

City of Fenton
2023 Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-36-506-103	309 E ELIZABETH ST	7/31/2020	145000	145000	54200	37.37931	138781	39794	105206	73487.00781	1.43163	860	122.3325581	1ORIG	5.127406229	1 STORY	39794	GRP 5 - WDS STHEAST, RIGGS, WAKEM,	401	54	
53-36-506-137	611 S LEROY ST	3/2/2022	335000	335000	101700	30.35821	286676	43371	291629	180627.3125	1.61453	2072	140.7475869	1ORIG	23.41811986	2 STORY	43371	GRP 5 - WDS STHEAST, RIGGS, WAKEM,	401	56	
53-36-506-139	406 S PINE ST	6/19/2020	300000	300000	101500	33.83333	318533	42363	257637	205025.9844	1.25661	1807	142.5771998	1ORIG	12.37465732	1.75 STORY	42363	GRP 5 - WDS STHEAST, RIGGS, WAKEM,	401	62	
53-36-506-139	406 S PINE ST	7/26/2021	344000	344000	127900	37.18023	318533	42363	301637	205025.9844	1.47121	1807	166.9269507	1ORIG	9.086037103	1.75 STORY	42363	GRP 5 - WDS STHEAST, RIGGS, WAKEM,	401	62	
53-36-506-144	408 S PINE ST	7/6/2020	215000	215000	99600	46.32558	253631	36000	179000	161567.1875	1.1079	1511	118.464593	1ORIG	27.24549247	1.75 STORY	36000	GRP 5 - WDS STHEAST, RIGGS, WAKEM,	401	65	
53-36-506-175	201 E SOUTH HOLLY R	6/18/2021	200000	200000	84800	42.4	212796	47317	152683	122850.0391	1.24284	2000	76.3415	1ORIG	13.75126805	1.75 STORY	46856	GRP 5 - WDS STHEAST, RIGGS, WAKEM,	401	54	
53-36-506-176	106 E ROCKWELL ST	8/3/2021	325000	325000	105400	32.43077	264182	50013	274987	158997.0313	1.72951	1986	138.4627392	1ORIG	34.91571316	2 STORY	36000	GRP 5 - WDS STHEAST, RIGGS, WAKEM,	401	59	
53-36-506-177	104 E ROCKWELL ST	11/2/2020	237000	237000	102900	43.41772	263743	36334	200666	168826.2813	1.18859	1908	105.1708595	1ORIG	19.17585851	2 STORY	36334	GRP 5 - WDS STHEAST, RIGGS, WAKEM,	401	59	
Totals:			2101000	2101000	778000		2056875		1763445	1276406.828			126.3779984		0.121655292						
					Sale. Ratio =>	37.02999						E.C.F. =>	1.38157	Std. Deviation=>		0.21806					
					Std. Dev. =>	5.679559						Ave. E.C.F. =>	1.38035	Ave. Variance=>		18.1368	Coefficient of Var=>		13.1392601		

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022	2022	1.347
	2023	1.382

1ORIG Original Plat

REMOVED 53-36-506-148 AS HIGH OUTLIER WITH 2.5 ECF, 53-36-506-102 WITH 1.946 ECF & 53-36-506-185 WITH 1.776 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale	Asd. when Sold	Cur. Asd/Adj. Sale	Land + Appraisal	Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-23-300-044	2402 S LONG LAKE RD	10/18/2021	215000	215000	68700	31.9534884	191272	31202	183798	156013.6406	1.1781	2069	88.83421943	23SEC	0	1 STORY	31202	SEC 25 NORTHWEST	401	62	
Totals:			215000	215000	68700	31.9534884	191272		183798	156013.6406			88.83421943		0						
					Sale. Ratio =>	31.9534884			E.C.F. =>	1.1781	Std. Deviation=>		#DIV/0!								
					Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.1781	Ave. Variance=>		0	Coefficient of Var=>		0					

RESIDENTIAL ECF ANALYSIS

	2022	1.026
4/1/22 - 3/31/2022	2023	1.178

23SEC Section 23

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
Totals:				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				Sale. Ratio =>		0	E.C.F. =>		0	Std. Deviation=>		#DIV/0!											
				Std. Dev. =>		#DIV/0!	Ave. E.C.F. =>		#DIV/0!	Ave. Variance=>		0 Coefficient of Var=>											

RESIDENTIAL ECF ANALYSIS

2021 1.347

2022 1.047 ***only 1 sale -lower ECF, market increasing, adjust from 2021 ECF Value

4/1/2020 - 3/31/2022

2023 ***no sales

24SEC Section 24

1.178

***SET SAME AS SECTION 23, GROUP 1 ECF ISA VERY HIGH JUMP THAT CANNOT BE JUSTIFIED IN THESE TWO NEIGHBORHOODS

Parcel Number	Street Address	Sale Date	Adj. Sale Price \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
53-25-100-011	205 WASS ST	4/9/2021	150000	150000	49300	32.866667	113443	33661	116339	76200.57031	1.52675	768	151.4830729	25NW	45.76506571	1 STORY	33661	GRP 13 - NELS & BRID 2ND, W	401	62	
53-25-100-012	207 WASS ST	5/5/2020	157500	157500	68800	43.68254	175169	55842	101658	113970.3906	0.89197	1320	77.01363636	25NW	17.7127932	1 STORY	55842	GRP 13 - NELS & BRID 2ND, W	401	56	
53-25-100-037	1111 ALBERT DR	11/13/2020	201500	201500	66600	33.052109	199640	50229	151271	142703.9219	1.06003	2064	73.29021318	25NW	0.90625102	BI LEVEL	50229	GRP 13 - NELS & BRID 2ND, W	401	64	
53-25-100-042	1102 MCCORMICK DF	8/5/2020	110000	110000	43900	39.909091	118761	35681	74319	79350.52344	0.93659	768	96.76953125	25NW	13.25052711	1 STORY	35681	GRP 13 - NELS & BRID 2ND, W	401	64	
53-25-100-051	419 WASS ST	9/10/2020	156000	156000	68100	43.653846	183847	55421	100579	122660.9375	0.81998	1232	81.6387987	25NW	24.91206492	1 STORY	52847	GRP 13 - NELS & BRID 2ND, W	401	63	
53-25-100-083	105 WASS ST	10/29/2021	145000	145000	49900	34.413793	132950	37561	107439	91106.96875	1.17926	1296	82.90046296	25NW	11.01657054	1.25 STORY	37561	GRP 13 - NELS & BRID 2ND, W	401	56	
Totals:			920000	920000	346600		923810		651605	625993.3125			93.8492859		2.81827704						
				Sale. Ratio =>	37.673913					E.C.F. =>	1.04091	Std. Deviation=>		0.25794							
				Std. Dev. =>	5.1296355					Ave. E.C.F. =>	1.0691	Ave. Variance=>		18.9272	Coefficient of Var=>		17.7039332				

RESIDENTIAL ECF ANALYSIS

2022 1.047

2023 1.041

4/1/2020 - 3/31/2022

25NW Sec 25 Northwest

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-25-100-046	1443 DAUNER RD	8/20/2021	475000	475000	133100	28.0210526	486382	72249	402751	414962.938	0.9706	4288	93.92513993	25SEC	5.164316955	1 STORY	72249	RM&B - SEC 25,26,35,36, 34	401	66	
53-25-100-058	1257 DAUNER RD	10/14/2021	160000	160000	85200	53.25	194861	47913	112087	147242.484	0.7612	1512	74.13161376	25SEC	15.76869558	1 STORY	47913	RM&B - SEC 25,26,35,36, 34	401	65	
53-25-100-081	1275 DAUNER RD	7/16/2021	200000	200000	82800	41.4	189636	57835	142165	132065.125	1.0765	1104	128.7726449	25SEC	15.75486264	1 STORY	55072	RM&B - SEC 25,26,35,36, 34	401	66	
53-25-603-002	1192 N LEMEN ST	12/31/2020	259900	259900	106400	40.9388226	299772	30000	229900	270312.625	0.8505	1879	122.3523151	25SEC	6.843113027	1.75 STORY	30000	DAUNER PARK CONDO 30	401	91	
53-25-605-003	445 EDGEWOOD PASS	6/23/2020	240000	240000	115300	48.0416667	289770	27466	212534	262829.656	0.8086	1758	120.8953356	25SEC	11.02900278	2 STORY	25000	LEXINGTON OAKS SITE CONDOS 25	401	96	
53-25-605-004	465 EDGEWOOD PASS	3/16/2021	266900	266900	108900	40.8017984	275338	25000	241900	250839.672	0.9644	1872	129.2200855	25SEC	4.543316591	2 STORY	25000	LEXINGTON OAKS SITE CONDOS 25	401	97	
53-25-605-036	705 CASCADE AVE	4/13/2020	239900	239900	112000	46.6861192	281181	25000	214900	256694.391	0.8372	1782	120.5948373	25SEC	8.174554813	2 STORY	25000	LEXINGTON OAKS SITE CONDOS 25	401	96	
53-25-605-040	510 CASCADE AVE	6/26/2020	260000	260000	116300	44.7307692	294614	28360	231640	266787.563	0.8683	1924	120.3950104	25SEC	5.067147897	2 STORY	25000	LEXINGTON OAKS SITE CONDOS 25	401	97	
53-25-605-050	1055 N LEMEN ST	7/28/2021	329900	329900	126200	38.2540164	293540	25000	304900	269078.156	1.1331	1776	171.6779279	25SEC	21.42001791	2 STORY	25000	LEXINGTON OAKS SITE CONDOS 25	401	98	
Totals:			2431600	2431600	986200		2605094		2092777	2270812.61			120.2183234		0.267043539						
					Sale. Ratio =>	40.5576575						E.C.F. =>	0.9216	Std. Deviation=>		0.1257					
					Std. Dev. =>	7.09714964						Ave. E.C.F. =>	0.9189	Ave. Variance=>		10.4183	Coefficient of Var=>		11.337491		

