000 | \$273,800 | 40.56 | \$667,442 | \$97,170 | \$577,830 | \$719,132 | 0.804 | 3,317 | \$174.20 | 12402 | 5.7522 | TWO STORY | | \$79,162 | No | // | | 12402.B CLASS HOMES | 401 | 80 |
| 12-4880-0021-00-7 | 5024 DEERWOOD TRAIL | 07/30/21 | \$469,000 | WD | 03-ARM'S LENGTH | \$469,000 | \$163,400 | 34.84 | \$444,531 | \$52,615 | \$416,385 | \$494,219 | 0.843 | 2,593 | \$160.58 | 12402 | 9.6523 | TWO STORY | | \$47,666 | No | // | | 12402.B CLASS HOMES | 401 | 76 |
| 12-5980-0003-00-1 | 4300 WHITE PINE CIRCLE | 01/29/21 | \$365,000 | WD | 03-ARM'S LENGTH | \$365,000 | \$131,200 | 35.95 | \$355,552 | \$53,337 | \$311,663 | \$381,103 | 0.818 | 2,352 | \$132.51 | 12402 | 7.1803 | TWO STORY | | \$49,257 | No | // | | 12402.B CLASS HOMES | 401 | 76 |
| 12-5980-0004-00-7 | 4296 WHITE PINE CIRCLE | 06/29/20 | \$369,500 | WD | 03-ARM'S LENGTH | \$369,500 | \$165,200 | 44.71 | \$382,636 | \$56,692 | \$312,808 | \$411,026 | 0.761 | 2,469 | \$126.69 | 12402 | 1.5053 | TWO STORY | | \$52,252 | No | // | | 12402.B CLASS HOMES | 401 | 68 |
| 12-7260-0001-00-0 | 7147 JERICO | 10/01/20 | \$405,000 | WD | 03-ARM'S LENGTH | \$405,000 | \$167,600 | 41.38 | \$421,038 | \$81,722 | \$323,278 | \$427,889 | 0.756 | 2,415 | \$133.86 | 12402 | 0.9530 | TWO STORY | | \$78,200 | No | // | | 12402.B CLASS HOMES | 401 | 72 |
| 12-7260-0010-00-9 | 2757 W LINCO | 11/30/20 | \$401,500 | WD | 03-ARM'S LENGTH | \$401,500 | \$239,400 | 54.65 | \$484,279 | \$95,891 | \$305,609 | \$489,771 | 0.624 | 3,142 | \$97.27 | 12402 | 12.2004 | TWO STORY | | \$78,839 | No | // | | 12402.B CLASS HOMES | 401 | 73 |
| 12-7260-0018-00-0 | 7288 HOLDEN | 12/03/20 | \$385,000 | WD | 03-ARM'S LENGTH | \$385,000 | \$166,400 | 43.22 | \$435,280 | \$84,002 | \$300,998 | \$442,974 | 0.679 | 2,364 | \$127.33 | 12402 | 6.6494 | TWO STORY | | \$79,202 | No | // | | 12402.B CLASS HOMES | 401 | 79 |
| 12-8790-0007-00-7 | 1416 SILVER CREEK PLACE | 06/18/20 | \$475,000 | WD | 03-ARM'S LENGTH | \$475,000 | \$196,200 | 41.31 | \$498,051 | \$63,730 | \$411,270 | \$547,694 | 0.751 | 2,559 | \$160.72 | 12402 | 0.4925 | TWO STORY | | \$58,990 | No | // | | 12402.B CLASS HOMES | 401 | 79 |
| 12-8790-0022-00-6 | 1313 WOODCREEK TRAIL | 03/02/22 | \$515,000 | WD | 03-ARM'S LENGTH | \$515,000 | \$216,000 | 41.94 | \$505,747 | \$48,353 | \$466,647 | \$576,789 | 0.809 | 2,732 | \$170.81 | 12402 | 6.3054 | TWO STORY | | \$43,613 | No | // | | 12402.B CLASS HOMES | 401 | 80 |
| 12-8790-0024-00-9 | 1315 SILVER CREEK PLACE | 07/07/20 | \$352,000 | WD | 03-ARM'S LENGTH | \$352,000 | \$167,100 | 47.47 | \$387,609 | \$48,818 | \$303,182 | \$427,227 | 0.710 | 2,483 | \$122.10 | 12402 | 3.6337 | TWO STORY | | \$44,078 | No | // | | 12402.B CLASS HOMES | 401 | 80 |
| 12-8790-0027-00-8 | 1350 WOODCREEK TRAIL | 12/09/21 | \$485,000 | WD | 03-ARM'S LENGTH | \$485,000 | \$219,000 | 45.15 | \$512,079 | \$55,045 | \$429,955 | \$576,335 | 0.746 | 2,886 | \$148.98 | 12402 | 0.0027 | TWO STORY | | \$43,079 | No | | | | | |

ECF ANALYSIS
12403 45401 - BC CLASS HOMES BC CLASS HOMES VILLAGE

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | 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. |
|-------------------|-----------------------|-----------|---------------------|--------|-----------------|---------------------|--------------------------|---------------|---------------------|---------------------|---------------------|--------------------------|--------------|-----------------|----------|----------|----------------------------|------------------|----------|------------|--------------------------------|--------------------|-----------------------|-------------------------------|----------------|----------------|
| 12-0010-0013-00-1 | 2135 W GLENLORD | 08/13/21 | \$665,000 | WD | 03-ARM'S LENGTH | \$665,000 | \$216,800 | 32.60 | \$629,756 | \$149,289 | \$518,711 | \$612,759 | 0.847 | 4,612 | \$112.47 | 12403 | 5.0551 | TWO STORY | | \$139,493 | No | / / | | 12403.BC CLASS HOMES | 401 | 75 |
| 12-0021-0021-15-7 | 5111 PUEITZ | 07/27/21 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$136,900 | 45.63 | \$295,135 | \$70,225 | \$229,775 | \$285,057 | 0.806 | 1,866 | \$123.14 | 12403 | 1.0100 | TWO STORY | | \$64,885 | No | / / | | 12403.BC CLASS HOMES | 401 | 70 |
| 12-0022-0015-05-8 | 1910 ORCHARD | 09/08/20 | \$430,000 | WD | 03-ARM'S LENGTH | \$430,000 | \$208,900 | 48.58 | \$454,960 | \$93,466 | \$336,534 | \$458,167 | 0.735 | 2,356 | \$142.84 | 12403 | 6.1444 | TWO STORY | | \$88,966 | No | / / | | 12403.BC CLASS HOMES | 401 | 78 |
| 12-0022-0021-06-6 | 1896 W MARQUETTE WDS | 10/09/20 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$114,200 | 53.12 | \$251,461 | \$32,706 | \$182,294 | \$277,256 | 0.657 | 2,314 | \$78.78 | 12403 | 13.8473 | TWO STORY | | \$28,206 | No | / / | | 12403.BC CLASS HOMES | 401 | 60 |
| 12-0550-0002-00-0 | 1250 PIONEER | 09/11/20 | \$285,000 | WD | 03-ARM'S LENGTH | \$285,000 | \$124,300 | 43.61 | \$298,160 | \$48,737 | \$236,263 | \$316,125 | 0.747 | 1,944 | \$121.53 | 12403 | 4.8595 | TWO STORY | | \$44,477 | No | / / | | 12403.BC CLASS HOMES | 401 | 79 |
| 12-0550-0004-00-2 | 1222 PIONEER | 07/13/21 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$142,600 | 41.94 | \$311,682 | \$49,938 | \$291,062 | \$335,009 | 0.874 | 1,985 | \$146.63 | 12403 | 7.8070 | TWO STORY | | \$44,678 | No | / / | | 12403.BC CLASS HOMES | 401 | 77 |
| 12-1330-0007-00-0 | 1849 WILLIAMSBURG | 07/16/21 | \$352,400 | WD | 03-ARM'S LENGTH | \$352,400 | \$157,600 | 44.72 | \$342,464 | \$79,329 | \$273,071 | \$333,504 | 0.819 | 1,797 | \$151.96 | 12403 | 2.2826 | RANCH | | \$69,407 | No | / / | | 12403.BC CLASS HOMES | 401 | 65 |
| 12-1330-0017-00-5 | 1804 NORFOLK | 06/12/20 | \$395,000 | WD | 03-ARM'S LENGTH | \$395,000 | \$176,000 | 44.56 | \$392,678 | \$58,090 | \$336,910 | \$424,066 | 0.794 | 2,610 | \$129.08 | 12403 | 0.1491 | TWO STORY | | \$45,272 | No | / / | | 12403.BC CLASS HOMES | 401 | 75 |
| 12-1330-0018-00-1 | 1790 NORFOLK | 06/02/21 | \$450,000 | WD | 03-ARM'S LENGTH | \$450,000 | \$227,600 | 50.58 | \$459,427 | \$56,589 | \$393,411 | \$510,568 | 0.771 | 3,076 | \$127.90 | 12403 | 2.5430 | TWO STORY | | \$51,190 | No | / / | | 12403.BC CLASS HOMES | 401 | 75 |
| 12-1330-0022-00-9 | 4713 CHARLESTOWN | 04/09/21 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000 | \$146,200 | 40.61 | \$340,591 | \$45,502 | \$314,498 | \$374,004 | 0.841 | 2,284 | \$137.70 | 12403 | 4.4929 | 1 1/2 STORY | | \$41,722 | No | / / | | 12403.BC CLASS HOMES | 401 | 75 |
| 12-1330-0026-00-4 | 1742 WILLIAMSBURG | 10/12/21 | \$350,000 | PTA | 03-ARM'S LENGTH | \$350,000 | \$148,600 | 42.46 | \$365,830 | \$78,877 | \$271,123 | \$363,692 | 0.745 | 2,406 | \$112.69 | 12403 | 5.0492 | TWO STORY | | \$74,677 | No | / / | | 12403.BC CLASS HOMES | 401 | 80 |
| 12-1330-0029-00-3 | 4710 CHARLESTOWN | 04/24/20 | \$214,900 | WD | 03-ARM'S LENGTH | \$214,900 | \$107,500 | 50.02 | \$247,623 | \$46,593 | \$168,307 | \$254,791 | 0.661 | 1,619 | \$103.96 | 12403 | 13.5397 | RANCH | | \$42,813 | No | / / | | 12403.BC CLASS HOMES | 401 | 70 |
| 12-2727-0051-00-0 | 4271 HAILEY | 07/01/20 | \$396,500 | WD | 03-ARM'S LENGTH | \$396,500 | \$172,100 | 43.40 | \$426,453 | \$54,488 | \$342,012 | \$471,439 | 0.725 | 3,119 | \$109.65 | 12403 | 7.0502 | RANCH | | \$49,467 | No | / / | | 12403.BC CLASS HOMES | 401 | 70 |