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022 2022 0.998
2023 0.922

25SEC Section 25

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Asd/Adj. Sale	Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-26-300-005	2405 NORTH RD	7/9/2020	163900	163900	63400	38.6821232	170252	40502	123398	96325.16406	1.28106	1130	109.2017699	265EC		0 1 STORY	40502 RM&B - SEC 25,26,35,36, 34		401	54
		Totals:	163900	163900	63400	38.6821232	170252		123398	96325.16406	1.28106		109.2017699			0				
					Sale. Ratio =>	38.6821232				E.C.F. =>	1.28106		Std. Deviation=>	#DIV/0!						
					Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.28106		Ave. Variance=>	0	Coefficient of Var=>	0				

RESIDENTIAL ECF ANALYSIS

	2022	1.347
4/1/2020 - 3/31/2022	2023	1.281

265EC Section 26

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Property Land Table Class	Building Depr.	
Totals:			0	0	0		0	0	0	0		0		0		0			
					Sale. Ratio =>		0				E.C.F. =>	0	Std. Deviation=>		#DIV/0!				
					Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>		0	Coefficient of Var=>	0			

RESIDENTIAL ECF ANALYSIS

2021 0.767
 2022 0.717, 0.820 & 0.727 **No sales - kept same as previous year-Age % different ecf's
 2023 ** No sales

4/1/2020 - 3/31/2022

27SEC Section 27

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-34-300-009	16485 JENNINGS RD	9/1/2020	183750	183750	55300	30.095238	182408	23602	160148	128276.25	1.2485	1120	142.9892857	345EC	4.955659731	1 STORY	23602	RM&B - SEC 25,26,35,36, 34	401	67	
53-34-300-020	3474 W SHIAWASSEE AV	3/17/2022	225000	225000	94900	42.177778	211606	60278	164722	122235.8672	1.3476	1560	105.5910256	345EC	4.955659731	1 STORY	60278	RM&B - SEC 25,26,35,36, 34	401	54	
Totals:			408750	408750	150200		394014		324870	250512.1172			124.2901557		0.119491553						
					Sale. Ratio =>	36.746177						E.C.F. =>	1.2968	Std. Deviation=>		0.070084					
					Std. Dev. =>	8.5436457						Ave. E.C.F. =>	1.298	Ave. Variance=>		4.95566	Coefficient of Var=>		3.8178655		

RESIDENTIAL ECF ANALYSIS

	2022	1.238
4/1/2020 -3/31/2022	2023	1.297

34SEC Section 34

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-35-300-025	2381 W SHIAWASSEE AVE	8/17/2021	215000	215000	92200	42.883721	224847	42060	172940	134204.8438	1.28863	1638	105.5799756	35SEC	1.72661891	TRI/QUAD	41645 RM&B - SEC 25,26,35,36, 34	401	61	
53-35-300-028	828 ALPINE TRL	4/10/2020	210000	210000	88900	42.333333	225113	34354	175646	140058	1.25409	1612	108.9615385	35SEC	1.72661891	TRI/QUAD	34354 RM&B - SEC 25,26,35,36, 34	401	64	
Totals:			425000	425000	181100		449960		348586	274262.8438			107.270757		0.036848485					
			Sale. Ratio =>			42.611765	E.C.F. =>			1.27099	Std. Deviation=>			0.024418						
			Std. Dev. =>			0.3891828	Ave. E.C.F. =>			1.27136	Ave. Variance=>			1.726619	Coefficient of Var=>		1.35809			

RESIDENTIAL ECF ANALYSIS

	2022	1.362
4/1/2020 - 3/31/2022	2023	1.271

35SEC Section 35

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-36-400-027	1051 SWAN LN	10/1/2021	265000	265000	103700	39.1320755	213150	54441	210559	128197.8984	1.6425	1134	185.6781305	36SEC	0	1 STORY	50241	RM&B - SEC 25,26,35,36, 34	401	57
Totals:			265000	265000	103700	39.1320755	213150		210559	128197.8984			185.6781305			0				
				Sale. Ratio =>		39.1320755		E.C.F. =>		1.6425		Std. Deviation=>		#DIV/0!						
				Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		1.6425		Ave. Variance=>		0		Coefficient of Var=>		0		

RESIDENTIAL ECF ANALYSIS

	2022	1.238
4/1/2020 - 3/31/2022	2023	1.642

36SEC Section 36

1.264

*****USED GROUP #2 ECF DUE TO LOW NUMBER OF SALES**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-35-526-003	115 N ADELAIDE ST	10/15/2020	185000	185000	89400	48.324324	222284	49097	135903	140005.6563	0.9707	1887	72.02066773	ADAMS	25.51856103	2 STORY	46341	GRP 9 - ADAMS ADDN	401	54	
53-35-526-008	322 W CAROLINE ST	9/29/2021	145000	145000	51500	35.517241	126138	34693	110307	73924.82031	1.4922	822	134.1934307	ADAMS	26.62689669	1 STORY	34693	GRP 9 - ADAMS ADDN	401	59	
53-35-526-033	337 W CAROLINE ST	10/1/2021	280000	280000	107000	38.214286	309754	64264	215736	198455.9375	1.0871	1792	120.3883929	ADAMS	13.8809567	1.75 STORY	64264	GRP 9 - ADAMS ADDN	401	71	
53-35-526-039	306 W CAROLINE ST	6/24/2021	171000	171000	43600	25.497076	158847	29926	141074	104220.6953	1.3536	801	176.1223471	ADAMS	12.77262105	1.50 STORY	29926	GRP 9 - ADAMS ADDN	401	81	
Totals:			781000	781000	291500		817023		603020	516607.1094											
					Sale. Ratio =>	37.323944						E.C.F. =>	1.1673	Std. Deviation=>		0.23917					
					Std. Dev. =>	9.384041						Ave. E.C.F. =>	1.2259	Ave. Variance=>		19.6998	Coefficient of Var=>		16.069864		