| 12-2727-0055-00-5 | 4210 HAILEY | 08/14/20 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$119,000 | 39.67 | \$275,852 | \$46,378 | \$253,622 | \$290,842 | 0.872 | 2,578 | \$98.38 | 12403 | 7.6062 | TWO STORY | | \$39,762 | No | / / | | 12403.BC CLASS HOMES | 401 | 65 |
| 12-2727-0056-00-1 | 4194 HAILEY | 01/11/21 | \$290,000 | WD | 03-ARM'S LENGTH | \$290,000 | \$110,000 | 37.93 | \$272,308 | \$43,122 | \$246,878 | \$290,477 | 0.850 | 2,204 | \$112.01 | 12403 | 5.3941 | TWO STORY | | \$39,762 | No | / / | | 12403.BC CLASS HOMES | 401 | 70 |
| 12-2727-0061-00-5 | 4110 HAILEY | 05/24/21 | \$304,000 | WD | 03-ARM'S LENGTH | \$304,000 | \$106,100 | 34.90 | \$280,762 | \$45,795 | \$258,205 | \$297,804 | 0.867 | 1,707 | \$151.26 | 12403 | 7.1065 | RANCH | | \$43,240 | No | / / | | 12403.BC CLASS HOMES | 401 | 75 |
| 12-2727-0064-00-4 | 4147 HAILEY | 11/19/21 | \$345,000 | WD | 03-ARM'S LENGTH | \$345,000 | \$140,400 | 40.70 | \$329,887 | \$52,423 | \$292,577 | \$351,665 | 0.832 | 2,455 | \$119.18 | 12403 | 3.6009 | TWO STORY | | \$42,560 | No | / / | | 12403.BC CLASS HOMES | 401 | 70 |
| 12-2851-0009-00-4 | 588 JEWELL | 12/03/20 | \$291,500 | WD | 03-ARM'S LENGTH | \$291,500 | \$126,600 | 43.43 | \$289,850 | \$47,793 | \$243,707 | \$306,790 | 0.794 | 2,120 | \$114.96 | 12403 | 0.1588 | TWO STORY | | \$43,293 | No | / / | | 12403.BC CLASS HOMES | 401 | 75 |
| 12-2851-0025-00-8 | 3987 MICHELLE | 12/18/20 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$111,100 | 45.35 | \$244,381 | \$44,022 | \$200,978 | \$253,940 | 0.791 | 1,424 | \$141.14 | 12403 | 0.4529 | RANCH | | \$39,762 | No | / / | | 12403.BC CLASS HOMES | 401 | 76 |
| 12-2852-0030-00-0 | 4037 KRISTINE | 08/07/20 | \$320,000 | WD | 03-ARM'S LENGTH | \$320,000 | \$125,500 | 39.22 | \$322,322 | \$44,475 | \$275,525 | \$352,151 | 0.782 | 1,626 | \$169.45 | 12403 | 1.3560 | RANCH | | \$40,214 | No | / / | | 12403.BC CLASS HOMES | 401 | 80 |
| 12-2852-0030-00-0 | 4037 KRISTINE | 09/20/21 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$149,200 | 42.63 | \$322,322 | \$44,475 | \$305,525 | \$352,151 | 0.868 | 1,626 | \$187.90 | 12403 | 7.1631 | RANCH | | \$40,214 | No | / / | | 12403.BC CLASS HOMES | 401 | 80 |
| 12-2855-0006-00-6 | 3988 GREEN ACRE | 09/25/20 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$116,600 | 44.85 | \$255,655 | \$43,842 | \$216,158 | \$268,458 | 0.805 | 2,003 | \$107.92 | 12403 | 0.9219 | TRI-LEVEL | | \$39,642 | No | / / | | 12403.BC CLASS HOMES | 401 | 70 |
| 12-2856-0015-00-3 | 3910 GLEN HAVEN | 09/04/20 | \$203,000 | WD | 03-ARM'S LENGTH | \$203,000 | \$97,200 | 47.88 | \$224,993 | \$43,962 | \$159,038 | \$229,444 | 0.693 | 1,404 | \$113.27 | 12403 | 10.2820 | RANCH | | \$39,642 | No | / / | | 12403.BC CLASS HOMES | 401 | 72 |
| 12-2856-0018-00-2 | 3952 GLEN HAVEN | 01/04/21 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$117,600 | 48.00 | \$258,479 | \$44,022 | \$200,978 | \$271,809 | 0.739 | 2,198 | \$91.44 | 12403 | 5.6556 | TRI-LEVEL | | \$39,642 | No | / / | | 12403.BC CLASS HOMES | 401 | 72 |
| 12-2856-0021-00-3 | 3983 GLEN HAVEN | 06/26/20 | \$310,400 | WD | 03-ARM'S LENGTH | \$310,400 | \$135,200 | 43.56 | \$315,892 | \$43,902 | \$266,498 | \$344,728 | 0.773 | 2,384 | \$111.79 | 12403 | 2.2898 | TWO STORY | | \$39,522 | No | / / | | 12403.BC CLASS HOMES | 401 | 72 |
| 12-2980-0005-00-7 | 1781 HACIENDA | 10/14/21 | \$309,000 | WD | 03-ARM'S LENGTH | \$309,000 | \$136,200 | 44.08 | \$302,624 | \$46,466 | \$262,534 | \$324,662 | 0.809 | 2,322 | \$113.06 | 12403 | 1.2673 | TWO STORY | | \$40,351 | No | / / | | 12403.BC CLASS HOMES | 401 | 65 |
| 12-3050-0004-00-7 | 4643 HEDGEWOOD | 02/11/22 | \$442,000 | WD | 03-ARM'S LENGTH | \$442,000 | \$189,600 | 42.90 | \$426,905 | \$89,065 | \$352,935 | \$428,188 | 0.824 | 2,534 | \$139.28 | 12403 | 2.8287 | TWO STORY | | \$72,164 | No | / / | | 12403.BC CLASS HOMES | 401 | 76 |
| 12-5590-0023-00-3 | 4873 TERRACE LANE | 11/22/21 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$96,300 | 48.15 | \$211,566 | \$43,841 | \$156,159 | \$212,579 | 0.735 | 1,868 | \$83.60 | 12403 | 6.1374 | RANCH | | \$39,401 | No | / / | | 12403.BC CLASS HOMES | 401 | 65 |
| 12-5590-0040-00-0 | 1403 OAK TERRACE | 07/07/21 | \$390,000 | WD | 03-ARM'S LENGTH | \$390,000 | \$135,600 | 34.77 | \$360,858 | \$66,021 | \$323,979 | \$373,684 | 0.867 | 2,192 | \$147.80 | 12403 | 7.1019 | TWO STORY | | \$45,184 | No | / / | | 12403.BC CLASS HOMES | 401 | 85 |
| 12-7190-0014-00-0 | 2770 SOUTHFORK | 04/17/20 | \$310,000 | WD | 03-ARM'S LENGTH | \$310,000 | \$156,700 | 50.55 | \$325,147 | \$44,898 | \$265,102 | \$355,195 | 0.746 | 2,426 | \$109.28 | 12403 | 4.9610 | TWO STORY | | \$37,963 | No | / / | | 12403.BC CLASS HOMES | 401 | 73 |
| 12-8720-0002-00-4 | 4118 GRANDWOOD CIRCLE | 10/29/20 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$157,600 | 52.53 | \$346,244 | \$46,606 | \$253,394 | \$379,769 | 0.667 | 1,920 | \$131.98 | 12403 | 12.8735 | RANCH | | \$42,406 | No | / / | | 12403.BC CLASS HOMES | 401 | 76 |
| 12-8720-0028-00-3 | 4143 GRANDWOOD CIRCLE | 05/12/21 | \$330,000 | WD | 03-ARM'S LENGTH | \$330,000 | \$156,800 | 47.52 | \$325,263 | \$45,273 | \$284,727 | \$354,867 | 0.802 | 2,172 | \$131.09 | 12403 | 0.6382 | TWO STORY | | \$40,508 | No | / / | | 12403.BC CLASS HOMES | 401 | 78 |
| 12-8720-0030-00-8 | 4139 GRANDWOOD CIRCLE | 07/30/21 | \$340,000 | PTA | 03-ARM'S LENGTH | \$340,000 | \$121,500 | 35.74 | \$284,922 | \$45,396 | \$294,604 | \$316,256 | 0.932 | 1,627 | \$181.07 | 12403 | 13.5570 | RANCH | | \$40,596 | No | / / | | 12403.BC CLASS HOMES | 401 | 81 |
| 45-0021-0008-32-5 | 5343 RIDGE | 09/22/21 | \$449,000 | WD | 03-ARM'S LENGTH | \$449,000 | \$153,200 | 34.12 | \$407,355 | \$34,885 | \$414,115 | \$439,752 | 0.942 | 2,842 | \$145.71 | 45401 | 14.5735 | TWO STORY | | \$30,385 | No | / / | | 45401.BC+ CLASS HOMES VILLAGE | 401 | 70 |
| 45-3050-0007-00-1 | 5421 FAIRVIEW | 08/14/20 | \$415,000 | WD | 03-ARM'S LENGTH | \$415,000 | \$221,200 | 53.30 | \$485,818 | \$60,564 | \$354,436 | \$502,071 | 0.706 | 3,164 | \$112.02 | 45401 | 9.0018 | TWO STORY | | \$56,244 | No | / / | | 45401.BC+ CLASS HOMES VILLAGE | 401 | 82 |
| 45-4800-0012-00-4 | 5433 E KAREN COURT | 01/14/22 | \$380,000 | WD | 03-ARM'S LENGTH | \$380,000 | \$152,300 | 40.08 | \$367,810 | \$39,597 | \$340,403 | \$387,501 | 0.878 | 2,194 | \$155.15 | 45401 | 8.2492 | TWO STORY | | \$35,397 | No | / / | | 45401.BC+ CLASS HOMES VILLAGE | 401 | 88 |
| 45-4800-0016-00-0 | 5425 E KAREN COURT | 06/25/21 | \$293,000 | WD | 03-ARM'S LENGTH | \$293,000 | \$113,300 | 38.67 | \$291,269 | \$43,500 | \$249,500 | \$292,525 | 0.853 | 1,716 | \$145.40 | 45401 | 5.6951 | TWO STORY | | \$38,580 | No | / / | | 45401.BC+ CLASS HOMES VILLAGE | 401 | 83 |
| Totals: | | | \$12,375,700 | | | \$12,375,700 | \$5,324,100 | | \$12,354,704 | \$10,365,548 | \$12,991,742 | | | \$127.36 | | | 0.1890 | | | | | | | | | |
| | | | | | | | Sale. Ratio => | 43.02 | | | | E.C.F. => | 0.798 | | | | Std. Deviation=> | 0.0715852 | | | | | | | | |
| | | | | | | | Std. Dev. => | 5.44 | | | | Ave. E.C.F. => | 0.796 | | | | Ave. Variance=> | 5.7487 | | | Coefficient of Var=> | 7.222309441 | | | | |