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.237
2023 1.167

ADAMS - Adams Addition

***Removed high outlier 53-35-526-036 with 1.7 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land		Property Building			
																	Value	Land Table	Class	Depr.		
53-25-676-013	500 ANDOVER WOODS DR	9/15/2021	255000	255000	93100	36.50980392	223642	51000	204000	173859.0156	1.1734	1605	127.1028037	ANDWD	19.30346301	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	92		
53-25-676-030	880 ANDOVER WOODS DR	10/6/2020	225000	225000	93400	41.51111111	246888	51000	174000	197268.875	0.882	1360	127.9411765	ANDWD	9.828501346	1 STORY	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-035	939 ANDOVER WOODS DR	11/30/2021	277000	277000	105300	38.01444043	254627	51000	226000	205062.4375	1.1021	1399	161.54396	ANDWD	12.17734658	1 STORY	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-037	899 ANDOVER WOODS DR	11/9/2021	276000	276000	118600	42.97101449	288396	51000	225000	239069.4844	0.9411	1366	164.7144949	ANDWD	3.918091322	1 STORY	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-038	879 ANDOVER WOODS DR	6/5/2020	235000	235000	107700	45.82978723	281169	51000	184000	231791.5469	0.7938	1387	132.6604182	ANDWD	18.65131911	1 STORY	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-052	469 ANDOVER WOODS CT	3/23/2022	270000	270000	96500	35.74074074	232099	51000	219000	182375.625	1.2008	1605	136.4485981	ANDWD	22.04884785	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	92		
53-25-676-055	439 ANDOVER WOODS CT	3/22/2022	260000	260000	96200	37	231570	51000	209000	181842.9063	1.1493	1740	120.1149425	ANDWD	16.90138197	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-057	399 ANDOVER WOODS DR	9/25/2020	210000	210000	85500	40.71428571	225142	51696	158304	174668.6875	0.9063	1704	92.90140845	ANDWD	7.40197625	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-060	339 ANDOVER WOODS DR	10/12/2021	260000	260000	96200	37	231281	58018	201982	174484.3906	1.1576	1605	125.8454829	ANDWD	17.72636329	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	89		
53-25-676-061	319 ANDOVER WOODS DR	7/13/2020	209500	209500	90000	42.95942721	236831	51000	185800	187140.9844	0.847	1704	93.01643192	ANDWD	13.3374847	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	89		
53-25-676-069	1060 PARKVIEW ST	8/3/2020	239900	239900	111300	46.39433097	292347	51000	188900	243048.3438	0.7772	1792	105.4129464	ANDWD	20.31182551	2 STORY	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-085	668 RIDGECREST DR	8/2/2021	245000	245000	104300	42.57142857	252064	51000	194000	202481.375	0.9581	1387	139.8702235	ANDWD	2.221707341	1 STORY	51000	ANDOVER WOODS CONDO 30	401	88		
53-25-676-090	677 RIDGECREST DR	10/15/2021	280000	280000	110500	39.46428571	267583	55518	224482	213559.9219	1.0511	1792	125.2689732	ANDWD	7.08130331	2 STORY	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-091	697 RIDGECREST DR	9/24/2020	225000	225000	95900	42.62222222	249746	51000	174000	200147.0313	0.8694	1387	125.4506128	ANDWD	11.09690036	1 STORY	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-092	717 RIDGECREST DR	11/5/2020	235000	235000	111200	47.31914894	290601	51000	184000	241290.0313	0.7626	1381	133.2367849	ANDWD	21.77621219	1 STORY	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-094	757 RIDGECREST DR	4/9/2021	215000	215000	94000	43.72093023	225896	54898	160102	172203.4219	0.9297	1704	93.95657277	ANDWD	5.06038794	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	88		
53-25-676-100	886 MILLERWAY DR	8/6/2021	239000	239000	93900	39.28870293	225392	60531	178469	166023.1563	1.075	1605	111.1956386	ANDWD	9.463461765	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	86		
53-25-676-125	835 MILLERWAY DR	12/16/2021	253700	253700	92300	36.38155302	221740	52686	201014	170245.7188	1.1807	1704	117.9659624	ANDWD	20.03987762	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	87		
53-25-676-133	724 CARRIAGE HILL DR	7/21/2020	206000	206000	87900	42.66990291	231021	54975	151025	177287.0156	0.8519	1704	88.62969484	ANDWD	12.84626514	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	88		
53-25-676-136	784 CARRIAGE HILL DR	7/30/2020	210000	210000	83500	39.76190476	222494	51561	158439	172137.9688	0.9204	1704	92.9806338	ANDWD	5.991121896	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	88		
53-25-676-137	804 CARRIAGE HILL DR	2/25/2022	290000	290000	116700	40.24137931	283381	53564	236436	231437.0625	1.0216	1952	121.125	ANDWD	4.126966725	2 STORY	51000	ANDOVER WOODS CONDO 30	401	88		
53-25-676-152	713 CARRIAGE HILL DR	5/14/2021	228000	228000	93300	40.92105263	224088	55614	172386	169661.625	1.0161	1605	107.4056075	ANDWD	3.57278097	BI LEVEL	51000	ANDOVER WOODS CONDO 30	401	88		
Totals:			5344100	5344100		2177300		5437998		4183039	4307086.625		120.2176531		0.913070712							
							Sale. Ratio =>	40.74212683				E.C.F. =>	0.9712		Std. Deviation=>	0.139931						
							Std. Dev. =>	3.330409036				Ave. E.C.F. =>	0.9803		Ave. Variance=>	12.04016		Coefficient of Var=>	12.2817463			

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022
 2022 0.993
 2023 0.971
 *** Removed low outlier sale at 53-25-676-052, sold more than once in sales study timeframe and 53-25-676-029

ANDWD - Andover Woods

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
53-25-515-003	907 N LEROY ST	4/2/2021	116000	116000	50700	43.706897	126262	33000	83000	90721.78906	0.9149	864	96.06481481	AP1NL	2.915000045	1 STORY	33000	GRP 13 - NELS & BRID 2ND, WHITE & M	401	63		
53-25-515-018	501 N LEROY ST	7/24/2020	127000	127000	55800	43.937008	125940	32611	94389	90786.96875	1.0397	967	97.61013444	AP1NL	9.564068526	1.25 STORY	32611	GRP 13 - NELS & BRID 2ND, WHITE & M	401	61		
53-25-515-047	874 N LEROY ST	7/31/2020	196999	196999	100100	50.812441	247959	76086	120913	167191.6406	0.7232	1400	86.36642857	AP1NL	22.08349236	2 STORY	76086	GRP 13 - NELS & BRID 2ND, WHITE & M	401	61		
53-25-515-055	890 N LEROY ST	12/6/2021	257500	257500	72500	28.15534	194709	54025	203475	136852.1406	1.4868	1396	145.7557307	AP1NL	54.27886991	2 STORY	51660	GRP 13 - NELS & BRID 2ND, WHITE & M	401	61		
53-25-515-069	881 N LEROY ST	4/20/2020	215000	215000	120000	55.813953	356494	48592	166408	299515.5625	0.5556	3207	51.88899283	AP1NL	38.84444603	2 STORY	46731	GRP 13 - NELS & BRID 2ND, WHITE & M	401	56		
Totals:			912499	912499	399100		1051364		668185	785068.1016			95.53722026		9.291771118							
Sale. Ratio =>						43.737034	E.C.F. =>						0.8511	Std. Deviation=>		0.35506						
Std. Dev. =>						10.439651	Ave. E.C.F. =>						0.944	Ave. Variance=>		25.5372	Coefficient of Var=>		27.0510908			

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

AP1NL - Assessors #1 on N Leroy

2022 1.028
2023 1.025

***USED GROUP 6 ECF FOR WIDER SALE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-35-527-030	209 W SHIAWASSEE AVE	5/13/2021	210000	210000	75300	35.857143	171378	27262	182738	114106.0938	1.6015	1951	93.66376217	APLAT	7.812082137	1.75 STORY	24761	GRP 6 - ASSRS 8, DAV & THMP,	401	45
53-35-527-031	207 W SHIAWASSEE AVE	12/15/2021	349900	349900	127700	36.496142	310410	36717	313183	216700.7188	1.4452	2277	137.5419412	APLAT	7.812082137	2 STORY	36717	GRP 6 - ASSRS 8, DAV & THMP,	401	66
Totals:			559900	559900	203000	481788	495921	330806.8125					115.6028517			2.422796651				
					Sale. Ratio =>	36.256474			E.C.F. =>		1.4991	Std. Deviation=>		0.11048						
					Std. Dev. =>	0.4518405			Ave. E.C.F. =>		1.5234	Ave. Variance=>		7.81208	Coefficient of Var=>		5.12821298			

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

APLAT Assessors 2

2022 1.263 Keep same as 2021 only 1 sale
2023 1.219

***USED GROUP 8 SALES STUDY FOR WIDER LOCATION OF SALES. THIS ECF HAS HAD A LOW NUMBER OF SALES FOR SEVERAL YEARS.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-26-576-031	631 N ADELAIDE ST	11/24/2021	194900	194900	84200	43.20164187	201943	78890	116010	119701.3594	0.969	1034	112.1953578	APLT1	3.121790244	1 STORY	77606	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	59	
53-26-576-044	512 WOOD ST	10/12/2021	140000	140000	67800	48.42857143	160914	74471	65529	84088.52344	0.779	1013	64.68805528	APLT1	15.86581315	1.25 STORY	74471	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	59	
53-26-576-069	625 N ADELAIDE ST	12/31/2020	240500	240500	89300	37.13097713	234591	72104	168396	158061.2813	1.065	1719	97.96160558	APLT1	12.74402291	1.75 STORY	72104	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	54	
Totals:			575400	575400	241300		597448	349935	361851.1641				91.61500623		2.912485653						
					Sale. Ratio =>	41.93604449			E.C.F. =>	0.967	Std. Deviation=>		0.14558								
					Std. Dev. =>	5.654045748			Ave. E.C.F. =>	0.938	Ave. Variance=>		10.5772	Coefficient of Var=>		11.27701494					