ECF ANALYSIS
12404 - C+ CLASS HOMES

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | 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 Dept. |
|-------------------|-----------------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|------------|----------|----------|------------------|----------------|----------|------------|--------------|------------|-----------------------|----------------------|----------------|----------------|
| 12-0014-0028-04-3 | 4195 WASHINGTON | 03/18/21 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$80,000 | 42.11 | \$190,966 | \$40,480 | \$149,520 | \$165,007 | 0.906 | 1,646 | \$90.84 | 12404 | 0.8299 | TWO STORY | | \$37,275 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-0015-0034-14-0 | 2223 MONICA | 03/04/22 | \$325,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$140,200 | 40.06 | \$338,177 | \$44,931 | \$305,069 | \$321,542 | 0.949 | 1,948 | \$156.61 | 12404 | 3.4325 | TWO STORY | | \$40,071 | | // | | 12404.C+ CLASS HOMES | 401 | 80 |
| 12-0015-0034-15-0 | 2245 MONICA | 02/23/22 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$127,400 | 48.08 | \$267,486 | \$54,929 | \$210,071 | \$233,067 | 0.911 | 1,690 | \$124.30 | 12404 | 1.3111 | TRI-LEVEL | | \$49,709 | | // | | 12404.C+ CLASS HOMES | 401 | 84 |
| 12-0015-0056-11-8 | 4724 S CEDAR TRAIL | 09/07/21 | \$315,000 | WD | 03-ARM'S LENGTH | \$315,000 | \$127,200 | 40.38 | \$313,049 | \$57,218 | \$257,782 | \$280,516 | 0.919 | 1,661 | \$155.20 | 12404 | 0.4510 | RANCH | | \$52,718 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-0016-0031-00-8 | 4839 RIDGE | 10/07/20 | \$457,000 | WD | 03-ARM'S LENGTH | \$457,000 | \$169,200 | 37.02 | \$461,606 | \$66,909 | \$388,091 | \$430,589 | 0.901 | 2,712 | \$143.10 | 12404 | 1.3142 | RANCH | | \$58,588 | | // | | 12404.C+ CLASS HOMES | 401 | 80 |
| 12-0021-0016-05-6 | 5281 NOTRE DAME | 09/15/21 | \$275,000 | OTH | 03-ARM'S LENGTH | \$275,000 | \$110,700 | 40.25 | \$236,317 | \$66,770 | \$208,230 | \$185,907 | 1.120 | 1,728 | \$120.50 | 12404 | 20.5633 | TRI-LEVEL | | \$66,770 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-0950-0002-00-5 | 4590 WASHINGTON | 08/23/21 | \$205,000 | WD | 03-ARM'S LENGTH | \$205,000 | \$81,200 | 39.61 | \$189,997 | \$41,243 | \$163,757 | \$163,107 | 1.004 | 1,304 | \$125.58 | 12404 | 8.9538 | RANCH | | \$36,779 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-0950-0007-00-2 | 1489 CARDINAL | 06/23/20 | \$290,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$131,700 | 45.41 | \$320,483 | \$47,196 | \$242,804 | \$299,657 | 0.810 | 3,042 | \$79.82 | 12404 | 10.4171 | TRI-LEVEL | | \$44,676 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-0950-0020-00-3 | 1456 WIDE AWAY LANE | 03/05/21 | \$194,000 | WD | 03-ARM'S LENGTH | \$194,000 | \$85,600 | 44.12 | \$214,228 | \$42,473 | \$151,527 | \$188,328 | 0.805 | 1,415 | \$107.09 | 12404 | 10.9853 | 1 1/2 STORY | | \$38,573 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-1000-0037-00-5 | 1592 N RIVERA | 09/30/21 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$98,800 | 37.28 | \$234,180 | \$40,600 | \$224,940 | \$201,886 | 1.114 | 1,662 | \$125.34 | 12404 | 19.9749 | RANCH | | \$37,060 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-1150-0010-00-2 | 4558 HEDGEWOOD | 11/17/21 | \$412,000 | WD | 03-ARM'S LENGTH | \$412,000 | \$136,900 | 33.23 | \$434,091 | \$73,449 | \$338,551 | \$395,441 | 0.856 | 2,332 | \$145.18 | 12404 | 5.8709 | RANCH | | \$68,633 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-1650-0003-00-8 | 1291 W JOHN BEERS | 08/16/21 | \$267,000 | WD | 03-ARM'S LENGTH | \$267,000 | \$105,900 | 39.66 | \$239,970 | \$40,160 | \$226,840 | \$219,900 | 1.035 | 1,501 | \$151.13 | 12404 | 12.0929 | TWO STORY | | \$35,720 | | // | | 12404.C+ CLASS HOMES | 401 | 80 |
| 12-1900-0011-00-3 | 1629 TIMBERLANE | 10/13/21 | \$247,000 | WD | 03-ARM'S LENGTH | \$247,000 | \$117,900 | 47.73 | \$261,525 | \$45,133 | \$201,867 | \$237,272 | 0.851 | 2,069 | \$97.57 | 12404 | 6.3661 | RANCH | | \$42,313 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-1900-0019-00-4 | 1518 TIMBERLANE | 05/01/20 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$109,700 | 41.40 | \$293,389 | \$41,285 | \$223,715 | \$276,430 | 0.809 | 1,874 | \$119.38 | 12404 | 10.5143 | TRI-LEVEL | | \$32,454 | | // | | 12404.C+ CLASS HOMES | 401 | 85 |
| 12-1900-0021-00-9 | 1500 HIDE AWAY LANE | 09/30/20 | \$275,000 | WD | 03-ARM'S LENGTH | \$275,000 | \$148,000 | 53.82 | \$331,741 | \$57,785 | \$217,215 | \$300,390 | 0.723 | 2,460 | \$88.30 | 12404 | 19.1335 | TWO STORY | | \$53,705 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-2100-0003-01-3 | 1653 N BONNY BRUCE | 08/14/20 | \$277,500 | WD | 03-ARM'S LENGTH | \$277,500 | \$143,000 | 51.53 | \$312,222 | \$38,427 | \$239,073 | \$300,214 | 0.796 | 1,947 | \$122.79 | 12404 | 11.8102 | TWO STORY | | \$38,987 | | // | | 12404.C+ CLASS HOMES | 401 | 70 |
| 12-2100-0017-01-4 | 5033 E BONNY BRUCE | 07/20/20 | \$273,500 | WD | 03-ARM'S LENGTH | \$273,500 | \$125,300 | 45.81 | \$307,817 | \$53,679 | \$219,821 | \$278,660 | 0.789 | 2,001 | \$109.86 | 12404 | 12.5595 | TWO STORY | | \$49,239 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-2100-0019-01-7 | 5003 E BONNY BRUCE | 03/16/21 | \$550,000 | WD | 03-ARM'S LENGTH | \$550,000 | \$228,200 | 41.49 | \$584,623 | \$72,579 | \$477,421 | \$561,452 | 0.850 | 3,585 | \$133.17 | 12404 | 6.4112 | TWO STORY | | \$55,549 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-2100-0027-00-1 | 1645 N BONNY BRUCE | 11/03/21 | \$312,000 | WD | 03-ARM'S LENGTH | \$312,000 | \$117,600 | 37.69 | \$301,546 | \$44,090 | \$267,910 | \$282,298 | 0.949 | 1,982 | \$137.17 | 12404 | 3.4587 | RANCH | | \$39,650 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-2100-0029-00-4 | 1634 N BONNY BRUCE | 07/01/20 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$100,200 | 41.75 | \$238,182 | \$40,830 | \$199,170 | \$216,395 | 0.920 | 1,577 | \$126.30 | 12404 | 0.9597 | RANCH | | \$37,830 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-2100-0030-00-2 | 1616 N BONNY BRUCE | 09/23/20 | \$270,000 | WD | 03-ARM'S LENGTH | \$270,000 | \$129,700 | 48.04 | \$313,780 | \$41,425 | \$228,575 | \$298,635 | 0.765 | 2,387 | \$95.76 | 12404 | 14.9045 | TWO STORY | | \$36,885 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-2100-0041-00-4 | 1617 S BONNY BRUCE | 08/17/20 | \$289,900 | WD | 03-ARM'S LENGTH | \$289,900 | \$142,600 | 49.19 | \$353,200 | \$41,425 | \$248,475 | \$341,859 | 0.727 | 2,438 | \$101.92 | 12404 | 18.7609 | TWO STORY | | \$36,985 | | // | | 12404.C+ CLASS HOMES | 401 | 70 |
| 12-2100-0042-00-1 | 1635 S BONNY BRUCE | 09/03/20 | \$235,000 | WD | 03-ARM'S LENGTH | \$235,000 | \$91,000 | 38.72 | \$235,945 | \$42,036 | \$192,964 | \$212,620 | 0.908 | 1,357 | \$142.20 | 12404 | 0.6889 | RANCH | | \$37,596 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-2725-0013-00-4 | 1528 EMERSON | 05/24/21 | \$304,500 | WD | 03-ARM'S LENGTH | \$304,500 | \$158,800 | 52.15 | \$358,152 | \$45,802 | \$258,698 | \$342,489 | 0.755 | 2,748 | \$94.14 | 12404 | 15.9098 | TRI-LEVEL | | \$40,905 | | // | | 12404.C+ CLASS HOMES | 401 | 85 |
| 12-2725-0015-00-7 | 1558 EMERSON | 06/18/21 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$107,600 | 35.87 | \$268,092 | \$39,167 | \$260,633 | \$251,014 | 1.039 | 1,704 | \$153.07 | 12404 | 12.4672 | RANCH | | \$34,787 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-2725-0021-00-7 | 4222 DENTON | 11/20/20 | \$279,900 | WD | 03-ARM'S LENGTH | \$279,900 | \$107,000 | 38.23 | \$268,467 | \$39,275 | \$240,625 | \$251,307 | 0.957 | 1,825 | \$131.85 | 12404 | 4.2050 | RANCH | | \$34,895 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-2725-0022-00-3 | 4210 DENTON | 04/02/21 | \$302,500 | WD | 03-ARM'S LENGTH | \$302,500 | \$119,000 | 39.34 | \$268,904 | \$40,292 | \$262,208 | \$250,671 | 1.046 | 1,695 | \$154.69 | 12404 | 13.1580 | RANCH | | \$34,895 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-2725-0027-00-5 | 4191 DENTON | 05/01/20 | \$236,500 | WD | 03-ARM'S LENGTH | \$236,500 | \$81,600 | 36.41 | \$222,442 | \$39,823 | \$196,677 | \$207,916 | 0.946 | 1,525 | \$126.72 | 12404 | 3.1502 | RANCH | | \$34,895 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-2825-0008-00-7 | 5573 DONALD | 01/19/21 | \$212,900 | WD | 03-ARM'S LENGTH | \$212,900 | \$100,100 | 47.02 | \$226,356 | \$39,500 | \$173,400 | \$204,886 | 0.846 | 1,434 | \$120.92 | 12404 | 6.8120 | RANCH | | \$35,000 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-2825-0037-00-7 | 5610 DENNIS | 11/05/20 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$82,500 | 46.86 | \$205,520 | \$38,549 | \$136,451 | \$183,082 | 0.745 | 1,374 | \$99.31 | 12404 | 16.9146 | RANCH | | \$34,049 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-2825-0042-00-1 | 1989 W JOHN BEERS | 04/07/20 | \$231,000 | WD | 03-ARM'S LENGTH | \$231,000 | \$99,700 | 43.16 | \$243,201 | \$48,669 | \$182,031 | \$212,974 | 0.855 | 1,554 | \$117.14 | 12404 | 5.9793 | RANCH | | \$35,930 | | // | | 12404.C+ CLASS HOMES | 401 | 70 |
| 12-3100-0171-00-1 | 3774 BLENHEIM | 01/03/22 | \$210,000 | WD | 03-ARM'S LENGTH | \$210,000 | \$97,500 | 46.43 | \$220,290 | \$39,334 | \$170,666 | \$198,417 | 0.860 | 1,527 | \$111.77 | 12404 | 5.4305 | RANCH | | \$34,894 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-3180-0006-00-8 | 6748 STEV-BARODA | 07/13/20 | \$365,000 | WD | 03-ARM'S LENGTH | \$365,000 | \$144,100 | 39.48 | \$374,155 | \$64,594 | \$300,406 | \$339,431 | 0.885 | 1,930 | \$155.65 | 12404 | 2.9416 | RANCH | | \$62,004 | | // | | 12404.C+ CLASS HOMES | 401 | 70 |
| 12-4860-0004-00-1 | 1362 DESMOND | 05/17/21 | \$275,000 | WD | 03-ARM'S LENGTH | \$275,000 | \$122,400 | 44.51 | \$296,065 | \$42,146 | \$232,854 | \$278,420 | 0.836 | 2,478 | \$99.97 | 12404 | 7.8104 | TRI-LEVEL | | \$35,311 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-4860-0006-00-3 | 1392 DESMOND | 06/17/20 | \$241,000 | WD | 03-ARM'S LENGTH | \$241,000 | \$106,600 | 44.23 | \$256,387 | \$39,571 | \$201,249 | \$237,539 | 0.847 | 1,875 | \$107.33 | 12404 | 6.7221 | RANCH | | \$35,311 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-4860-0012-00-3 | 1486 DESMOND | 09/11/20 | \$175,500 | WD | 03-ARM'S LENGTH | \$175,500 | \$85,000 | 48.43 | \$200,675 | \$38,518 | \$136,982 | \$177,804 | 0.770 | 1,674 | \$81.83 | 12404 | 14.4033 | RANCH | | \$35,518 | | // | | 12404.C+ CLASS HOMES | 401 | 60 |
| 12-4860-0017-00-5 | 1423 ST JOSEPH CIRCLE | 12/13/21 | \$268,250 | WD | 03-ARM'S LENGTH | \$268,250 | \$109,600 | 40.86 | \$248,742 | \$39,588 | \$228,392 | \$229,039 | 0.997 | 1,687 | \$135.38 | 12404 | 8.2729 | RANCH | | \$35,418 | | // | | 12404.C+ CLASS HOMES | 401 | 70 |
| 12-4860-0019-00-8 | 1389 ST JOSEPH CIRCLE | 07/20/20 | \$220,000 | WD | 03-ARM'S LENGTH | \$220,000 | \$94,700 | 43.05 | \$228,487 | \$41,640 | \$178,360 | \$204,876 | 0.871 | 1,568 | \$113.75 | 12404 | 4.3870 | RANCH | | \$35,418 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-4860-0031-00-8 | 1416 ST JOSEPH CIRCLE | 07/02/20 | \$210,000 | WD | 03-ARM'S LENGTH | \$210,000 | \$95,200 | 45.33 | \$233,902 | \$38,491 | \$171,509 | \$214,266 | 0.800 | 2,439 | \$70.32 | 12404 | 11.3997 | BI-LEVEL | | \$35,311 | | // | | 12404.C+ CLASS HOMES | 401 | 65 |
| 12-4860-0035-00-3 | 1468 ST JOSEPH CIRCLE | 12/16/20 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$96,100 | 38.44 | \$253,791 | \$39,751 | \$202,149 | \$234,693 | 0.896 | 1,748 | \$120.28 | 12404 | 1.8598 | RANCH | | \$35,311 | | // | | 12404.C+ CLASS HOMES | 401 | 70 |
| 12-4860-0044-00-2 | 1533 JASMINE | 07/24/20 | \$256,000 | WD | 03-ARM'S LENGTH | \$256,000 | \$98,900 | 38.63 | \$290,572 | \$39,207 | \$216,793 | \$275,620 | 0.787 | 2,268 | \$95.59 | 12404 | 12.7878 | TRI-LEVEL | | \$34,894 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-4860-0044-00-3 | 1533 JASMINE | 11/10/21 | \$315,000 | WD | 03-ARM'S LENGTH | \$315,000 | \$113,700 | 36.10 | \$290,572 | \$39,207 | \$275,793 | \$275,620 | 1.004 | 2,268 | \$121.60 | 12404 | 8.6385 | TRI-LEVEL | | \$34,894 | | // | | 12404.C+ CLASS HOMES | 401 | 75 |
| 12-4860-0055-00-1 | 1558 JASMINE | 04/03/20 | \$196,000 | WD | 03-ARM'S LENGTH | \$196,000 | \$81,000 | 39.89 | \$244,212 | \$42,758 | \$225,242 | \$268,300 | 0.948 | 1,959 | \$114.98 | 12404 | 6.6139 | RANCH | | \$35,311 | | // | | 12404.C+ CLASS HOMES | 401 | 70 |