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022	2022	1.028
	2023	1.025

APLT1 Assessors 1

***USED GROUP 6 ECF FOR WIDER SALE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-26-552-005	824 W SILVER LAKE RD	1/12/2022	185000	185000	81500	44.05405405	197695	44233	140767	134970.9688	1.0429	1198	117.5016694	APLT5	10.15149865	1 STORY	44233	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	66	
53-26-552-014	904 SILVER LAKE RD	7/19/2021	179000	179000	86400	48.26815642	205585	69726	109274	119489.0078	0.9145	1302	83.92780338	APLT5	22.99468866	1 STORY	65006	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	63	
53-26-552-015	906 SILVER LAKE RD	10/23/2020	180000	180000	60600	33.66666667	185672	69072	110928	102550.5703	1.0817	1092	101.5824176	APLT5	6.276706832	1 STORY	66248	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	69	
53-26-552-018	912 SILVER LAKE RD	6/19/2020	145000	145000	71000	48.96551724	182733	71294	73706	98011.4375	0.752	1064	69.27255639	APLT5	39.24435122	1 STORY	71294	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	59	
53-26-552-037	835 SILVER LAKE RD	5/25/2021	190000	190000	56800	29.89473684	155448	63811	126189	80595.42969	1.5657	1428	88.36764706	APLT5	42.12513428	1.50 STORY	63811	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	46	
53-26-579-004	611 SILVER LAKE RD	1/12/2022	290000	290000	77500	26.72413793	251917	58620	231380	170006.1563	1.361	1490	155.2885906	APLT5	21.6551751	1.75 STORY	58620	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	71	
53-26-579-014	609 SILVER LAKE RD	2/1/2021	267500	267500	73800	27.58878505	243972	72848	194652	150504.8438	1.2933	2295	84.81568627	APLT5	14.88693598	1.75 STORY	72848	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	61	
Totals:			1436500	1436500	507600		1423022		986896	856128.4141			100.108053								
					Sale. Ratio =>	35.33588583						E.C.F. =>	1.1527	Std. Deviation=>		0.279178					
					Std. Dev. =>	9.795075828						Ave. E.C.F. =>	1.1445	Ave. Variance=>		22.47636	Coefficient of Var=>		19.6393053		

RESIDENTIAL ECF ANALYSIS

	2022	1.137
4/1/2020 - 3/31/2022	2023	1.153

APLT5 Assessors 5

Removed 53-26-552-006- Family sale, low outlier and not market value

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-26-577-009	505 WOOD ST	4/9/2020	175000	175000	79700	45.54285714	196327	36800	138200	128962.8125	1.0716	1008	137.1031746	APLT6	4.976591829	1 STORY	36800	GRP 6 - ASSRS 8, DAV & THMP,	401	80	
53-26-577-010	503 WOOD ST	4/28/2021	208000	208000	85600	41.15384615	217622	36848	171152	146139.0469	1.1712	1496	114.4064171	APLT6	4.976591829	2 STORY	36848	GRP 6 - ASSRS 8, DAV & THMP,	401	67	
Totals:			383000	383000	165300		413949		309352	275101.8594			125.7547959		0.310718029						
					Sale. Ratio =>	43.15926893			E.C.F. =>	1.124	Std. Deviation=>		0.07038								
					Std. Dev. =>	3.103499433			Ave. E.C.F. =>	1.1214	Ave. Variance=>		4.976592	Coefficient of Var=>		4.437867					

RESIDENTIAL ECF ANALYSIS

	2022	1.237
4/1/2020 - 3/31/2022	2023	1.186

APLT6 Assessors 6, Booths Add

**** USED GROUP 4 ECF DUE TO LOW NUMBER OF SALES.**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-35-501-018	917 W SHIAWASSEE AVE	8/11/2020	200000	200000	70800	35.4	253679	24399	175601	168217.1719	1.044	1520	115.5269737	APLT7		0 1 STORY	24399	GRP 6 - ASSRS 8, DAV & THMP,	401	62
Totals:			200000	200000	70800		253679		175601	168217.1719				115.5269737		0				
				Sale. Ratio =>		35.4	E.C.F. =>		1.044	Std. Deviation=>		#DIV/0!								
				Std. Dev. =>		#DIV/0!	Ave. E.C.F. =>		1.044	Ave. Variance=>		0		Coefficient of Var=>		0				

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.363
2023 1.288

APLT7 Assessors 7

*** SET SAME AS SIMILAR ECF, ASSESSORS 8. BOTH HAVE SAME LAND TABLE, STYLE/AGE OF HOMES. ASSESSORS 8 HAS SEVERAL SALES IN STUDY.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-35-200-002	109 N WEST ST	4/1/2021	237000	237000	78000	32.911392	228639	52703	184297	129079.9688	1.4278	1328	138.7778614	APLT8	10.44986911	2 STORY	52703	GRP 6 - ASSRS 8, DAV & THMP,	401	65
53-35-200-007	101 N WEST ST	7/10/2020	205000	205000	92900	45.317073	239351	27843	177157	155178.2813	1.1416	1384	128.0036127	APLT8	18.1639852	1.50 STORY	25773	GRP 6 - ASSRS 8, DAV & THMP,	401	69
53-35-200-010	501 S WEST ST	4/12/2021	291500	291500	109900	37.701544	263555	36859	254641	166321.3438	1.531	1716	148.3921911	APLT8	20.77430456	1.50 STORY	34102	GRP 6 - ASSRS 8, DAV & THMP,	401	64
53-35-531-028	500 S WEST ST	12/11/2020	165000	165000	72700	44.060606	185808	27438	137562	116192.2266	1.1839	1248	110.2259615	APLT8	13.93577178	1 STORY	27438	GRP 6 - ASSRS 8, DAV & THMP,	401	66
53-35-531-028	500 S WEST ST	5/14/2021	205000	205000	77800	37.95122	185808	27438	177562	116192.2266	1.5282	1248	142.2772436	APLT8	20.48993911	1 STORY	27438	GRP 6 - ASSRS 8, DAV & THMP,	401	66
53-35-531-038	706 GRANT ST	7/20/2020	137000	137000	57300	41.824818	146172	30624	106376	84774.75781	1.2548	924	115.1255411	APLT8	6.846765096	1.50 STORY	30624	GRP 6 - ASSRS 8, DAV & THMP,	401	69
53-35-531-053	607 MILL ST	11/16/2020	154000	154000	67000	43.506494	170634	27997	126003	104649.3047	1.2041	1008	125.0029762	APLT8	11.92250836	1 STORY	27997	GRP 6 - ASSRS 8, DAV & THMP,	401	69
53-35-531-058	830 GRANT ST	1/15/2021	208000	208000	71800	34.519231	185596	33012	174988	111947.1719	1.5631	1176	148.7993197	APLT8	23.98550255	1 STORY	30524	GRP 6 - ASSRS 8, DAV & THMP,	401	64
53-35-531-059	838 GRANT ST	11/6/2020	212500	212500	77100	36.282353	202398	31242	181258	125573	1.4434	1368	132.498538	APLT8	12.01721095	1.50 STORY	31242	GRP 6 - ASSRS 8, DAV & THMP,	401	54
53-35-531-082	912 MILL ST	8/31/2021	365000	365000	135800	37.205479	373511	79808	285192	215482.7656	1.3235	1243	229.4384553	APLT8	0.022746902	1 STORY	77320	GRP 6 - ASSRS 8, DAV & THMP,	401	79
53-35-531-086	206 COLFAX ST	7/30/2021	320000	320000	145500	45.46875	346070	51606	268394	216041.0781	1.2423	1199	223.8482068	APLT8	8.094657527	1 STORY	51606	GRP 6 - ASSRS 8, DAV & THMP,	401	80
53-35-531-089	211 COLFAX ST	8/4/2021	256000	256000	117800	46.015625	281344	39890	216110	177148.9375	1.2199	1196	180.6939799	APLT8	10.33411957	1 STORY	39378	GRP 6 - ASSRS 8, DAV & THMP,	401	69
53-35-531-090	820 MILL ST	6/15/2020	232900	232900	115700	49.677973	294201	35660	197240	189685.25	1.0398	1560	126.4358974	APLT8	28.34473084	1.50 STORY	35660	GRP 6 - ASSRS 8, DAV & THMP,	401	84
53-35-531-091	804 MILL ST	8/17/2021	275500	275500	0	0	299263	41092	234408	189413.7969	1.2375	1222	191.8232406	APLT8	8.573064183	1 STORY	40697	GRP 6 - ASSRS 8, DAV & THMP,	401	83
53-35-531-094	632 MILL ST	5/10/2021	302014	302014	128100	42.415252	310026	49347	252667	191253.8594	1.3211	1288	196.1700311	APLT8	0.216714747	1 STORY	49347	GRP 6 - ASSRS 8, DAV & THMP,	401	87
53-35-531-097	620 MILL ST	3/29/2021	195000	195000	70600	36.205128	176958	41307	153693	99523.84375	1.5443	1008	152.4732143	APLT8	22.10080726	1 STORY	40746	GRP 6 - ASSRS 8, DAV & THMP,	401	69
53-35-531-099	612 MILL ST	1/8/2021	161000	161000	94100	58.447205	204813	41565	119435	119771.0938	0.9972	1092	109.3727106	APLT8	32.60812625	TRI/QUAD LE'	40829	GRP 6 - ASSRS 8, DAV & THMP,	401	57
53-35-531-101	604 MILL ST	10/22/2021	235000	235000	98600	41.957447	234401	40372	194628	142354.3594	1.3672	1816	107.1740088	APLT8	4.393273834	BI LEVEL	40372	GRP 6 - ASSRS 8, DAV & THMP,	401	69
53-35-531-102	210 S WEST ST	6/30/2021	152900	152900	60500	39.568345	151915	28817	124083	90314.01563	1.3739	1014	122.3698225	APLT8	5.063122647	1 STORY	28817	GRP 6 - ASSRS 8, DAV & THMP,	401	61
53-35-531-110	505 W ELLEN ST	9/29/2020	265000	265000	125000	47.169811	312377	15123	249877	218088.0469	1.1458	1420	175.9697183	APLT8	17.75131135	1 STORY	15123	GRP 6 - ASSRS 8, DAV & THMP,	401	98
53-35-531-160	407 W CAROLINE ST	6/30/2021	189900	189900	72100	37.967351	169710	41991	147909	93704.32813	1.5785	1048	141.134542	APLT8	25.51898471	1 STORY	41018	GRP 6 - ASSRS 8, DAV & THMP,	401	64
53-35-531-164	425 W CAROLINE ST	6/19/2020	164900	164900	62900	38.14433	161821	27459	137441	98578.13281	1.3942	1032	133.1792636	APLT8	7.095902963	1 STORY	27459	GRP 6 - ASSRS 8, DAV & THMP,	401	72
53-35-531-166	507 W CAROLINE ST	12/21/2020	160000	160000	50100	31.3125	128693	27459	132541	74272.92969	1.7845	1076	123.179368	APLT8	46.12377562	1 STORY	27459	GRP 6 - ASSRS 8, DAV & THMP,	401	59
53-35-531-205	415 DAVIS ST	9/15/2021	220000	220000	131300	59.681818	314112	30420	189580	208137.9375	0.9108	1456	130.206044	APLT8	41.24368532	1 STORY	30420	GRP 6 - ASSRS 8, DAV & THMP,	401	88
Totals:			5310114	5310114	2112600		5567176		4423042	3433678.656			147.1904895		3.514002816					
					Sale. Ratio =>	39.784457			E.C.F. =>	1.2881			Std. Deviation=>	0.207307						
					Std. Dev. =>	11.06649			Ave. E.C.F. =>	1.3233			Ave. Variance=>	16.50295	Coefficient of Var=>	12.4712941				