**ECF ANALYSIS
12405 - C CLASS HOMES**

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yrd | 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. |
|-------------------|----------------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|----------------|------------|----------------|--------------|--------|------------|-----------|----------|------------------|----------------|----------|------------|--------------|------------|-----------------------|------------------------|----------------|----------------|
| 12-0009-0025-01-3 | 3958 RED ARROW | 12/04/20 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$93,700 | 46.85 | \$222,859 | \$36,514 | \$163,486 | \$189,954 | 0.861 | 1,316 | \$124.23 | 12405 | 12.4119 | RANCH | | \$36,514 | No | // | | 12405. C CLASS HOMES | 401 | 75 |
| 12-0011-0002-06-6 | 1205 W GLENLORD | 07/30/21 | \$204,670 | WD | 03-ARM'S LENGTH | \$204,670 | \$91,800 | 44.85 | \$205,235 | \$33,035 | \$171,635 | \$175,535 | 0.978 | 1,798 | \$95.46 | 12405 | 0.6999 | RANCH | | \$25,721 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0011-0007-00-9 | 1454 MAIDEN LANE | 05/14/21 | \$305,000 | WD | 03-ARM'S LENGTH | \$305,000 | \$140,100 | 45.93 | \$307,385 | \$81,264 | \$223,736 | \$230,501 | 0.971 | 1,800 | \$124.30 | 12405 | 1.4127 | RANCH | | \$73,104 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0011-0010-01-8 | 3750 WASHINGTON | 03/02/22 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$79,500 | 35.33 | \$193,065 | \$41,434 | \$183,566 | \$154,568 | 1.188 | 1,667 | \$110.12 | 12405 | 20.2829 | TWO STORY | | \$35,544 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0014-0027-08-0 | 4780 WASHINGTON | 05/14/21 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$92,600 | 41.16 | \$199,559 | \$36,927 | \$188,073 | \$165,782 | 1.134 | 1,289 | \$145.91 | 12405 | 14.9681 | RANCH | | \$31,916 | No | // | | 12405. C CLASS HOMES | 401 | 68 |
| 12-0014-0037-01-8 | 4639 CLEVELAND | 05/08/20 | \$305,000 | WD | 03-ARM'S LENGTH | \$305,000 | \$151,700 | 49.74 | \$363,258 | \$65,263 | \$239,737 | \$303,767 | 0.789 | 2,705 | \$88.63 | 12405 | 19.5565 | RANCH | | \$63,103 | No | // | | 12405. C CLASS HOMES | 401 | 60 |
| 12-0014-0041-03-1 | 1339 W MARQUETTE WDS | 06/23/21 | \$169,000 | OTH | 03-ARM'S LENGTH | \$169,000 | \$87,400 | 51.72 | \$196,831 | \$36,211 | \$132,789 | \$163,731 | 0.811 | 1,262 | \$105.22 | 12405 | 17.3760 | RANCH | | \$34,321 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0016-0002-06-2 | 4610 CLEVELAND | 04/12/21 | \$216,000 | WD | 03-ARM'S LENGTH | \$216,000 | \$108,000 | 50.00 | \$248,126 | \$29,726 | \$186,274 | \$222,630 | 0.837 | 1,972 | \$94.46 | 12405 | 14.9082 | RANCH | | \$27,146 | No | // | | 12405. C CLASS HOMES | 401 | 60 |
| 12-0016-0027-00-1 | 2866 W GLENLORD | 07/28/21 | \$185,325 | WD | 03-ARM'S LENGTH | \$185,325 | \$66,800 | 36.01 | \$159,120 | \$40,017 | \$145,508 | \$121,410 | 1.198 | 1,047 | \$138.98 | 12405 | 21.3707 | 1 1/2 STORY | | \$40,017 | No | // | | 12405. C CLASS HOMES | 401 | 70 |
| 12-0016-0020-15-4 | 4157 RIDGE | 07/15/20 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$100,400 | 55.78 | \$212,387 | \$41,048 | \$138,952 | \$174,658 | 0.796 | 2,071 | \$67.09 | 12405 | 18.9211 | TWO STORY | | \$36,608 | No | // | | 12405. C CLASS HOMES | 401 | 60 |
| 12-0016-0031-11-3 | 4823 RIDGE | 11/01/21 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$116,900 | 44.96 | \$250,138 | \$61,178 | \$198,822 | \$192,620 | 1.032 | 1,663 | \$119.56 | 12405 | 4.7419 | 1 1/2 STORY | | \$58,588 | No | // | | 12405. C CLASS HOMES | 401 | 60 |
| 12-0016-0035-06-2 | 2620 W GLENLORD | 08/03/21 | \$385,000 | WD | 03-ARM'S LENGTH | \$385,000 | \$121,200 | 31.48 | \$345,000 | \$59,073 | \$325,927 | \$291,465 | 1.118 | 2,096 | \$155.50 | 12405 | 13.3458 | TWO STORY | | \$54,573 | No | // | | 12405. C CLASS HOMES | 401 | 85 |
| 12-0021-0034-07-1 | 4960 PUETZ | 07/30/21 | \$270,000 | WD | 03-ARM'S LENGTH | \$270,000 | \$112,100 | 41.52 | \$252,469 | \$31,272 | \$238,728 | \$225,481 | 1.059 | 1,921 | \$124.27 | 12405 | 7.3969 | TRI-LEVEL | | \$28,682 | No | // | | 12405. C CLASS HOMES | 401 | 70 |
| 12-0022-0022-16-0 | 1766 POPLAR | 03/25/22 | \$249,000 | WD | 03-ARM'S LENGTH | \$249,000 | \$98,500 | 39.56 | \$233,927 | \$53,337 | \$195,663 | \$184,088 | 1.063 | 1,858 | \$105.31 | 12405 | 7.8100 | BI-LEVEL | | \$47,249 | No | // | | 12405. C CLASS HOMES | 401 | 70 |
| 12-0022-0025-07-0 | 4950 S ROOSEVELT | 09/08/21 | \$205,000 | WD | 03-ARM'S LENGTH | \$205,000 | \$98,100 | 47.85 | \$222,916 | \$33,770 | \$171,230 | \$192,809 | 0.888 | 1,386 | \$123.54 | 12405 | 9.6701 | RANCH | | \$29,270 | No | // | | 12405. C CLASS HOMES | 401 | 75 |
| 12-0023-0012-01-4 | 5111 WASHINGTON | 03/12/21 | \$367,000 | WD | 03-ARM'S LENGTH | \$367,000 | \$150,300 | 40.95 | \$356,328 | \$110,781 | \$256,219 | \$250,303 | 1.024 | 1,705 | \$150.28 | 12405 | 3.8856 | RANCH | | \$96,876 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0023-0014-01-7 | 5293 WASHINGTON | 09/13/21 | \$280,000 | WD | 03-ARM'S LENGTH | \$280,000 | \$103,000 | 36.79 | \$237,411 | \$38,327 | \$241,673 | \$202,940 | 1.191 | 1,355 | \$178.36 | 12405 | 20.6800 | RANCH | | \$31,132 | No | // | | 12405. C CLASS HOMES | 401 | 75 |
| 12-0023-0017-06-7 | 1627 ALEX | 05/14/21 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$77,800 | 40.95 | \$187,647 | \$39,111 | \$150,889 | \$151,413 | 0.997 | 1,590 | \$94.90 | 12405 | 1.1760 | 1 1/2 STORY | | \$36,688 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0023-0021-00-5 | 5255 CLEVELAND | 12/01/20 | \$289,900 | WD | 03-ARM'S LENGTH | \$289,900 | \$124,800 | 43.05 | \$306,370 | \$45,694 | \$244,206 | \$265,725 | 0.919 | 2,448 | \$99.76 | 12405 | 6.5761 | TWO STORY | | \$40,127 | No | // | | 12405. C CLASS HOMES | 401 | 70 |
| 12-0023-0025-12-4 | 1490 W MARQUETTE WDS | 12/16/20 | \$187,000 | WD | 03-ARM'S LENGTH | \$187,000 | \$64,400 | 34.44 | \$178,814 | \$56,136 | \$130,864 | \$125,054 | 1.046 | 1,800 | \$121.17 | 12405 | 6.1680 | 1 1/2 STORY | | \$51,636 | No | // | | 12405. C CLASS HOMES | 401 | 70 |
| 12-0023-0030-09-8 | 5533 WASHINGTON | 02/16/20 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$111,600 | 44.64 | \$266,302 | \$63,259 | \$186,741 | \$206,976 | 0.902 | 1,697 | \$110.04 | 12405 | 8.2543 | 1 1/2 STORY | | \$57,859 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0027-0002-11-9 | 2316 W JOHN BEERS | 09/21/20 | \$323,000 | WD | 03-ARM'S LENGTH | \$323,000 | \$154,600 | 47.86 | \$388,937 | \$41,396 | \$281,604 | \$354,272 | 0.795 | 2,102 | \$133.97 | 12405 | 18.9899 | RANCH | | \$39,401 | No | // | | 12405. C CLASS HOMES | 401 | 80 |
| 12-0027-0002-12-7 | 2334 W JOHN BEERS | 04/09/21 | \$285,000 | WD | 03-ARM'S LENGTH | \$285,000 | \$103,500 | 36.32 | \$275,755 | \$43,539 | \$241,461 | \$236,714 | 1.020 | 1,528 | \$158.02 | 12405 | 3.5276 | RANCH | | \$41,859 | No | // | | 12405. C CLASS HOMES | 401 | 80 |
| 12-0027-0004-04-9 | 2106 W JOHN BEERS | 08/18/20 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$64,700 | 43.13 | \$163,347 | \$37,201 | \$112,799 | \$128,589 | 0.877 | 1,117 | \$100.98 | 12405 | 10.7576 | RANCH | | \$34,201 | No | // | | 12405. C CLASS HOMES | 401 | 70 |
| 12-0500-0001-00-7 | 3720 S CLEVELAND | 02/18/22 | \$195,000 | WD | 03-ARM'S LENGTH | \$195,000 | \$71,900 | 36.82 | \$162,110 | \$35,970 | \$159,030 | \$128,583 | 1.237 | 1,175 | \$135.34 | 12405 | 25.2008 | RANCH | | \$31,830 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0500-0003-00-0 | 1738 MAIDEN LANE | 09/21/21 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$97,700 | 40.71 | \$223,762 | \$38,000 | \$201,960 | \$189,319 | 1.067 | 1,881 | \$107.37 | 12405 | 8.1991 | RANCH | | \$31,615 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0500-0006-00-9 | 1788 MAIDEN LANE | 06/25/21 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$78,600 | 34.93 | \$187,109 | \$38,141 | \$186,859 | \$151,853 | 1.231 | 1,079 | \$173.18 | 12405 | 24.5744 | RANCH | | \$33,101 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0510-0035-00-6 | 1804 ARCADIA | 08/07/20 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$83,500 | 38.84 | \$209,142 | \$35,468 | \$179,532 | \$177,038 | 1.014 | 1,590 | \$112.91 | 12405 | 9.2909 | RANCH | | \$32,048 | No | // | | 12405. C CLASS HOMES | 401 | 70 |
| 12-0900-0019-00-9 | 1591 GREY | 07/15/21 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$69,000 | 39.43 | \$162,027 | \$34,329 | \$140,671 | \$130,171 | 1.081 | 1,056 | \$133.21 | 12405 | 9.5881 | RANCH | | \$30,029 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-0900-0033-00-1 | 1567 EDWARD | 08/18/21 | \$179,900 | WD | 03-ARM'S LENGTH | \$179,900 | \$65,700 | 36.52 | \$162,857 | \$33,725 | \$146,175 | \$131,633 | 1.110 | 1,056 | \$138.42 | 12405 | 12.5964 | RANCH | | \$30,425 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-1250-0022-00-7 | 1648 S CHERRY | 01/13/22 | \$221,000 | WD | 03-ARM'S LENGTH | \$221,000 | \$74,300 | 33.62 | \$195,921 | \$36,188 | \$184,812 | \$162,827 | 1.135 | 1,216 | \$151.98 | 12405 | 15.0243 | RANCH | | \$31,748 | No | // | | 12405. C CLASS HOMES | 401 | 75 |
| 12-1250-0026-00-2 | 1685 S CHERRY | 09/17/20 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$94,900 | 47.45 | \$235,647 | \$38,864 | \$161,136 | \$200,594 | 0.803 | 1,588 | \$101.47 | 12405 | 18.1487 | RANCH | | \$35,000 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-1250-0035-00-1 | 1569 S CHERRY | 05/05/21 | \$271,000 | WD | 03-ARM'S LENGTH | \$271,000 | \$110,000 | 40.59 | \$266,466 | \$37,296 | \$233,704 | \$233,600 | 1.000 | 1,789 | \$130.63 | 12405 | 1.5629 | RANCH | | \$32,856 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-1300-0023-00-3 | 1390 BRENTWOOD | 09/21/20 | \$155,000 | WD | 03-ARM'S LENGTH | \$155,000 | \$62,300 | 40.19 | \$154,863 | \$39,020 | \$115,980 | \$118,087 | 0.982 | 1,112 | \$104.30 | 12405 | 0.2620 | RANCH | | \$35,921 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-1300-0024-00-0 | 1374 BRENTWOOD | 07/13/21 | \$268,500 | WD | 03-ARM'S LENGTH | \$268,500 | \$107,900 | 40.19 | \$270,456 | \$40,143 | \$228,357 | \$234,774 | 0.973 | 2,238 | \$102.04 | 12405 | 1.2111 | TRI-LEVEL | | \$33,703 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-1550-0002-01-3 | 5423 WASHINGTON | 01/21/22 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$171,500 | 50.44 | \$363,609 | \$42,641 | \$297,359 | \$327,185 | 0.909 | 2,241 | \$132.69 | 12405 | 7.5938 | TWO STORY | | \$37,800 | No | // | | 12405. C CLASS HOMES | 401 | 70 |
| 12-1550-0011-00-4 | 1129 ADAMS | 08/06/21 | \$253,000 | WD | 03-ARM'S LENGTH | \$253,000 | \$117,500 | 46.44 | \$247,040 | \$51,161 | \$201,839 | \$199,673 | 1.011 | 1,690 | \$119.43 | 12405 | 2.6069 | RANCH | | \$48,606 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-1550-0019-01-3 | 1216 ADAMS | 12/11/21 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$98,000 | 40.00 | \$242,383 | \$39,391 | \$205,609 | \$206,924 | 0.994 | 2,336 | \$88.02 | 12405 | 0.8867 | BI-LEVEL | | \$38,836 | No | // | | 12405. C CLASS HOMES | 401 | 70 |
| 12-2700-0031-00-7 | 4142 MORTON LANE | 12/02/20 | \$262,000 | WD | 03-ARM'S LENGTH | \$262,000 | \$87,500 | 33.40 | \$277,017 | \$39,605 | \$222,395 | \$242,010 | 0.919 | 2,064 | \$107.75 | 12405 | 6.5831 | BI-LEVEL | | \$35,165 | No | // | | 12405. C CLASS HOMES | 401 | 75 |
| 12-2850-0003-00-6 | 3765 GLEN HAVEN | 07/20/20 | \$259,600 | WD | 03-ARM'S LENGTH | \$259,600 | \$100,600 | 38.75 | \$250,527 | \$49,152 | \$210,448 | \$205,275 | 1.025 | 2,118 | \$99.36 | 12405 | 4.0419 | TRI-LEVEL | | \$45,132 | No | // | | 12405. C CLASS HOMES | 401 | 82 |
| 12-2850-0024-00-7 | 3714 GREEN ACRE | 06/26/20 | \$173,800 | WD | 03-ARM'S LENGTH | \$173,800 | \$74,900 | 43.10 | \$184,571 | \$46,711 | \$127,089 | \$140,530 | 0.904 | 1,340 | \$94.84 | 12405 | 8.0425 | RANCH | | \$44,996 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-2850-0026-00-6 | 3780 GREEN ACRE | 09/23/21 | \$175,000 | WD | 03-ARM'S LENGTH | \$175,000 | \$76,100 | 43.49 | \$167,361 | \$128,499 | \$128,499 | \$123,201 | 1.043 | 1,196 | \$147.44 | 12405 | 5.8225 | RANCH | | \$48,996 | No | // | | 12405. C CLASS HOMES | 401 | 65 |
| 12-2875-0006-00-1 | 1299 W CLEARWOOD | 12/22/20 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$82,300 | 45.72 | \$211,020 | \$31,800 | \$179,500 | \$172,803 | 0.801 | 1,372 | \$100.95 | 12405 | 18.3780 | RANCH | | \$37,600 | No | // | | 12405. C CLASS HOMES</ | | |

**ECF ANALYSIS
12405 - C CLASS HOMES**

| | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|-----------------------|----------|---------------------|-----|-----------------|---------------------|--------------------------|--------------|---------------------|----------|---------------------|---------------------|--------------|-------|-----------------|----------------------------|-------------------|-------------|---------------|----|----|---------------------|-----|----|
| 12-5620-0042-00-3 | 2124 OAK LAWN | 08/02/21 | \$187,000 | WD | 03-ARM'S LENGTH | \$187,000 | \$76,300 | 40.80 | \$193,473 | \$35,617 | \$151,383 | \$160,913 | 0.941 | 1,150 | \$131.64 | 12405 | 4.4007 | RANCH | \$32,317 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-5700-0003-00-0 | 1315 W GLENLORD | 05/18/20 | \$205,000 | WD | 03-ARM'S LENGTH | \$205,000 | \$81,600 | 39.80 | \$201,776 | \$38,449 | \$166,551 | \$166,490 | 1.000 | 2,016 | \$82.61 | 12405 | 1.5585 | BI-LEVEL | \$32,219 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-5700-0008-00-1 | 4050 GLENORCHARD | 11/01/21 | \$204,500 | WD | 03-ARM'S LENGTH | \$204,500 | \$90,800 | 44.40 | \$209,565 | \$40,765 | \$163,735 | \$172,069 | 0.952 | 2,016 | \$81.22 | 12405 | 3.3216 | BI-LEVEL | \$36,325 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-5700-0013-00-5 | 1381 W GLENLORD | 06/30/21 | \$258,000 | WD | 03-ARM'S LENGTH | \$258,000 | \$112,800 | 43.72 | \$259,047 | \$38,058 | \$219,942 | \$225,269 | 0.976 | 2,240 | \$98.19 | 12405 | 0.8428 | BI-LEVEL | \$32,961 | No | // | 12405.C CLASS HOMES | 401 | 75 |
| 12-5700-0019-00-3 | 1407 GLENWOOD | 09/29/20 | \$239,900 | WD | 03-ARM'S LENGTH | \$239,900 | \$82,800 | 34.51 | \$219,489 | \$49,025 | \$190,875 | \$173,766 | 1.098 | 1,560 | \$122.36 | 12405 | 11.3683 | 1 1/2 STORY | \$41,293 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-5700-0028-00-2 | 1489 W GLENLORD | 04/22/21 | \$232,000 | WD | 03-ARM'S LENGTH | \$232,000 | \$86,300 | 37.20 | \$209,888 | \$38,798 | \$193,202 | \$174,404 | 1.108 | 1,612 | \$119.85 | 12405 | 12.3006 | 1 1/2 STORY | \$35,618 | No | // | 12405.C CLASS HOMES | 401 | 75 |
| 12-5720-0069-00-5 | 4045 WOODLAND LANE | 01/21/21 | \$166,000 | WD | 03-ARM'S LENGTH | \$166,000 | \$67,800 | 40.84 | \$178,940 | \$36,269 | \$129,731 | \$145,434 | 0.892 | 1,160 | \$111.84 | 12405 | 9.2755 | RANCH | \$33,089 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-5950-0007-00-4 | 2675 PAULMAR | 03/14/22 | \$260,000 | PTA | 03-ARM'S LENGTH | \$260,000 | \$95,800 | 36.85 | \$221,100 | \$42,260 | \$217,740 | \$182,304 | 1.194 | 1,347 | \$161.65 | 12405 | 20.9600 | RANCH | \$36,540 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-6000-0001-00-8 | 2091 SPRUCE LANE | 09/15/21 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$99,300 | 44.13 | \$216,862 | \$37,976 | \$187,024 | \$182,351 | 1.026 | 2,032 | \$92.04 | 12405 | 4.0848 | BI-LEVEL | \$35,106 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-6000-0033-00-1 | 4835 S CEDAR TRAIL | 07/30/20 | \$232,000 | WD | 03-ARM'S LENGTH | \$232,000 | \$90,200 | 38.88 | \$267,382 | \$49,996 | \$182,004 | \$221,596 | 0.821 | 1,344 | \$135.42 | 12405 | 16.3449 | RANCH | \$45,076 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-6000-0038-00-9 | 4749 S CEDAR TRAIL | 08/20/21 | \$290,000 | WD | 03-ARM'S LENGTH | \$290,000 | \$119,400 | 41.17 | \$270,398 | \$71,443 | \$218,557 | \$202,808 | 1.078 | 1,512 | \$144.55 | 12405 | 9.2873 | RANCH | \$58,943 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-6080-0011-00-1 | 5871 PONDEROSA | 06/15/21 | \$289,900 | WD | 03-ARM'S LENGTH | \$289,900 | \$100,500 | 34.67 | \$258,427 | \$40,452 | \$249,448 | \$222,197 | 1.123 | 1,803 | \$138.35 | 12405 | 13.7865 | TRI-LEVEL | \$34,153 | No | // | 12405.C CLASS HOMES | 401 | 75 |
| 12-6080-0016-00-3 | 5914 LONGHORN TRAIL | 11/16/21 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$102,300 | 47.58 | \$234,184 | \$45,074 | \$169,926 | \$192,773 | 0.881 | 1,677 | \$101.33 | 12405 | 10.3296 | RANCH | \$40,574 | No | // | 12405.C CLASS HOMES | 401 | 60 |
| 12-6080-0018-00-6 | 5965 BONANZA | 10/25/21 | \$268,000 | WD | 03-ARM'S LENGTH | \$268,000 | \$98,400 | 36.72 | \$251,933 | \$39,485 | \$228,515 | \$216,563 | 1.055 | 2,100 | \$108.82 | 12405 | 7.0411 | BI-LEVEL | \$34,145 | No | // | 12405.C CLASS HOMES | 401 | 75 |
| 12-6080-0019-00-2 | 5975 BONANZA | 06/21/21 | \$239,100 | WD | 03-ARM'S LENGTH | \$239,100 | \$97,800 | 40.90 | \$228,395 | \$39,502 | \$199,598 | \$192,551 | 1.037 | 2,206 | \$90.48 | 12405 | 5.1816 | BI-LEVEL | \$35,002 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-6080-0021-00-7 | 5989 BONANZA | 02/11/22 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$98,500 | 37.88 | \$244,281 | \$39,685 | \$220,315 | \$208,559 | 1.056 | 1,350 | \$163.20 | 12405 | 7.1590 | RANCH | \$37,060 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-6080-0022-00-3 | 6003 BONANZA | 07/21/21 | \$220,000 | WD | 03-ARM'S LENGTH | \$220,000 | \$88,400 | 40.18 | \$209,668 | \$39,078 | \$180,922 | \$173,894 | 1.040 | 1,339 | \$135.12 | 12405 | 5.5636 | RANCH | \$34,578 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-6080-0030-00-6 | 6062 BONANZA | 03/29/21 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$73,400 | 38.63 | \$194,637 | \$37,792 | \$152,208 | \$159,883 | 0.952 | 1,200 | \$126.84 | 12405 | 3.2782 | RANCH | \$33,292 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-6080-0048-00-2 | 6032 PONDEROSA | 04/28/21 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$86,200 | 40.09 | \$195,058 | \$37,563 | \$177,437 | \$160,545 | 1.105 | 1,176 | \$150.88 | 12405 | 12.0434 | RANCH | \$34,683 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-6080-0049-00-9 | 6016 PONDEROSA | 09/18/20 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$81,400 | 40.70 | \$221,333 | \$39,183 | \$160,817 | \$185,678 | 0.866 | 1,204 | \$133.57 | 12405 | 11.8672 | RANCH | \$34,683 | No | // | 12405.C CLASS HOMES | 401 | 75 |
| 12-6080-0053-00-6 | 5958 PONDEROSA | 11/06/20 | \$180,900 | WD | 03-ARM'S LENGTH | \$180,900 | \$71,400 | 39.47 | \$188,591 | \$42,569 | \$138,331 | \$148,850 | 0.929 | 1,087 | \$127.26 | 12405 | 5.5449 | RANCH | \$39,749 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-7100-0005-00-5 | 1615 ROBERTS | 05/18/20 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$93,500 | 43.49 | \$222,646 | \$41,389 | \$173,611 | \$184,768 | 0.940 | 1,610 | \$107.83 | 12405 | 4.5162 | 1 1/2 STORY | \$36,857 | No | // | 12405.C CLASS HOMES | 401 | 68 |
| 12-7100-0023-00-3 | 3785 S CLEVELAND | 10/29/20 | \$217,000 | WD | 03-ARM'S LENGTH | \$217,000 | \$92,900 | 42.81 | \$220,198 | \$39,630 | \$177,370 | \$184,065 | 0.964 | 1,440 | \$123.17 | 12405 | 2.1154 | RANCH | \$36,450 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-7200-0015-00-7 | 1184 VENUS | 12/18/20 | \$181,600 | WD | 03-ARM'S LENGTH | \$181,600 | \$86,500 | 47.63 | \$198,247 | \$42,578 | \$139,022 | \$158,684 | 0.876 | 1,347 | \$103.21 | 12405 | 10.8687 | RANCH | \$38,138 | No | // | 12405.C CLASS HOMES | 401 | 75 |
| 12-7200-0023-00-0 | 3784 SOUTHFIELD | 07/15/20 | \$174,000 | WD | 03-ARM'S LENGTH | \$174,000 | \$58,400 | 33.56 | \$155,178 | \$34,767 | \$139,233 | \$122,743 | 1.134 | 1,008 | \$138.13 | 12405 | 14.9565 | RANCH | \$30,327 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-7200-0026-00-9 | 3744 SOUTHFIELD | 06/23/20 | \$153,000 | WD | 03-ARM'S LENGTH | \$153,000 | \$68,200 | 44.58 | \$170,984 | \$33,906 | \$119,094 | \$139,733 | 0.852 | 1,344 | \$88.61 | 12405 | 13.2483 | RANCH | \$30,426 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-7200-0027-00-5 | 3732 SOUTHFIELD | 03/26/21 | \$161,000 | WD | 03-ARM'S LENGTH | \$161,000 | \$59,600 | 37.02 | \$166,339 | \$34,866 | \$126,134 | \$134,019 | 0.941 | 864 | \$145.99 | 12405 | 4.3617 | RANCH | \$30,426 | No | // | 12405.C CLASS HOMES | 401 | 85 |
| 12-7450-0003-00-8 | 1659 N TEAKWOOD | 07/29/20 | \$269,000 | WD | 03-ARM'S LENGTH | \$269,000 | \$92,300 | 34.31 | \$205,246 | \$38,676 | \$230,324 | \$271,733 | 0.848 | 1,621 | \$142.09 | 12405 | 13.7168 | RANCH | \$32,856 | No | // | 12405.C CLASS HOMES | 401 | 85 |
| 12-7450-0003-00-8 | 1659 N TEAKWOOD | 06/18/21 | \$289,900 | WD | 03-ARM'S LENGTH | \$289,900 | \$115,900 | 39.98 | \$305,246 | \$38,676 | \$251,224 | \$271,733 | 0.925 | 1,621 | \$154.98 | 12405 | 6.0255 | RANCH | \$32,856 | No | // | 12405.C CLASS HOMES | 401 | 85 |
| 12-7450-0005-00-1 | 1633 N TEAKWOOD | 08/28/20 | \$259,900 | WD | 03-ARM'S LENGTH | \$259,900 | \$98,000 | 37.71 | \$265,307 | \$39,400 | \$220,500 | \$230,282 | 0.958 | 1,576 | \$139.91 | 12405 | 7.7260 | RANCH | \$32,856 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-7450-0014-00-0 | 1584 S TEAKWOOD | 07/30/21 | \$227,500 | WD | 03-ARM'S LENGTH | \$227,500 | \$101,000 | 44.40 | \$230,194 | \$35,239 | \$192,261 | \$198,731 | 0.967 | 1,222 | \$157.33 | 12405 | 1.7326 | RANCH | \$30,799 | No | // | 12405.C CLASS HOMES | 401 | 85 |
| 12-7450-0021-00-6 | 1676 S TEAKWOOD | 09/15/21 | \$209,000 | WD | 03-ARM'S LENGTH | \$209,000 | \$84,000 | 40.19 | \$184,803 | \$35,283 | \$173,717 | \$152,416 | 1.140 | 1,192 | \$145.74 | 12405 | 15.4976 | RANCH | \$30,843 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-7450-0026-00-0 | 1617 S TEAKWOOD | 12/18/20 | \$225,000 | WD | 03-ARM'S LENGTH | \$225,000 | \$83,900 | 37.29 | \$223,808 | \$35,511 | \$189,489 | \$191,944 | 0.987 | 1,518 | \$124.83 | 12405 | 0.2430 | RANCH | \$31,071 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-8550-0005-00-2 | 1235 VENUS | 10/05/20 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$77,600 | 40.84 | \$195,900 | \$39,671 | \$150,329 | \$159,255 | 0.944 | 1,448 | \$103.82 | 12405 | 4.0827 | RANCH | \$35,009 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-8650-0007-00-1 | 1404 WILSON | 07/01/21 | \$277,320 | WD | 03-ARM'S LENGTH | \$277,320 | \$93,400 | 33.68 | \$254,017 | \$39,843 | \$237,477 | \$218,322 | 1.088 | 1,304 | \$182.11 | 12405 | 10.2957 | RANCH | \$36,040 | No | // | 12405.C CLASS HOMES | 401 | 80 |
| 12-8650-0018-00-3 | 1405 WILSON | 10/23/20 | \$255,000 | WD | 03-ARM'S LENGTH | \$255,000 | \$88,600 | 34.75 | \$273,891 | \$40,763 | \$214,237 | \$237,643 | 0.902 | 1,430 | \$149.82 | 12405 | 8.3273 | RANCH | \$36,040 | No | // | 12405.C CLASS HOMES | 401 | 80 |
| 12-8650-0019-00-0 | 1389 WILSON | 11/19/21 | \$259,900 | WD | 03-ARM'S LENGTH | \$259,900 | \$102,900 | 39.59 | \$234,240 | \$42,777 | \$212,123 | \$195,171 | 1.112 | 1,418 | \$153.12 | 12405 | 12.7694 | RANCH | \$36,040 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-8650-0020-00-8 | 1375 WILSON | 02/02/21 | \$255,500 | WD | 03-ARM'S LENGTH | \$255,500 | \$85,700 | 33.54 | \$243,798 | \$43,022 | \$212,478 | \$204,665 | 1.038 | 1,223 | \$173.74 | 12405 | 5.3397 | RANCH | \$36,040 | No | // | 12405.C CLASS HOMES | 401 | 75 |
| 12-8650-0020-00-8 | 1375 WILSON | 04/30/21 | \$256,000 | WD | 03-ARM'S LENGTH | \$256,000 | \$104,500 | 40.82 | \$243,798 | \$43,022 | \$212,978 | \$204,665 | 1.041 | 1,223 | \$174.14 | 12405 | 5.5840 | RANCH | \$36,040 | No | // | 12405.C CLASS HOMES | 401 | 75 |
| 12-8700-0029-00-5 | 1371 WILSHIRE TERRACE | 12/17/21 | \$167,500 | WD | 03-ARM'S LENGTH | \$167,500 | \$78,800 | 47.04 | \$178,906 | \$33,297 | \$134,203 | \$148,429 | 0.904 | 1,140 | \$117.72 | 12405 | 8.0625 | RANCH | \$30,707 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-8700-0030-00-3 | 1357 WILSHIRE TERRACE | 08/05/20 | \$159,000 | WD | 03-ARM'S LENGTH | \$159,000 | \$58,000 | 36.48 | \$166,335 | \$36,316 | \$122,684 | \$132,537 | 0.926 | 1,128 | \$108.76 | 12405 | 5.9123 | RANCH | \$30,707 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-8700-0042-00-1 | 1452 WILSHIRE TERRACE | 12/23/20 | \$194,000 | WD | 03-ARM'S LENGTH | \$194,000 | \$81,200 | 41.86 | \$210,212 | \$36,066 | \$157,934 | \$177,519 | 0.890 | 1,781 | \$88.68 | 12405 | 9.5105 | TRI-LEVEL | \$30,614 | No | // | 12405.C CLASS HOMES | 401 | 70 |
| 12-8700-0054-00-0 | 1343 CASTLE COURT | 03/01/21 | \$162,000 | WD | 03-ARM'S LENGTH | \$162,000 | \$61,300 | 37.84 | \$152,019 | \$34,490 | \$127,510 | \$119,805 | 1.064 | 1,040 | \$122.61 | 12405 | 7.9530 | RANCH | \$30,050 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| 12-8800-0005-00-5 | 2558 LOCUST LANE | 07/24/20 | \$156,000 | WD | 03-ARM'S LENGTH | \$156,000 | \$70,400 | 45.13 | \$172,359 | \$37,917 | \$118,083 | \$137,046 | 0.862 | 1,281 | \$92.18 | 12405 | 12.3149 | RANCH | \$34,977 | No | // | 12405.C CLASS HOMES | 401 | 65 |
| Totals: | | | \$27,770,016 | | | \$27,770,016 | \$11,269,600 | | \$27,795,558 | | \$22,596,164 | \$23,059,843 | 0.980 | | \$121.71 | | | | 0.4888 | | | | | |
| | | | | | | | Sale. Ratio => | 40.58 | | | | E.C.F. => | 0.985 | | | Std. Deviation=> | 0.10762671 | | | | | | | |