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.363
2023 1.288

APLT8 Assessors 8

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-36-552-009	831 S LEROY ST	6/25/2020	310000	310000	79800	25.74193548	229888	27600	282400	192655.2344	1.466	1689	167.1995263	BANG1	2.876412926	2 STORY	27600	GRP 6 - ASSRS 8, DAV & THMP,	401	75	
53-36-552-016	703 S OAK ST	9/17/2021	390000	390000	128300	32.8974359	274116	52618	337382	210950.4688	1.599	2288	147.4571678	BANG1	10.47472105	2 STORY	49913	GRP 6 - ASSRS 8, DAV & THMP,	401	59	
53-36-552-018	707 S OAK ST	6/11/2021	260000	260000	78800	30.30769231	168733	27600	232400	134412.375	1.729	1728	134.4907407	BANG1	23.44124146	1.75 STORY	27600	GRP 6 - ASSRS 8, DAV & THMP,	401	54	
53-36-552-043	106 E HIGH ST	11/3/2021	358000	358000	130600	36.48044693	323086	49913	308087	260164.7656	1.184	2404	128.15599	BANG1	31.03954959	2 STORY	49913	GRP 6 - ASSRS 8, DAV & THMP,	401	76	
Totals:			1318000	1318000	417500		995823		1160269	798182.8438			144.3258562		4.095694266						
					Sale. Ratio =>	31.676783						E.C.F. =>	1.454	Std. Deviation=>		0.233162					
					Std. Dev. =>	4.518578215						Ave. E.C.F. =>	1.495	Ave. Variance=>		16.95798	Coefficient of Var=>		11.3462046		

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.05
2023 1.454

BANG1 Bangs 1st Addn

1.221

***USED GROUP 7 ECF DUE TO HIGH INCREASE SHOWN AS AN INDIVIDUAL ECF.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Asd/Adj. Sale	Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-36-559-004	308 VALLEY ST	8/13/2020	264000	264000	116600	44.1666667	283519	54984	209016	215193.0313	0.9713	1632	128.0735294	BANGS	7.118588434	1.75 STORY	54984	GRP 6 - ASSRS 8, DAV & THMP,	401	78	
Totals:			709000	709000	337400		818082		527542	599457.625				123.5520861		2.007733023					
					Sale. Ratio =>	47.5881523						E.C.F. =>	0.880	Std. Deviation=>		0.100672					
					Std. Dev. =>	3.85465888						Ave. E.C.F. =>	0.900	Ave. Variance=>		7.118588	Coefficient of Var=>		7.90858041		

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.062

2023 NO CHANGE DUE TO LACK OF SALES

BANGS Bangs 2nd Addn

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-27-551-004	15276 BEALFRED DR	8/19/2020	650000	650000	235700	36.26153846	779380	337574	312426	291044.7813	1.073	1268	246.3927445	BEAL	35.6229551	1 STORY	330600	SILVER LAKE ON WATER	401	94	
53-27-551-005	15284 BEALFRED DR	9/16/2021	1150000	1150000	410000	35.65217391	1151736	304000	846000	558455.875	1.515	3214	263.2233976	BEAL	8.519817147	1.75 STORY	304000	SILVER LAKE ON WATER	401	89	
53-27-551-015	15396 BEALFRED DR	3/1/2021	1194000	1194000	326600	27.35343384	1005160	304000	890000	461897.2188	1.927	3567	249.5093916	BEAL	49.71423656	2 STORY	304000	SILVER LAKE ON WATER	401	95	
53-27-551-018	15426 BEALFRED DR	9/4/2020	750000	750000	348400	46.45333333	823825	467400	282600	234799.0781	1.204	2809	100.6051976	BEAL	22.61109861	1 STORY	467400	SILVER LAKE ON WATER	401	57	
Totals:			3744000	3744000	1320700		3760101		2331026	1546196.953			214.9326828		7.789350013						
					Sale. Ratio =>	35.27510684						E.C.F. =>	1.508	Std. Deviation=>		0.379664					
					Std. Dev. =>	7.820585168						Ave. E.C.F. =>	1.43	Ave. Variance=>		29.11703	Coefficient of Var=>		20.365926		

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.518
2023 1.508

BEAL Beal Homesites Lake

Parcel Number	Street Address	Sale Date	Adj. Sale		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Land		Property Class	Building Depr.	
			Sale Price \$	\$								Area	\$/Sq.Ft.			Value	Land Table			
53-36-526-001	1000 MAIN ST	8/30/2021	159900	159900	61900	38.7116948	159786	56184	103716	83684.97656	1.2394	852	121.7323944	BERG	8.983502835	1 STORY	56184	GRP 10 - SPAULDINGS	401	62
53-36-526-002	928 MAIN ST	11/6/2020	167000	167000	61000	36.5269461	167117	36000	131000	105910.3359	1.2369	972	134.7736626	BERG	8.736811919	1 STORY	36000	GRP 10 - SPAULDINGS	401	59
53-36-526-005	922 MAIN ST	9/1/2021	345000	345000	167100	48.4347826	437547	69861	275139	297000	0.9264	2253	122.1211718	BERG	22.31332722	2 STORY	65103	GRP 10 - SPAULDINGS	401	87
53-36-526-012	206 BLOOMINGDALE ST	6/18/2021	165000	165000	59900	36.3030303	163025	36000	129000	102605.0078	1.2572	1008	127.9761905	BERG	10.77213648	1 STORY	36000	GRP 10 - SPAULDINGS	401	62
53-36-526-024	206 ORCHARD ST	4/28/2020	121000	121000	47600	39.338843	132552	37377	83623	76878.03125	1.0877	1104	75.74547101	BERG	6.179124018	1.75 STORY	36000	GRP 10 - SPAULDINGS	401	54
Totals:			957900	957900	397500		1060027		722478	666078.3516			116.469778		6.485301625					
					Sale. Ratio =>		41.4970247		E.C.F. =>		1.0847		Std. Deviation=>		0.142227					
					Std. Dev. =>		4.97187945		Ave. E.C.F. =>		1.1495		Ave. Variance=>		11.39698		Coefficient of Var=>		9.91449387	