**ECF ANALYSIS
12407 - WYNSTONE SUBDIVISION**

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yrld | 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. | |
|-------------------|----------------------|-----------|------------|--------|-----------------|--------------------------|--------------------|--------------------------|---------------------|----------------------------|---------------------|---------------------------|---------------|--------------------------------|--------------------|--------------------|------------------|----------------|----------|------------|--------------|------------|-----------------------|-----------------------------|----------------|----------------|--|
| 12-8900-0025-00-2 | 2163 MCCORMICK TRAIL | 11/15/21 | \$423,000 | WD | 03-ARM'S LENGTH | \$423,000 | \$201,500 | 47.64 | \$430,948 | \$45,945 | \$377,055 | \$494,227 | 0.763 | 2,226 | \$169.39 | 12407 | 1.5569 | TWO STORY | | \$40,905 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 84 | |
| 12-8900-0026-00-9 | 2175 MCCORMICK TRAIL | 07/19/21 | \$436,000 | WD | 03-ARM'S LENGTH | \$436,000 | \$163,600 | 37.52 | \$421,388 | \$45,224 | \$390,776 | \$482,881 | 0.809 | 2,257 | \$173.14 | 12407 | 3.0773 | TWO STORY | | \$40,184 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 83 | |
| 12-8900-0033-00-5 | 2254 MCCORMICK TRAIL | 10/05/20 | \$410,000 | WD | 03-ARM'S LENGTH | \$410,000 | \$189,400 | 46.20 | \$427,980 | \$45,411 | \$364,589 | \$491,103 | 0.742 | 2,684 | \$135.84 | 12407 | 3.6099 | TWO STORY | | \$40,431 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 83 | |
| 12-8900-0034-00-1 | 2238 MCCORMICK TRAIL | 02/26/21 | \$373,000 | WD | 03-ARM'S LENGTH | \$373,000 | \$165,200 | 43.75 | \$360,139 | \$45,351 | \$327,649 | \$404,092 | 0.811 | 1,809 | \$181.12 | 12407 | 3.2340 | TWO STORY | | \$40,431 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 83 | |
| 12-8900-0035-00-8 | 2222 MCCORMICK TRAIL | 11/11/21 | \$416,000 | WD | 03-ARM'S LENGTH | \$416,000 | \$154,800 | 37.21 | \$358,694 | \$45,471 | \$370,529 | \$402,083 | 0.922 | 2,087 | \$177.54 | 12407 | 14.3035 | TWO STORY | | \$40,431 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 89 | |
| 12-8900-0050-00-7 | 2093 MCCORMICK TRAIL | 06/24/21 | \$451,500 | WD | 03-ARM'S LENGTH | \$451,500 | \$200,400 | 44.39 | \$433,208 | \$44,320 | \$407,180 | \$499,214 | 0.816 | 2,786 | \$146.15 | 12407 | 3.7154 | TWO STORY | | \$39,400 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 83 | |
| 12-8900-0054-00-2 | 2128 JONI LANE | 05/28/21 | \$403,000 | WD | 03-ARM'S LENGTH | \$403,000 | \$190,500 | 47.27 | \$424,005 | \$89,013 | \$313,987 | \$430,028 | 0.730 | 2,201 | \$142.66 | 12407 | 4.8333 | TWO STORY | | \$39,270 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 81 | |
| 12-8900-0056-00-5 | 2100 JONI LANE | 12/30/20 | \$368,000 | WD | 03-ARM'S LENGTH | \$368,000 | \$163,700 | 44.48 | \$367,287 | \$45,995 | \$322,005 | \$412,442 | 0.781 | 1,713 | \$187.98 | 12407 | 0.2241 | RANCH | | \$40,655 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 89 | |
| 12-8900-0059-00-4 | 6134 FULLERTON ROAD | 10/09/20 | \$392,000 | WD | 03-ARM'S LENGTH | \$392,000 | \$178,500 | 45.54 | \$414,498 | \$48,584 | \$343,416 | \$469,723 | 0.731 | 2,504 | \$137.15 | 12407 | 4.7384 | TWO STORY | | \$43,244 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 88 | |
| 12-8900-0061-00-9 | 2025 JONI LANE | 04/20/21 | \$384,999 | WD | 03-ARM'S LENGTH | \$384,999 | \$185,500 | 48.18 | \$396,788 | \$45,124 | \$339,875 | \$451,430 | 0.753 | 1,953 | \$174.03 | 12407 | 2.5602 | TWO STORY | | \$40,143 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 83 | |
| 12-8900-0063-00-1 | 2053 JONI LANE | 09/03/21 | \$380,000 | WD | 03-ARM'S LENGTH | \$380,000 | \$154,800 | 40.74 | \$388,495 | \$48,095 | \$331,905 | \$436,970 | 0.760 | 2,500 | \$132.76 | 12407 | 1.8928 | TWO STORY | | \$43,175 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 83 | |
| 12-8900-0067-00-7 | 2125 JONI LANE | 10/16/20 | \$419,900 | WD | 03-ARM'S LENGTH | \$419,900 | \$207,900 | 49.51 | \$472,279 | \$60,574 | \$359,326 | \$528,505 | 0.680 | 2,455 | \$146.36 | 12407 | 9.8595 | RANCH | | \$55,354 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 83 | |
| 12-8900-0067-00-7 | 2125 JONI LANE | 11/22/21 | \$476,000 | WD | 03-ARM'S LENGTH | \$476,000 | \$212,500 | 44.64 | \$472,279 | \$60,574 | \$415,426 | \$528,505 | 0.786 | 2,455 | \$169.22 | 12407 | 0.7553 | RANCH | | \$55,354 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 83 | |
| 12-8900-0068-00-3 | 5976 LONGHORN TRAIL | 01/14/22 | \$411,000 | WD | 03-ARM'S LENGTH | \$411,000 | \$191,700 | 46.64 | \$424,725 | \$48,255 | \$362,745 | \$483,273 | 0.751 | 2,314 | \$156.76 | 12407 | 2.7887 | TWO STORY | | \$43,095 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 86 | |
| 12-8900-0074-00-3 | 6044 WABASH | 02/11/22 | \$420,000 | WD | 03-ARM'S LENGTH | \$420,000 | \$165,100 | 39.31 | \$360,959 | \$50,535 | \$369,465 | \$398,490 | 0.927 | 2,001 | \$184.64 | 12407 | 14.8674 | TWO STORY | | \$45,255 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 88 | |
| 12-8900-0083-00-2 | 5919 WYNDSTONE DRIVE | 12/14/20 | \$331,600 | WD | 03-ARM'S LENGTH | \$331,600 | \$147,800 | 44.57 | \$323,254 | \$45,364 | \$286,236 | \$356,727 | 0.802 | 2,275 | \$125.82 | 12407 | 2.3909 | TWO STORY | | \$40,324 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 84 | |
| 12-8900-0085-00-5 | 2024 HALSTED DRIVE | 06/15/21 | \$411,500 | WD | 03-ARM'S LENGTH | \$411,500 | \$204,100 | 49.60 | \$435,070 | \$44,200 | \$367,300 | \$501,759 | 0.732 | 2,226 | \$165.00 | 12407 | 4.6462 | TWO STORY | | \$39,160 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 85 | |
| 12-8900-0103-00-3 | 5969 LONGHORN TRAIL | 08/19/21 | \$391,540 | WD | 03-ARM'S LENGTH | \$391,540 | \$155,900 | 39.82 | \$335,577 | \$44,822 | \$346,718 | \$373,241 | 0.929 | 2,087 | \$166.13 | 12407 | 15.0451 | TWO STORY | | \$39,782 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 84 | |
| 12-8900-0109-00-1 | 2077 HALSTED DRIVE | 08/14/20 | \$329,900 | WD | 03-ARM'S LENGTH | \$329,900 | \$156,100 | 47.32 | \$334,339 | \$41,213 | \$288,687 | \$376,285 | 0.767 | 2,275 | \$126.90 | 12407 | 1.1284 | TWO STORY | | \$36,292 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 82 | |
| 12-8901-0125-00-5 | 5799 HAYDEN COURT | 08/06/21 | \$449,900 | WD | 03-ARM'S LENGTH | \$449,900 | \$209,300 | 46.52 | \$449,813 | \$56,941 | \$392,959 | \$504,329 | 0.779 | 2,226 | \$176.53 | 12407 | 0.0685 | TWO STORY | | \$51,781 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 85 | |
| 12-8901-0128-00-4 | 5833 RACINE DRIVE | 09/04/20 | \$320,000 | WD | 03-ARM'S LENGTH | \$320,000 | \$137,600 | 43.00 | \$302,705 | \$49,264 | \$270,736 | \$325,341 | 0.832 | 1,945 | \$139.20 | 12407 | 5.3672 | TWO STORY | | \$39,086 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 87 | |
| 12-8901-0133-00-8 | 5905 RACINE DRIVE | 06/26/20 | \$329,900 | WD | 03-ARM'S LENGTH | \$329,900 | \$157,100 | 47.62 | \$349,513 | \$44,186 | \$285,714 | \$391,947 | 0.729 | 1,821 | \$156.90 | 12407 | 4.9527 | TWO STORY | | \$39,086 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 84 | |
| 12-8901-0138-00-0 | 5909 WABASH | 07/15/20 | \$312,000 | WD | 03-ARM'S LENGTH | \$312,000 | \$151,500 | 48.56 | \$342,450 | \$46,717 | \$265,283 | \$379,632 | 0.699 | 1,776 | \$149.37 | 12407 | 7.9697 | TWO STORY | | \$41,617 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 85 | |
| 12-8901-0145-00-6 | 5850 RACINE DRIVE | 07/08/20 | \$309,900 | WD | 03-ARM'S LENGTH | \$309,900 | \$139,800 | 45.11 | \$312,581 | \$47,078 | \$262,822 | \$340,825 | 0.771 | 1,776 | \$147.99 | 12407 | 0.7353 | TWO STORY | | \$41,918 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 86 | |
| 12-8901-0147-00-9 | 5828 RACINE DRIVE | 09/04/20 | \$345,000 | WD | 03-ARM'S LENGTH | \$345,000 | \$159,000 | 46.09 | \$384,925 | \$52,502 | \$292,498 | \$426,730 | 0.685 | 2,368 | \$123.52 | 12407 | 9.3047 | TWO STORY | | \$46,742 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 97 | |
| 12-8901-0161-00-1 | 6062 LONGHORN TRAIL | 08/31/20 | \$355,000 | WD | 03-ARM'S LENGTH | \$355,000 | \$204,800 | 57.69 | \$409,005 | \$44,691 | \$310,309 | \$467,669 | 0.664 | 2,226 | \$139.40 | 12407 | 11.4964 | TWO STORY | | \$39,531 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 85 | |
| 12-8901-0179-00-8 | 5956 RACINE DRIVE | 04/21/21 | \$389,900 | WD | 03-ARM'S LENGTH | \$389,900 | \$158,900 | 40.75 | \$372,640 | \$45,307 | \$344,593 | \$420,196 | 0.820 | 2,368 | \$145.52 | 12407 | 4.1589 | TWO STORY | | \$39,487 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 98 | |
| 12-8901-0195-00-3 | 6090 BLACKHAWK | 10/20/21 | \$511,000 | WD | 03-ARM'S LENGTH | \$511,000 | \$216,000 | 42.27 | \$507,210 | \$50,922 | \$460,078 | \$585,736 | 0.785 | 3,168 | \$145.23 | 12407 | 0.6983 | TWO STORY | | \$45,102 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 97 | |
| 12-8901-0222-00-1 | 6155 COMISKEY ROAD | 08/19/21 | \$470,000 | WD | 03-ARM'S LENGTH | \$470,000 | \$194,700 | 41.43 | \$448,875 | \$49,042 | \$420,958 | \$513,264 | 0.820 | 2,191 | \$192.13 | 12407 | 4.1671 | TWO STORY | | \$43,402 | No | / / | | 12407.WYNDSTONE SUBDIVISION | 401 | 93 | |
| Totals: | | | | | | \$11,421,539 | \$5,115,700 | 44.79 | \$11,461,629 | \$9,990,819 | \$12,876,648 | \$155.67 | 0.776 | 0.06715 | 4.9706 | 6.384898498 | | | | | | | | | | | |
| | | | | | | Sale. Ratio => | 44.79 | E.C.F. => | 0.776 | Std. Deviation=> | 0.06715 | Ave. Variance=> | 4.9706 | Coefficient of Var=> | 6.384898498 | | | | | | | | | | | | |
| | | | | | | Std. Dev. => | 4.21 | Ave. E.C.F. => | 0.778 | | | | | | | | | | | | | | | | | | |

ECF ANALYSIS
12409 45404 - DUPLEX HOMES DUPLEX HOMES VILLAGE

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/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. |
|-------------------|----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|---------------|--------------------|-------------|--------------------|--------------------------|--------------|------------|----------------|----------------------------|-------------------|--------------------------------|--------------------|------------|--------------|------------|-----------------------|-----------------------------|----------------|----------------|
| 12-0011-0006-02-9 | 1507 FRUITWOOD | 12/29/20 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$77,300 | 35.95 | \$238,750 | \$33,480 | \$181,520 | \$239,242 | 0.759 | 1,972 | \$92.05 | 12409 | 9.0559 | DUPLEX | | \$30,000 | No | // | | 12409.DUPLEX HOMES TOWNSHIP | 401 | 65 |
| 12-0014-0020-02-6 | 1330 W GLENLORD | 11/20/20 | \$234,000 | WD | 03-ARM'S LENGTH | \$234,000 | \$93,100 | 39.79 | \$265,294 | \$26,871 | \$207,129 | \$277,882 | 0.745 | 3,208 | \$64.57 | 12409 | 10.3904 | DUPLEX | | \$23,331 | No | // | | 12409.DUPLEX HOMES TOWNSHIP | 401 | 65 |
| 12-0014-0020-02-6 | 1330 W GLENLORD | 11/29/21 | \$275,000 | WD | 03-ARM'S LENGTH | \$275,000 | \$104,100 | 37.85 | \$265,294 | \$26,871 | \$248,129 | \$277,882 | 0.893 | 3,208 | \$77.35 | 12409 | 4.3641 | DUPLEX | | \$23,331 | No | // | | 12409.DUPLEX HOMES TOWNSHIP | 401 | 65 |
| 12-0015-0044-06-3 | 2202 JEFFREY | 02/27/21 | \$199,000 | QC | 03-ARM'S LENGTH | \$199,000 | \$68,300 | 34.32 | \$186,000 | \$34,045 | \$164,955 | \$177,104 | 0.931 | 1,860 | \$88.69 | 12409 | 8.2116 | DUPLEX | | \$30,000 | No | // | | 12409.DUPLEX HOMES TOWNSHIP | 401 | 70 |
| 12-0021-0029-27-1 | 3152 BIRCHWOOD | 01/18/22 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$73,600 | 43.29 | \$186,391 | \$32,807 | \$137,193 | \$179,002 | 0.766 | 1,854 | \$74.00 | 12409 | 8.2856 | DUPLEX | | \$29,267 | No | // | | 12409.DUPLEX HOMES TOWNSHIP | 401 | 65 |
| 12-1000-0001-00-1 | 5113 CLEVELAND | 08/25/21 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$87,300 | 45.95 | \$212,166 | \$37,958 | \$152,042 | \$203,040 | 0.749 | 2,200 | \$69.11 | 12409 | 10.0458 | DUPLEX | | \$35,018 | No | // | | 12409.DUPLEX HOMES TOWNSHIP | 401 | 65 |
| 12-2700-0017-01-2 | 4169 MORTON LANE | 07/20/21 | \$242,000 | WD | 03-ARM'S LENGTH | \$242,000 | \$95,200 | 39.34 | \$238,073 | \$41,522 | \$200,478 | \$229,080 | 0.875 | 2,222 | \$90.22 | 12409 | 2.5855 | DUPLEX | | \$38,702 | No | // | | 12409.DUPLEX HOMES TOWNSHIP | 401 | 65 |
| 12-6750-0001-00-9 | 2184 WELCH | 02/09/22 | \$238,000 | WD | 03-ARM'S LENGTH | \$238,000 | \$92,600 | 38.91 | \$249,564 | \$54,011 | \$183,989 | \$227,917 | 0.807 | 1,992 | \$92.36 | 12409 | 4.2025 | DUPLEX | | \$49,087 | No | // | | 12409.DUPLEX HOMES TOWNSHIP | 401 | 70 |
| 12-6750-0011-00-4 | 2223 WELCH | 03/30/21 | \$187,500 | WD | 03-ARM'S LENGTH | \$187,500 | \$66,400 | 35.41 | \$181,841 | \$36,845 | \$150,655 | \$168,993 | 0.891 | 1,978 | \$76.17 | 12409 | 4.2199 | DUPLEX | | \$31,739 | No | // | | 12409.DUPLEX HOMES TOWNSHIP | 401 | 65 |
| 12-6800-0011-00-4 | 2158 CAROL LANE | 12/20/21 | \$235,000 | WD | 03-ARM'S LENGTH | \$235,000 | \$84,600 | 36.00 | \$214,395 | \$36,935 | \$198,065 | \$206,830 | 0.958 | 1,948 | \$101.68 | 12409 | 10.8335 | DUPLEX | | \$31,481 | No | // | | 12409.DUPLEX HOMES TOWNSHIP | 401 | 65 |
| 45-0900-0001-00-7 | 2521 DEMORROW CIRCLE | 07/29/21 | \$227,500 | WD | 03-ARM'S LENGTH | \$227,500 | \$92,100 | 40.48 | \$247,485 | \$34,387 | \$193,113 | \$248,366 | 0.778 | 2,042 | \$94.57 | 45404 | 7.1753 | DUPLEX | | \$29,947 | No | // | | 45404.DUPLEX HOMES VILLAGE | 401 | 70 |
| 45-0900-0008-00-1 | 2540 DEMORROW CIRCLE | 01/19/22 | \$252,000 | WD | 03-ARM'S LENGTH | \$252,000 | \$96,200 | 38.17 | \$224,692 | \$43,520 | \$208,480 | \$211,156 | 0.987 | 1,640 | \$127.12 | 45404 | 13.8039 | DUPLEX | | \$39,080 | No | // | | 45404.DUPLEX HOMES VILLAGE | 401 | 70 |
| 45-6000-0027-00-1 | 5609 W KAREN COURT | 01/17/22 | \$229,500 | WD | 03-ARM'S LENGTH | \$229,500 | \$75,100 | 32.72 | \$220,528 | \$40,072 | \$189,428 | \$210,322 | 0.901 | 1,886 | \$100.44 | 45404 | 5.1371 | DUPLEX | | \$31,192 | No | // | | 45404.DUPLEX HOMES VILLAGE | 401 | 65 |
| Totals: | | | \$2,894,500 | | | \$2,894,500 | \$1,105,900 | | \$2,930,473 | | \$2,415,176 | \$2,856,817 | | | \$88.33 | | 0.3879 | | | | | | | | | |
| | | | | | | | Sale. Ratio => | 38.21 | | | | E.C.F. => | 0.845 | | | Std. Deviation=> | 0.08534028 | | | | | | | | | |
| | | | | | | | Std. Dev. => | 3.63 | | | | Ave. E.C.F. => | 0.849 | | | Ave. Variance=> | 7.5624 | Coefficient of Var=> | 8.904401773 | | | | | | | |