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.238

2023 1.085

BERG Bergens Addition

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
Totals:			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				Sale. Ratio =>	0				E.C.F. =>	0		Std. Deviation=>	#DIV/0!							
				Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	0		Coefficient of Var=>	0				

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

BLNLA Beal Homesites Non Lake

2022 1.328
2023

**** No sales in study, two low sales disqualified. One was a low outlier then other had a -0- MBOR value and could not be used see parcels 53-27-551-035 & 53-27-551-041**

1.083

*****SET AS GROUP 9 ECF DYUE TO NO SALES IN THIS ECF.**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
Totals:			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				Sale. Ratio =>	0					E.C.F. =>	0		Std. Deviation=>	#DIV/0!						
				Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	0	Coefficient of Var=>	0				

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

BROAD Broads Outlots

2022 1.238 **No sales in study
 2023 **No sales in study

1.287
 ***SET SAME AS SPAUL-SPALDINGS ADDITION, BROADS OUTLOTS

Parcel Number	Street Address	Sale Date	Adj. Sale Sale Price \$	Asd/Adj. Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.				
53-25-551-016	111 THIRD ST	9/24/2021	90000	90000	49800	55.333333	111020	24000	66000	63891.33594	1.033	890	74.15730337	BTH&M	38.08326968	1 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	51		
53-25-551-027	107 FIFTH ST	6/9/2021	195000	195000	87500	44.871795	193361	22904	172096	125151.9844	1.3751	1008	170.7301587	BTH&M	3.874055427	1 STORY	22904	GRP 4 - BTH&MLS, DOANS, THURB,	401	61		
53-25-551-048	215 FOURTH ST	3/18/2022	180000	180000	63000	35	139601	24000	156000	84875.91406	1.838	864	180.5555556	BTH&M	42.4140651	1 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	61		
53-25-551-051	605 N EAST ST	12/16/2020	152000	152000	55300	36.381579	135802	24000	128000	82086.64063	1.5593	1008	126.984127	BTH&M	14.54914253	1 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	61		
53-25-551-052	529 N EAST ST	9/9/2021	218000	218000	84600	38.807339	186684	24000	194000	119444.9375	1.6242	1462	132.6949384	BTH&M	21.03427327	2 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	64		
53-25-551-063	225 THIRD ST	4/28/2021	170000	170000	75700	44.529412	175441	24000	146000	111190.1641	1.3131	1800	81.11111111	BTH&M	10.07708249	2 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	51		
53-25-551-069	201 SECOND ST	6/7/2021	200000	200000	78100	39.05	173018	24000	176000	109411.1563	1.6086	1388	126.8011527	BTH&M	19.47744869	1.75 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	56		
53-25-551-075	311 N EAST ST	10/9/2020	127500	127500	64800	50.823529	155475	28169	99331	93469.89844	1.0627	1032	96.25096899	BTH&M	35.11308435	1 STORY	26529	GRP 4 - BTH&MLS, DOANS, THURB,	401	66		
53-25-551-076	222 SECOND ST	10/8/2021	205000	205000	99400	48.487805	217941	24000	181000	142394.2656	1.2711	1258	143.8791733	BTH&M	14.27180063	1 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	71		
53-25-551-078	216 SECOND ST	5/8/2020	118000	118000	39200	33.220339	104065	24000	94000	58784.875	1.5991	700	134.2857143	BTH&M	18.52141669	1 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	67		
53-25-551-079	214 SECOND ST	7/21/2020	172000	172000	64700	37.616279	158758	27683	144317	96237.14844	1.4996	1040	138.7663462	BTH&M	8.57610236	1 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	64		
53-25-551-099	306 FIRST ST	11/20/2020	110000	110000	49100	44.636364	118197	16496	93504	74670.33594	1.2522	989	94.54398382	BTH&M	16.16124319	2 STORY	15843	GRP 4 - BTH&MLS, DOANS, THURB,	401	63		
53-25-551-100	236 N EAST ST	12/28/2020	233000	233000	78600	33.733906	193480	20264	212736	127177.6797	1.6727	1658	128.3088058	BTH&M	25.89097446	2 STORY	20264	GRP 4 - BTH&MLS, DOANS, THURB,	401	64		
53-25-551-137	412 SIXTH ST	4/30/2021	153000	153000	53800	35.163399	120385	37660	115340	60737.88672	1.899	744	155.0268817	BTH&M	48.51428618	1 STORY	37660	GRP 4 - BTH&MLS, DOANS, THURB,	401	49		
53-25-551-145	413 FIFTH ST	11/24/2020	135000	135000	58900	43.62963	142825	24000	111000	87243.02344	1.2723	1251	88.72901679	BTH&M	14.15285711	1 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	54		
53-25-551-158	407 THIRD ST	6/18/2021	173000	173000	58100	33.583815	128900	24000	149000	77019.08594	1.9346	828	179.9516908	BTH&M	52.07488013	1 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	60		
53-25-551-161	417 THIRD ST	8/18/2020	215000	215000	100400	46.697674	243680	24000	191000	161292.2188	1.1842	1620	117.9012346	BTH&M	22.96505309	2 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	61		
53-25-551-162	429 N LEMEN ST	12/13/2021	101000	101000	55600	55.049505	122974	18830	82170	76464.02344	1.0746	896	91.70758929	BTH&M	33.92135866	1 STORY	18830	GRP 4 - BTH&MLS, DOANS, THURB,	401	63		
53-25-551-173	412 SECOND ST	8/11/2021	130587	130587	76700	58.73479	202628	31237	99350	125837.7422	0.7895	976	101.7930328	BTH&M	62.43278477	1 STORY	31237	GRP 4 - BTH&MLS, DOANS, THURB,	401	65		
Totals:			3078087	3078087	1293300		3024235		2610844	1877380.316			124.4304624		2.315195309							
			Sale_Ratio =>		42.016356				E.C.F. =>		1.391		Std. Deviation=>		0.316453							
			Std. Dev =>		8.0284332				Ave. E.C.F. =>		1.4138		Ave. Variance=>		26.42659		Coefficient of Var=>		18.691402			

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.362
2023 1.391

BTH&M Booth & Miles

***REMOVED 53-25-551-011, 53-25-551-099 & 53-25-551-159 ALL AS HIGH OUTLIERS WITH ECFs OVER 2

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-36-554-003	915 S ADELAIDE ST	2/26/2021	191000	191000	77200	40.41884817	181503	35978	155022	117075.625	1.3241	1040	149.0596154	BUCH	0.519832698	1 STORY	35978	GRP 6 - ASSRS 8, DAV & THMP,	401	69	
53-36-554-004	919 S ADELAIDE ST	7/28/2020	181000	181000	71500	39.50276243	173193	35978	145022	110390.1875	1.3137	1040	139.4442308	BUCH	0.519832698	1 STORY	35978	GRP 6 - ASSRS 8, DAV & THMP,	401	69	
Totals:			372000	372000	148700		354696		300044	227465.8125			144.2519231		0.01527838						
				Sale. Ratio =>		39.97311828				E.C.F. =>		1.3191		Std. Deviation=>		0.0073515					
				Std. Dev. =>		0.647770436				Ave. E.C.F. =>		1.3189		Ave. Variance=>		0.5198327		Coefficient of Var=>		0.3941351	

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.243
2023 1.319

BUCH Buchanan Subdivision

1.221

***USED GROUP 7 ECF DUE TO LOW NUMBER OF SALES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-35-576-011	224 W HIGH ST	10/8/2021	175000	175000	54400	31.08571429	121488	26107	148893	91448.7031	1.628	1064	139.9370301	CHURC	0	1 STORY	26107	GRP 6 - ASSRS 8, DAV & THMP,	401	69
Totals:			175000	175000	54400		121488		148893	91448.7031						0				
					Sale. Ratio =>	31.08571429			E.C.F. =>	1.628			Std. Deviation=>	#DIV/0!						
					Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.628			Ave. Variance=>	0	Coefficient of Var=> 0					

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.043

2023 1.628

CHURC Churchs Southern Addition

1.221

***SET AS GROUP 7 ECF, DUE TO LOW NUMBER OF SALES IN NEIGHBORHOOD.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-35-626-001	534 W ROCKWELL ST	6/30/2021	165000	165000	67000	40.60606061	158430	23000	142000	96804.85938	1.467	1024	138.671875	CLIFF	9.435571636	2 STORY	23000	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	401	64
53-35-626-017	418 W ROCKWELL ST	7/6/2020	155000	155000	66100	42.64516129	161757	23000	132000	99182.98438	1.331	1024	128.90625	CLIFF	4.163935139	2 STORY	23000	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	401	69
53-35-626-024	406 W ROCKWELL ST	7/9/2020	125000	125000	61900	49.52	152070	23000	102000	92258.75781	1.106	1024	99.609375	CLIFF	26.6926698	2 STORY	23000	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	401	64
53-35-626-028	401 W ROCKWELL ST	2/12/2021	159000	159000	62100	39.05660377	160446	23000	136000	98245.89063	1.384	1024	132.8125	CLIFF	1.176902176	2 STORY	23000	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	401	64
53-35-626-034	415 W ROCKWELL ST	6/3/2021	159900	159900	64200	40.15009381	151736	23000	136900	92020.01563	1.488	1024	133.6914063	CLIFF	11.52070129	2 STORY	23000	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	401	64
53-35-626-038	423 W ROCKWELL ST	11/22/2021	158000	158000	64400	40.75949367	152382	23000	135000	92481.77344	1.46	1024	131.8359375	CLIFF	8.723429838	2 STORY	23000	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	401	64
Totals:			921900	921900	385700		936821		783900	570994.2813			127.5878906		0.035559533					
				Sale. Ratio =>	41.83750949				E.C.F. =>		1.373		Std. Deviation=>		0.143463					
				Std. Dev. =>	3.806406722				Ave. E.C.F. =>		1.373		Ave. Variance=>		10.28553		Coefficient of Var=>		7.4939447	

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022

2022 1.399
2023 1.373

CLIFF Cliffview Village

Parcel Number	Street Address	Sale Date	Adj. Sale		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
			Sale Price \$	\$								Area	\$/Sq.Ft.								
53-36-602-006	134 N LEROY ST	10/6/2021	159900	159900	66600	41.65103189	143210	17000	142900	111198.2344	1.2851	772	185.1036269	CRNST	17.56546835	1 STORY	17000	CORNERSTONE UNITS-RES	401	94	
53-36-602-007	134 N LEROY ST	3/8/2022	246022	246022	103900	42.23199551	220923	17000	229022	179667.8438	1.2747	1321	173.3701741	CRNST	16.52589946	1 STORY	17000	CORNERSTONE UNITS-RES	401	94	
53-36-602-008	134 N LEROY ST	5/21/2021	150000	150000	66500	44.33333333	142948	17000	133000	110967.3984	1.1986	770	172.7272727	CRNST	8.911255821	1 STORY	17000	CORNERSTONE UNITS-RES	401	94	
53-36-602-009	134 N LEROY ST	5/7/2021	210000	210000	101900	48.52380952	216751	17000	193000	175992.0781	1.0966	1287	149.96115	CRNST	1.279739392	1 STORY	17000	CORNERSTONE UNITS-RES	401	94	
53-36-602-012	134 N LEROY ST	8/17/2020	248400	248400	131300	52.85829308	300008	17000	231400	249346.25	0.928	1881	123.0196704	CRNST	18.14108734	1 STORY	17000	CORNERSTONE UNITS-RES	401	94	
53-36-602-016	134 N LEROY ST	5/1/2020	138000	138000	61800	44.7826087	143210	17000	121000	111198.2344	1.0881	772	156.7357513	CRNST	2.129088959	1 STORY	17000	CORNERSTONE UNITS-RES	401	94	
53-36-602-019	134 N LEROY ST	10/23/2020	245000	245000	111400	45.46938776	255091	17000	228000	209771.8125	1.0869	1552	146.9072165	CRNST	2.254234958	1 STORY	17000	CORNERSTONE UNITS-RES	401	94	
53-36-602-021	134 N LEROY ST	10/16/2020	220000	220000	106400	48.36363636	244348	17000	203000	200306.6094	1.0134	1364	148.8269795	CRNST	9.599132425	1 STORY	17000	CORNERSTONE UNITS-RES	401	94	
53-36-602-023	134 N LEROY ST	9/18/2020	210500	210500	101800	48.36104513	233709	17000	193500	190933.0469	1.0134	1328	145.7078313	CRNST	9.59934056	1 STORY	17000	CORNERSTONE UNITS-RES	401	94	
Totals:			1827822	1827822	851600		1900198		1674822	1539381.508			155.8177414		2.145395608						
					Sale. Ratio =>	46.59097002						E.C.F. =>	1.088	Std. Deviation=>		0.121743					
					Std. Dev. =>	3.561654155						Ave. E.C.F. =>	1.1094	Ave. Variance=>		9.556139	Coefficient of Var=>		8.61349754		

RESIDENTIAL ECF ANALYSIS

	2022	1.135
4/1/2020 - 3/31/2022	2023	1.088

CRNST Cornerstone Residential

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-26-676-006	480 REMINGTON CT	10/6/2020	220000	220000	83600	38	214571	33000	187000	191530.5938	0.9763	1468	127.3841962	CRYST	2.701874771	2 STORY	33000	CRYSTALBROOK CONDOS 20	401	76	
53-26-676-007	486 CRYSTAL BROOK DR	4/29/2021	191000	191000	80900	42.356021	191467	33000	158000	167159.2813	0.9452	1243	127.1118262	CRYST	0.412031266	2 STORY	33000	CRYSTALBROOK CONDOS 20	401	76	
53-26-676-021	462 REMINGTON CT	3/1/2021	233000	233000	93300	40.042918	237657	33000	200000	215882.9063	0.9264	1512	132.2751323	CRYST	2.289843505	2 STORY	33000	CRYSTALBROOK CONDOS 20	401	87	
Totals:			644000	644000	257800		643695		545000	574572.7813			128.9237182		0.079574326						
					Sale. Ratio =>	40.031056						E.C.F. =>	0.9485	Std. Deviation=>		0.0252124					
					Std. Dev. =>	2.1794065						Ave. E.C.F. =>	0.9493	Ave. Variance=>		1.8012498	Coefficient of Var=>		1.89739747		

RESIDENTIAL ECF ANALYSIS

	2022	0.948
4/1/2020 - 3/31/2022	2023	0.949

CRYST Crystalbrook Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-35-529-004	613 W SHIAWASSEE AVE	8/24/2020	330000	330000	163000	49.39393939	374739	52131	277869	236689.6563	1.174	3070	90.51107492	D&TSO	4.957127906	2 STORY	46936	GRP 6 - ASSRS 8, DAV & THMP,	401	54	
53-35-529-024	717 W ROCKWELL ST	5/14/2021	232000	232000	113600	48.96551724	246917	37068	194932	153961.1094	1.2661	2181	89.37734984	D&TSO	4.256034143	1 STORY	35923	GRP 6 - ASSRS 8, DAV & THMP,	401	59	
53-35-529-027	602 DAVIS ST	12/17/2021	220000	220000	110900	50.40909091	239839	35663	184337	149798.9688	1.2306	1378	133.7714078	D&TSO	0.701093763	2 STORY	35663	GRP 6 - ASSRS 8, DAV & THMP,	401	68	
Totals:			782000	782000	387500		861495		657138	540449.7344			104.5532775		0.764204352						
					Sale. Ratio =>	49.55242967			E.C.F. =>	1.2159	Std. Deviation=>		0.046464								
					Std. Dev. =>	0.741393179			Ave. E.C.F. =>	1.2236	Ave. Variance=>		3.304752	Coefficient of Var=>		2.70095					

RESIDENTIAL ECF ANALYSIS

	2022	1.363
4/1/2020 - 3/31/2022	2023	1.216

D&TSO Davis & Thompson South

SET AS INDICATED EVEN THOUGH LOW NUMBER OF SALES-ECF IS IN LINE WITH GROUP 8

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-23-576-009	14300 WESTMAN DR	7/30/2020	540000	540000	223300	41.351852	561996	240000	300000	236935.9844	1.2662	1428	210.0840336	DARTS	0	1.25 STORY	240000	LAKE FENTON ON WATER	401	87	
Totals:			540000	540000	223300		561996		300000	236935.9844			210.0840336			0					
						Sale. Ratio =>	41.351852			E.C.F. =>	1.2662	Std. Deviation=>		#DIV/0!							
						Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.2662	Ave. Variance=>		0	Coefficient of Var=>	0					