**ECF ANALYSIS
12410 - TOWNSHIP CONDOS**

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | S/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|-------------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|---------------|--------------------|-------------|--------------------|--------------------------|--------------|------------|-----------------|----------------------------|-------------------|--------------------------------|--------------------|------------|--------------|------------|-----------------------|-----------------------|----------------|----------------|
| 12-3210-0009-00-2 | 5522 IVY DRIVE | 03/24/21 | \$172,000 | WD | 03-ARM'S LENGTH | \$172,000 | \$76,100 | 44.24 | \$164,764 | \$75,000 | \$97,000 | \$122,964 | 0.789 | 943 | \$102.86 | 12410 | 6.6449 | RANCH | | \$75,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 70 |
| 12-3210-0009-00-2 | 5522 IVY DRIVE | 08/18/21 | \$173,249 | WD | 03-ARM'S LENGTH | \$173,249 | \$80,500 | 46.46 | \$164,764 | \$75,000 | \$98,249 | \$122,964 | 0.799 | 943 | \$104.19 | 12410 | 7.6606 | RANCH | | \$75,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 70 |
| 12-3210-0013-00-0 | 5514 IVY DRIVE | 05/21/21 | \$217,500 | PTA | 03-ARM'S LENGTH | \$217,500 | \$90,900 | 41.79 | \$184,106 | \$75,000 | \$142,500 | \$149,460 | 0.953 | 943 | \$151.11 | 12410 | 23.1033 | RANCH | | \$75,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 70 |
| 12-3211-0023-00-4 | 1623 HICKORY TRACE | 10/25/21 | \$189,900 | WD | 03-ARM'S LENGTH | \$189,900 | \$88,800 | 46.76 | \$186,694 | \$77,555 | \$112,345 | \$149,505 | 0.751 | 1,082 | \$103.83 | 12410 | 2.9047 | RANCH | | \$75,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 72 |
| 12-3211-0030-00-0 | 1601 HICKORY TRACE | 04/12/21 | \$123,000 | WD | 03-ARM'S LENGTH | \$123,000 | \$55,700 | 45.28 | \$119,713 | \$77,555 | \$45,445 | \$57,751 | 0.787 | 1,032 | \$44.04 | 12410 | 6.4520 | RANCH | | \$75,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 37 |
| 12-3211-0033-00-9 | 1611 HICKORY TRACE | 06/26/20 | \$138,500 | WD | 03-ARM'S LENGTH | \$138,500 | \$72,900 | 52.64 | \$163,319 | \$77,555 | \$60,945 | \$117,485 | 0.519 | 1,032 | \$59.06 | 12410 | 20.3650 | RANCH | | \$75,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 73 |
| 12-3211-0033-00-9 | 1611 HICKORY TRACE | 04/30/21 | \$152,000 | WD | 03-ARM'S LENGTH | \$152,000 | \$77,400 | 50.92 | \$163,319 | \$77,555 | \$74,445 | \$117,485 | 0.634 | 1,032 | \$72.14 | 12410 | 8.8742 | RANCH | | \$75,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 73 |
| 12-3211-0036-00-8 | 1613 HICKORY TRACE | 07/23/20 | \$128,000 | WD | 03-ARM'S LENGTH | \$128,000 | \$52,300 | 40.86 | \$121,881 | \$77,555 | \$50,445 | \$60,721 | 0.831 | 1,146 | \$44.02 | 12410 | 10.8376 | RANCH | | \$75,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 37 |
| 12-4800-0001-00-0 | 3713 BUNGALOW | 07/10/20 | \$295,476 | WD | 03-ARM'S LENGTH | \$295,476 | \$133,500 | 45.18 | \$291,328 | \$50,700 | \$244,776 | \$329,627 | 0.743 | 1,311 | \$186.71 | 12410 | 2.0187 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 95 |
| 12-4800-0012-00-0 | 3809 BUNGALOW | 04/06/20 | \$292,963 | WD | 03-ARM'S LENGTH | \$292,963 | \$151,400 | 51.68 | \$322,302 | \$50,700 | \$242,263 | \$372,058 | 0.651 | 1,270 | \$190.76 | 12410 | 7.1253 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 95 |
| 12-4800-0016-00-0 | 3843 BUNGALOW | 04/01/20 | \$303,346 | WD | 03-ARM'S LENGTH | \$303,346 | \$143,900 | 47.44 | \$324,926 | \$50,760 | \$252,586 | \$375,570 | 0.673 | 1,270 | \$198.89 | 12410 | 4.9857 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 95 |
| 12-4800-0018-00-0 | 3859 BUNGALOW | 09/18/20 | \$294,035 | WD | 03-ARM'S LENGTH | \$294,035 | \$105,200 | 35.78 | \$333,231 | \$50,760 | \$243,275 | \$386,947 | 0.629 | 1,268 | \$191.86 | 12410 | 9.3693 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 96 |
| 12-4800-0019-00-0 | 3869 BUNGALOW | 07/01/20 | \$342,348 | WD | 03-ARM'S LENGTH | \$342,348 | \$93,700 | 27.37 | \$365,356 | \$50,760 | \$291,588 | \$430,953 | 0.677 | 1,573 | \$185.37 | 12410 | 4.5786 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 97 |
| 12-4800-0020-00-0 | 3875 BUNGALOW | 05/06/20 | \$286,234 | WD | 03-ARM'S LENGTH | \$286,234 | \$90,700 | 31.69 | \$318,766 | \$50,760 | \$235,474 | \$367,132 | 0.641 | 1,270 | \$185.41 | 12410 | 8.1009 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 96 |
| 12-4800-0022-00-0 | 3864 BUNGALOW | 12/09/20 | \$322,700 | WD | 03-ARM'S LENGTH | \$322,700 | \$169,900 | 52.65 | \$394,808 | \$118,200 | \$204,500 | \$378,915 | 0.540 | 1,270 | \$161.02 | 12410 | 18.2699 | RANCH | | \$112,500 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 96 |
| 12-4800-0023-00-0 | 3848 BUNGALOW | 07/30/20 | \$401,864 | WD | 03-ARM'S LENGTH | \$401,864 | \$171,100 | 42.58 | \$451,917 | \$118,200 | \$283,664 | \$457,147 | 0.621 | 1,611 | \$176.08 | 12410 | 10.1887 | RANCH | | \$112,500 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 96 |
| 12-4800-0037-00-0 | 4093 BUNGALOW | 09/08/20 | \$298,927 | WD | 03-ARM'S LENGTH | \$298,927 | \$144,600 | 48.37 | \$321,118 | \$50,700 | \$248,227 | \$370,436 | 0.670 | 1,270 | \$195.45 | 12410 | 5.2302 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 95 |
| 12-4800-0038-00-0 | 4087 BUNGALOW | 08/04/20 | \$307,953 | WD | 03-ARM'S LENGTH | \$307,953 | \$173,700 | 56.40 | \$351,134 | \$50,700 | \$257,253 | \$411,553 | 0.625 | 1,592 | \$161.59 | 12410 | 9.7319 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 95 |
| 12-4800-0062-00-0 | 3879 BUNGALOW | 12/15/21 | \$412,076 | WD | 03-ARM'S LENGTH | \$412,076 | \$0 | 0.00 | \$353,843 | \$50,880 | \$361,196 | \$415,018 | 0.870 | 1,636 | \$220.78 | 12410 | 14.7917 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 97 |
| 12-4800-0065-00-0 | 3928 BUNGALOW | 08/02/21 | \$489,602 | WD | 03-ARM'S LENGTH | \$489,602 | \$0 | 0.00 | \$473,459 | \$118,380 | \$371,222 | \$486,410 | 0.763 | 1,594 | \$232.89 | 12410 | 4.0791 | RANCH | | \$112,500 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 98 |
| 12-4800-0066-00-0 | 3934 BUNGALOW | 03/23/22 | \$453,772 | WD | 03-ARM'S LENGTH | \$453,772 | \$0 | 0.00 | \$410,427 | \$118,380 | \$335,392 | \$400,064 | 0.838 | 1,270 | \$264.09 | 12410 | 11.5948 | RANCH | | \$112,500 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 98 |
| 12-4800-0067-00-0 | 3954 BUNGALOW | 07/26/21 | \$400,031 | WD | 03-ARM'S LENGTH | \$400,031 | \$0 | 0.00 | \$380,117 | \$95,880 | \$304,151 | \$389,366 | 0.781 | 1,270 | \$239.49 | 12410 | 5.8747 | RANCH | | \$90,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 98 |
| 12-4800-0070-00-0 | 3978 BUNGALOW | 06/04/21 | \$433,662 | WD | 03-ARM'S LENGTH | \$433,662 | \$0 | 0.00 | \$436,997 | \$95,880 | \$337,782 | \$467,284 | 0.723 | 1,632 | \$206.97 | 12410 | 0.0466 | RANCH | | \$90,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 98 |
| 12-5960-0008-00-8 | 1774 PEACHTREE | 04/20/20 | \$227,500 | WD | 03-ARM'S LENGTH | \$227,500 | \$113,700 | 49.98 | \$243,906 | \$50,700 | \$176,800 | \$264,666 | 0.668 | 1,472 | \$120.11 | 12410 | 5.4385 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 95 |
| 12-5960-0009-00-4 | 1812 PEACHTREE | 09/14/21 | \$255,000 | WD | 03-ARM'S LENGTH | \$255,000 | \$112,600 | 44.16 | \$240,024 | \$50,760 | \$204,240 | \$259,266 | 0.788 | 1,412 | \$144.65 | 12410 | 6.5366 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 96 |
| 12-5960-0010-00-2 | 1814 PEACHTREE | 09/11/20 | \$230,000 | WD | 03-ARM'S LENGTH | \$230,000 | \$87,200 | 37.91 | \$239,118 | \$50,760 | \$179,240 | \$258,025 | 0.695 | 1,412 | \$126.94 | 12410 | 2.7735 | TWO STORY | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 95 |
| 12-5960-0011-00-9 | 1830 PEACHTREE | 09/10/21 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$48,400 | 19.76 | \$247,032 | \$50,880 | \$194,120 | \$268,701 | 0.722 | 1,448 | \$134.06 | 12410 | 0.0040 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 97 |
| 12-5960-0012-00-5 | 1832 PEACHTREE | 09/03/21 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$48,400 | 19.76 | \$247,486 | \$50,880 | \$194,120 | \$269,323 | 0.721 | 1,448 | \$134.06 | 12410 | 0.1628 | RANCH | | \$45,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 97 |
| 12-8787-0002-00-5 | 5521 IVY DRIVE | 01/04/22 | \$247,000 | WD | 03-ARM'S LENGTH | \$247,000 | \$120,700 | 48.87 | \$239,573 | \$69,260 | \$177,740 | \$233,305 | 0.762 | 1,796 | \$98.96 | 12410 | 3.9436 | RANCH | | \$65,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 78 |
| 12-8787-0003-00-1 | 5530 IVY | 07/13/20 | \$248,500 | WD | 03-ARM'S LENGTH | \$248,500 | \$123,800 | 49.82 | \$254,084 | \$69,800 | \$178,700 | \$252,444 | 0.708 | 1,201 | \$148.79 | 12410 | 1.4517 | RANCH | | \$65,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 77 |
| 12-8787-0010-00-8 | 5537 IVY | 09/01/21 | \$280,000 | WD | 03-ARM'S LENGTH | \$280,000 | \$126,600 | 45.21 | \$253,291 | \$70,541 | \$209,459 | \$250,342 | 0.837 | 1,078 | \$194.30 | 12410 | 11.4293 | RANCH | | \$65,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 79 |
| 12-8787-0011-00-4 | 5539 IVY | 04/06/20 | \$228,000 | WD | 03-ARM'S LENGTH | \$228,000 | \$127,400 | 55.88 | \$251,967 | \$69,260 | \$158,740 | \$250,284 | 1.222 | 1,222 | \$129.90 | 12410 | 8.8157 | RANCH | | \$65,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 79 |
| 12-8787-0015-00-0 | 5551 IVY | 12/04/20 | \$269,999 | WD | 03-ARM'S LENGTH | \$269,999 | \$133,900 | 49.59 | \$273,488 | \$69,260 | \$200,739 | \$279,764 | 0.718 | 1,201 | \$167.14 | 12410 | 4.0868 | RANCH | | \$65,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 81 |
| 12-8787-0021-00-0 | 5564 IVY | 10/06/21 | \$279,000 | WD | 03-ARM'S LENGTH | \$279,000 | \$131,600 | 47.17 | \$260,013 | \$69,260 | \$209,740 | \$261,305 | 0.803 | 1,201 | \$174.64 | 12410 | 8.0265 | RANCH | | \$65,000 | No | / / | | 12410.TOWNSHIP CONDOS | 401 | 82 |
| Totals: | | | \$9,384,137 | | | \$9,384,137 | \$3,146,600 | | \$9,548,271 | | \$6,978,361 | \$9,784,240 | | | \$154.48 | | 0.9173 | | | | | | | | | |
| | | | | | | | Sale. Ratio => | 33.53 | | | | E.C.F. => | 0.713 | | | Std. Deviation=> | 0.09352391 | | | | | | | | | |
| | | | | | | | Std. Dev. => | 18.02 | | | | Ave. E.C.F. => | 0.722 | | | Ave. Variance=> | 7.4087 | Coefficient of Var=> | 10.25577491 | | | | | | | |

ECF ANALYSIS
12411 - TOWNSHIP RENTAL CONDOS

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. | | |
|-------------------|----------------|-----------|------------------|--------|-----------------|------------------|----------------|----------------|------------------|-------------|------------------|------------------|--------|----------------|----------------|----------|------------------|------------------|-------------------|------------|--------------|----------------------|-----------------------|------------------------------|----------------|----------------|--|--|
| 12-3200-0001-00-4 | 3925 REINHARDT | 10/08/21 | \$115,000 | WD | 03-ARM'S LENGTH | \$115,000 | \$38,800 | 33.74 | \$94,614 | \$39,440 | \$75,560 | \$90,896 | 0.831 | 953 | \$79.29 | 12411 | 23.0095 | RANCH | | \$35,000 | No | / / | | 12411.TOWNSHIP RENTAL CONDOS | 401 | 65 | | |
| 12-5820-0004-00-7 | 2923 PAGODA | 12/02/20 | \$103,000 | WD | 03-ARM'S LENGTH | \$103,000 | \$41,900 | 40.68 | \$100,171 | \$35,000 | \$68,000 | \$107,366 | 0.633 | 1,088 | \$62.50 | 12411 | 3.2166 | TWO STORY | | \$35,000 | No | / / | | 12411.TOWNSHIP RENTAL CONDOS | 401 | 70 | | |
| 12-5820-0011-00-3 | 2997 PAGODA | 01/05/22 | \$68,000 | WD | 03-ARM'S LENGTH | \$68,000 | \$39,000 | 57.35 | \$94,102 | \$35,000 | \$33,000 | \$97,367 | 0.339 | 1,088 | \$30.33 | 12411 | 26.2261 | TWO STORY | | \$35,000 | No | / / | | 12411.TOWNSHIP RENTAL CONDOS | 401 | 65 | | |
| Totals: | | | \$286,000 | | | \$119,700 | | | \$288,887 | | \$176,560 | \$295,629 | | | \$57.37 | | 0.3949 | | | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | 41.85 | | | | | E.C.F. => | 0.597 | | | Std. Deviation=> | 0.24774868 | | | | | | | | | |
| | | | | | | | | Std. Dev. => | 12.14 | | | | | Ave. E.C.F. => | 0.601 | | | Ave. Variance=> | 17.4840 | | | Coefficient of Var=> | 29.0827207 | | | | | |

**ECF ANALYSIS
12423 - LAKE INFLUENCE HOMES**

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man.-\$ | E.C.F. | Floor Area | \$/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. | |
|-------------------|-----------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|-------------|--------------------|--------------------|--------------------------|--------------|-----------|-----------------|----------------------------|-------------------|--------------------------------|-------------------|--------------|------------|-----------------------|----------------------------|----------------|----------------|--|
| 12-0009-0005-01-2 | 2853 W GLENLORD | 12/30/20 | \$363,000 | WD | 03-ARM'S LENGTH | \$363,000 | \$160,600 | 44.24 | \$372,008 | \$93,324 | \$269,676 | \$331,767 | 0.813 | 2,510 | \$107.44 | 12423 | 3.3211 | RANCH | | \$81,781 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 75 | |
| 12-0009-0030-01-7 | 2865 W GLENLORD | 06/21/21 | \$430,000 | WD | 03-ARM'S LENGTH | \$430,000 | \$118,900 | 27.65 | \$377,802 | \$82,131 | \$347,869 | \$351,989 | 0.988 | 2,398 | \$145.07 | 12423 | 14.2235 | 1 1/2 STORY | | \$81,781 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 75 | |
| 12-0016-0001-06-1 | 2928 W GLENLORD | 10/02/20 | \$379,000 | WD | 03-ARM'S LENGTH | \$379,000 | \$195,100 | 51.48 | \$432,168 | \$78,586 | \$300,414 | \$420,931 | 0.714 | 2,005 | \$149.83 | 12423 | 13.2370 | TWO STORY | | \$76,206 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 80 | |
| 12-0020-0001-18-2 | 4990 NOTRE DAME | 04/17/20 | \$461,900 | WD | 03-ARM'S LENGTH | \$461,900 | \$222,900 | 48.26 | \$496,964 | \$90,552 | \$371,348 | \$483,824 | 0.768 | 2,655 | \$139.87 | 12423 | 7.8532 | TWO STORY | | \$86,112 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 71 | |
| 12-0020-0001-39-0 | 4950 NOTRE DAME | 01/07/22 | \$895,000 | OTH | 03-ARM'S LENGTH | \$895,000 | \$257,200 | 28.74 | \$830,362 | \$109,211 | \$785,789 | \$858,513 | 0.915 | 3,376 | \$232.76 | 12423 | 6.9231 | TWO STORY | | \$106,621 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 85 | |
| 12-0021-0029-06-9 | 5081 NOTRE DAME | 12/09/21 | \$131,500 | WD | 03-ARM'S LENGTH | \$131,500 | \$47,800 | 36.35 | \$112,930 | \$38,799 | \$92,701 | \$88,251 | 1.050 | 928 | \$99.89 | 12423 | 20.4363 | RANCH | | \$38,543 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 65 | |
| 12-0021-0040-00-3 | 4937 MICHIGAN | 03/10/21 | \$140,000 | WD | 03-ARM'S LENGTH | \$140,000 | \$49,700 | 35.50 | \$120,966 | \$46,483 | \$93,517 | \$88,670 | 1.055 | 868 | \$107.74 | 12423 | 20.8601 | RANCH | | \$46,483 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 65 | |
| 12-4640-0003-01-5 | 4750 LAKEWOOD | 10/16/20 | \$475,000 | WD | 03-ARM'S LENGTH | \$475,000 | \$280,400 | 59.03 | \$616,559 | \$107,995 | \$367,005 | \$605,433 | 0.606 | 2,529 | \$145.12 | 12423 | 23.9873 | 1 1/2 STORY | | \$105,090 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 83 | |
| 12-4640-0008-03-3 | 4854 LAKEWOOD | 10/02/20 | \$361,000 | WD | 03-ARM'S LENGTH | \$361,000 | \$156,200 | 43.27 | \$379,244 | \$125,777 | \$235,223 | \$301,746 | 0.780 | 2,336 | \$100.69 | 12423 | 6.6520 | TWO STORY | | \$123,957 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 75 | |
| 12-4640-0012-02-2 | 4862 MICHIGAN | 07/28/20 | \$222,500 | WD | 03-ARM'S LENGTH | \$222,500 | \$107,200 | 48.18 | \$247,674 | \$86,130 | \$136,370 | \$192,314 | 0.709 | 2,328 | \$58.58 | 12423 | 13.6959 | RANCH | | \$81,690 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 65 | |
| 12-4640-0014-00-9 | 4818 MICHIGAN | 11/10/20 | \$430,000 | WD | 03-ARM'S LENGTH | \$430,000 | \$204,900 | 47.65 | \$467,443 | \$147,265 | \$282,735 | \$381,164 | 0.742 | 2,422 | \$116.74 | 12423 | 10.4292 | TWO STORY | | \$141,941 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 75 | |
| 12-4640-0016-01-0 | 4775 LAKEWOOD | 02/25/21 | \$530,000 | WD | 03-ARM'S LENGTH | \$530,000 | \$211,500 | 39.91 | \$542,152 | \$107,686 | \$422,314 | \$517,221 | 0.817 | 1,863 | \$226.68 | 12423 | 2.9554 | RANCH | | \$103,366 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 85 | |
| 12-4640-0024-00-4 | 4795 MICHIGAN | 07/20/21 | \$320,000 | WD | 03-ARM'S LENGTH | \$320,000 | \$129,500 | 40.47 | \$285,439 | \$149,897 | \$170,103 | \$161,360 | 1.054 | 1,585 | \$107.32 | 12423 | 20.8127 | RANCH | | \$145,200 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 65 | |
| 12-4940-0064-00-5 | 4770 BERRIEN | 03/18/21 | \$402,000 | PTA | 03-ARM'S LENGTH | \$402,000 | \$132,500 | 32.96 | \$346,766 | \$100,994 | \$301,006 | \$292,586 | 1.029 | 2,024 | \$148.72 | 12423 | 18.2720 | 1 1/2 STORY | | \$98,859 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 75 | |
| 12-5600-0002-00-7 | 3325 NOTRE DAME | 08/11/21 | \$510,000 | WD | 03-ARM'S LENGTH | \$510,000 | \$170,600 | 33.45 | \$443,093 | \$84,920 | \$425,080 | \$426,396 | 0.997 | 2,340 | \$181.66 | 12423 | 15.0854 | RANCH | | \$63,357 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 80 | |
| 12-5600-0003-00-3 | 3351 NOTRE DAME | 09/29/20 | \$317,500 | PTA | 03-ARM'S LENGTH | \$317,500 | \$196,100 | 61.76 | \$372,147 | \$70,612 | \$246,888 | \$358,970 | 0.688 | 2,331 | \$105.92 | 12423 | 15.8292 | TWO STORY | | \$68,057 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 73 | |
| 12-5600-0005-01-4 | 3395 NOTRE DAME | 04/20/20 | \$330,000 | WD | 03-ARM'S LENGTH | \$330,000 | \$188,800 | 57.21 | \$394,554 | \$94,085 | \$235,915 | \$357,701 | 0.660 | 2,800 | \$84.26 | 12423 | 18.6528 | TWO STORY | | \$91,530 | No | / / | | 12423.LAKE INFLUENCE HOMES | 401 | 73 | |
| Totals: | | | \$6,698,400 | | | \$6,698,400 | \$2,829,900 | | \$6,838,271 | | \$5,083,953 | \$6,218,838 | | | | \$132.84 | | | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | 42.25 | | | | E.C.F. => | 0.818 | | | Std. Deviation=> | 0.15549844 | | | | | | | | | |
| | | | | | | | | Std. Dev. => | 10.33 | | | | Ave. E.C.F. => | 0.846 | | | Ave. Variance=> | 13.7192 | Coefficient of Var=> | 16.2154099 | | | | | | | |

ECF ANALYSIS
12424 - LAKE INFLUENCE CONDOS

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | S/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. | |
|-------------------|----------------|-----------|------------|--------|-----------------|--------------------------|------------------|---------------|--------------------------|--------------|--------------------|----------------------------|-------------------|--------------------------------|--------------------|----------|------------------|----------------|----------|------------|--------------|------------|-----------------------|-----------------------------|----------------|----------------|--|
| 12-6900-0002-01-0 | 4144 RIDGE | 05/28/21 | \$530,000 | WD | 03-ARM'S LENGTH | \$530,000 | \$228,000 | 43.02 | \$548,525 | \$243,360 | \$286,640 | \$372,152 | 0.770 | 2,704 | \$106.01 | 12424 | 8.4503 | TWO STORY | | \$243,360 | No | / / | | 12424.LAKE INFLUENCE CONDOS | 401 | 67 | |
| 12-6900-0006-00-7 | 4144 RIDGE | 09/01/21 | \$475,000 | WD | 03-ARM'S LENGTH | \$475,000 | \$156,600 | 32.97 | \$406,257 | \$168,210 | \$306,790 | \$290,301 | 1.057 | 1,869 | \$164.15 | 12424 | 20.2074 | RANCH | | \$168,210 | No | / / | | 12424.LAKE INFLUENCE CONDOS | 401 | 77 | |
| 12-6901-0026-00-6 | 4144 RIDGE | 09/18/20 | \$535,000 | WD | 03-ARM'S LENGTH | \$535,000 | \$248,600 | 46.47 | \$586,853 | \$219,600 | \$315,400 | \$447,870 | 0.704 | 2,440 | \$129.26 | 12424 | 15.0502 | RANCH | | \$219,600 | No | / / | | 12424.LAKE INFLUENCE CONDOS | 401 | 80 | |
| 12-7350-0004-00-8 | 4150 RIDGE | 02/16/21 | \$167,500 | WD | 03-ARM'S LENGTH | \$167,500 | \$76,600 | 45.73 | \$162,729 | \$86,267 | \$81,233 | \$93,246 | 0.871 | 967 | \$84.01 | 12424 | 1.6441 | RANCH | | \$85,000 | No | / / | | 12424.LAKE INFLUENCE CONDOS | 401 | 65 | |
| 12-7350-0007-00-7 | 4150 RIDGE | 02/09/21 | \$116,000 | WD | 03-ARM'S LENGTH | \$116,000 | \$54,600 | 47.07 | \$115,852 | \$60,767 | \$55,233 | \$67,177 | 0.822 | 666 | \$82.93 | 12424 | 3.2522 | RANCH | | \$59,500 | No | / / | | 12424.LAKE INFLUENCE CONDOS | 401 | 65 | |
| 12-7350-0014-00-3 | 4150 RIDGE | 07/19/21 | \$155,000 | WD | 03-ARM'S LENGTH | \$155,000 | \$66,400 | 42.84 | \$153,370 | \$86,675 | \$68,325 | \$81,335 | 0.840 | 963 | \$70.95 | 12424 | 1.4684 | RANCH | | \$85,000 | No | / / | | 12424.LAKE INFLUENCE CONDOS | 401 | 65 | |
| 12-7350-0015-00-0 | 4150 RIDGE | 11/22/21 | \$145,000 | WD | 03-ARM'S LENGTH | \$145,000 | \$64,000 | 44.14 | \$137,766 | \$60,767 | \$84,233 | \$93,901 | 0.897 | 970 | \$86.84 | 12424 | 4.2313 | RANCH | | \$59,500 | No | / / | | 12424.LAKE INFLUENCE CONDOS | 401 | 65 | |
| 12-7350-0022-00-6 | 4150 RIDGE | 10/12/20 | \$159,000 | WD | 03-ARM'S LENGTH | \$159,000 | \$73,400 | 46.16 | \$154,342 | \$86,267 | \$72,733 | \$83,018 | 0.876 | 963 | \$75.53 | 12424 | 2.1383 | RANCH | | \$85,000 | No | / / | | 12424.LAKE INFLUENCE CONDOS | 401 | 65 | |
| Totals: | | | | | | \$2,282,500 | \$968,200 | | \$2,265,694 | | \$1,270,587 | \$1,529,001 | | | \$99.96 | | 2.3733 | | | | | | | | | | |
| | | | | | | Sale. Ratio => | 42.42 | | E.C.F. => | 0.831 | | Std. Deviation=> | 0.10310655 | | | | | | | | | | | | | | |
| | | | | | | Std. Dev. => | 4.56 | | Ave. E.C.F. => | 0.855 | | Ave. Variance=> | 7.0553 | Coefficient of Var=> | 8.254443859 | | | | | | | | | | | | |

**ECF ANALYSIS
45451 - VILLAGE CONDOS**

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. | | | | | |
|-------------------|----------------|-----------|------------|--------|-----------------|------------------|------------------|---------------|------------------|-------------|------------------|------------------|--------|------------|-----------------|----------|------------------|----------------|----------|------------|----------------|------------|-----------------------|---------------------------|----------------|----------------|--|----------------------|--|-------------|--|
| 45-8303-0003-00-0 | 3005 VILLAGE | 04/26/21 | \$299,000 | WD | 03-ARM'S LENGTH | \$299,000 | \$120,500 | 40.30 | \$295,655 | \$54,860 | \$244,140 | \$249,012 | 0.980 | 1,406 | \$173.64 | 45451 | 3.7251 | RANCH | | \$50,000 | No | / / | | 45451.CONDO HOMES VILLAGE | 401 | 82 | | | | | |
| 45-8303-0012-00-9 | 3026 VILLAGE | 08/20/19 | \$279,900 | WD | 03-ARM'S LENGTH | \$279,900 | \$105,500 | 37.69 | \$297,807 | \$56,071 | \$223,829 | \$249,986 | 0.895 | 1,615 | \$138.59 | 45451 | 4.7815 | RANCH | | \$50,000 | No | / / | | 45451.CONDO HOMES VILLAGE | 401 | 82 | | | | | |
| 45-8303-0013-00-5 | 3029 VILLAGE | 08/03/21 | \$287,000 | WD | 03-ARM'S LENGTH | \$287,000 | \$123,400 | 43.00 | \$290,215 | \$55,640 | \$231,360 | \$242,580 | 0.954 | 1,505 | \$153.73 | 45451 | 1.0564 | RANCH | | \$50,000 | No | / / | | 45451.CONDO HOMES VILLAGE | 401 | 93 | | | | | |
| Totals: | | | | | | \$865,900 | \$349,400 | | \$883,677 | | \$699,329 | \$741,578 | | | \$155.32 | | 0.0154 | | | | | | | | | | | | | | |
| | | | | | | | | | Sale. Ratio => | 40.35 | | | | | | | | | | | E.C.F. => | 0.943 | | Std. Deviation=> | | 0.04350543 | | | | | |
| | | | | | | | | | Std. Dev. => | 2.65 | | | | | | | | | | | Ave. E.C.F. => | 0.943 | | Ave. Variance=> | | 3.1876 | | Coefficient of Var=> | | 3.379668447 | |