RESIDENTIAL ECF ANALYSIS

	2022	1.359
4/1/2020 - 3/31/2023	2023	1.266

DARTS Darts Landing

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-25-552-020	511 FIFTH ST	11/6/2020	100000	100000	56300	56.3	152709	24259	75741	92945.00781	0.8149	1254	60.39952153	DOANS		0 1 STORY	24259	GRP 4 - BTH&MLS, DOANS, THURB,	401	61
Totals:			100000	100000	56300		152709		75741	92945.00781			60.39952153			0				
					Sale. Ratio =>	56.3			E.C.F. =>	0.8149			Std. Deviation=>	#DIV/0!						
					Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.8149			Ave. Variance=>	0	Coefficient of Var=>		0			

RESIDENTIAL ECF ANALYSIS

2022 1.382
2023 0.815

4/1/2020 - 3/31/2022

1.264

DOANS Doans Subdivision

*****SET AS GROUP 3 ECF DUE TO LOW NUMBER OF SALES IN NEIGHBORHOOD**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area \$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.			
53-23-651-007	1476 WARD ST UNIT 7	3/9/2021	99900	99900	38100	38.1381381	94281	23000	76900	86192.25781	0.892	980	78.46938776	DRIFT	13.74247618	2 STORY	23000	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	401	69	
53-23-651-008	1478 WARD DR	4/7/2020	80000	80000	40100	50.125	99358	23000	57000	92331.32031	0.617	980	58.16326531	DRIFT	13.74247618	2 STORY	23000	EASTOAK CONDOS/DRIFTWOOD/CLIFFVIEW	401	69	
		Totals:	179900	179900	78200		193639		133900	178523.5781			68.31632653								
					Sale. Ratio =>	43.4685937			E.C.F. =>	0.750			Std. Deviation=>	0.194347962							
					Std. Dev. =>	8.47599131			Ave. E.C.F. =>	0.755			Ave. Variance=>	13.74247618	Coefficient of Var=>	18.2075805					

RESIDENTIAL ECF ANALYSIS

2022 0.827
2023 0.750

4/1/2020 - 3/31/2022

DRIFT Driftwood Condos

Parcel Number	Street Address	Sale Date	Adj. Sale Price \$	Asd. when Sold	Asd./Adj. Sale	Lur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-25-602-001	1104 EAST OAK DR	9/16/2020	142900	142900	63000	44.086774	154295	20000	122900	130510.203	0.942	1008	121.9246032	EASTG	2.339990169	2 STORY	20000	EAST OAK GRANDE CONDO	401	86
53-25-602-002	1106 EAST OAK DR	4/27/2021	135000	135000	63400	46.962963	154295	20000	115000	130510.203	0.881	1008	114.0873016	EASTG	3.713176411	2 STORY	20000	EAST OAK GRANDE CONDO	401	86
53-25-602-005	1112 EAST OAK DR	7/30/2021	138500	138500	63400	45.776173	154295	20000	118500	130510.203	0.908	1008	117.5595238	EASTG	1.031393749	2 STORY	20000	EAST OAK GRANDE CONDO	401	86
53-25-602-011	1209 EAST OAK DR	5/14/2021	140000	140000	64700	46.214286	157423	20000	120000	133550.047	0.899	1008	119.047619	EASTG	1.974936727	2 STORY	20000	EAST OAK GRANDE CONDO	401	88
53-25-602-012	1211 EAST OAK DR	3/24/2021	157000	157000	64300	40.955414	157423	20000	137000	133550.047	1.026	1008	135.9126984	EASTG	10.75437367	2 STORY	20000	EAST OAK GRANDE CONDO	401	88
53-25-602-013	1213 EAST OAK DR	9/22/2020	127000	127000	64300	50.629921	157423	20000	107000	133550.047	0.801	1008	106.1507937	EASTG	11.70911526	2 STORY	20000	EAST OAK GRANDE CONDO	401	88
53-25-602-015	1217 EAST OAK DR	1/25/2021	148900	148900	64300	43.183345	157423	20000	128900	133550.047	0.965	1008	127.8769841	EASTG	4.689231656	2 STORY	20000	EAST OAK GRANDE CONDO	401	88
53-25-602-022	1214 EAST OAK DR	2/2/2021	144900	144900	64900	44.78951	158982	20000	124900	135065.109	0.925	1008	123.9087302	EASTG	0.645026658	2 STORY	20000	EAST OAK GRANDE CONDO	401	89
Totals:			1134200	1134200	512300		1251559		974200	1060795.91			120.8085317		0.007811873					
			Sale. Ratio =>		45.168401		E.C.F. =>		0.918		Std. Deviation=>		0.065399							
			Std. Dev. =>		2.8615536		Ave. E.C.F. =>		0.918		Ave. Variance=>		4.607156		Coefficient of Var=		5.0171089			

RESIDENTIAL ECF ANALYSIS

	2022	1.029
4/1/2020 - 3/31/2022	2023	0.918

EASTG East Oak Grand Oak

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
Totals:				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				Sale. Ratio =>		0			E.C.F. =>		0	Std. Deviation=>		#DIV/0!							
				Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		#DIV/0!	Ave. Variance=>		0 Coefficient of Var=>							

RESIDENTIAL ECF ANALYSIS

2022	0.855	**NO SALES FOR 2022
4/1/2020 - 3/31/2022	2023	0.855 **NO SALES FOR 2023

EASTO East Oak Condos

Parcel Number	Street Address	Sale Date	Adj. Sale		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Building Style	Land		Property Class	Building Depr.	
			Sale Price	\$								Area	\$/Sq.Ft.				Value	Land Table			
53-26-580-007	616 FOREST DR	5/29/2020	170000	170000	78800	46.35294118	199400	59525	110475	113075.9922	0.977	1008	109.5982143	FAIR	19.31088377	1 STORY	58200	GRP 11 - FAIRFIELD PK, WES KOAN PLA	401	64	
53-26-580-011	606 FOREST DR	8/11/2021	202600	202600	73500	36.27838105	171510	39000	163600	107122.0703	1.527	954	171.4884696	FAIR	35.71229552	1.25 STORY	39000	GRP 11 - FAIRFIELD PK, WES KOAN PLA	401	64	
53-26-580-013	600 WOOD ST	6/25/2021	218700	218700	95200	43.5299497	221847	46288	172412	141923.2031	1.215	1253	137.5993615	FAIR	4.471934344	1 STORY	45600	GRP 11 - FAIRFIELD PK, WES KOAN PLA	401	62	
53-26-580-018	625 FOREST DR	9/8/2021	315000	315000	156100	49.55555556	369081	126368	188632	196211	0.961	1814	103.9867696	FAIR	20.8733461	1 STORY	96000	GRP 11 - FAIRFIELD PK, WES KOAN PLA	401	64	
Totals:			906300	906300	403600		961838		635119	558332.2656			130.6682037		3.25779341						
					Sale. Ratio =>	44.53271544						E.C.F. =>	1.138	Std. Deviation=>		0.264825292					
					Std. Dev. =>	5.663474481						Ave. E.C.F. =>	1.17	Ave. Variance=>		20.09211493	Coefficient of Var=>		17.1711822		

RESIDENTIAL ECF ANALYSIS

	2022	1.237
4/1/2020 - 3/31/2022	2023	1.138

FAIR Fairfield Park

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Land + Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-27-652-003	15200 SILVER PKWY	11/17/2021	110000	110000	47400	43.09090909	113471	28000	82000	132308.0469	0.62	1106	74.14104882	FAIRF	4.789162804	CONDOMINIUM	28000	FAIRFIELD CONDO 2f	401	89	
53-27-652-015	15200 SILVER PKWY	6/30/2021	125000	125000	47500	38	113628	28000	97000	132551.0781	0.732	1095	88.58447489	FAIRF	6.41359598	CONDOMINIUM	28000	FAIRFIELD CONDO 2f	401	89	
53-27-652-019	15200 SILVER PKWY	9/30/2021	128000	128000	47200	36.875	113036	28000	100000	131634.6719	0.76	1083	92.33610342	FAIRF	9.20208625	CONDOMINIUM	28000	FAIRFIELD CONDO 2f	401	89	
53-27-652-021	15200 SILVER PKWY	12/31/2020	105000	105000	42200	40.19047619	111815	28000	77000	129744.5859	0.593	1067	72.16494845	FAIRF	7.418370493	CONDOMINIUM	28000	FAIRFIELD CONDO 2f	401	89	
53-27-652-025	15240 SILVER PKWY	3/4/2021	110000	110000	41600	37.81818182	110136	28000	82000	127145.5078	0.645	1053	77.87274454	FAIRF	2.272703427	CONDOMINIUM	28000	FAIRFIELD CONDO 2f	401	89	
53-27-652-027	15240 SILVER PKWY	8/31/2021	113500	113500	38500	33.92070485	90044	28000	85500	96043.34375	0.89	770	111.038961	FAIRF	22.25656576	CONDOMINIUM	28000	FAIRFIELD CONDO 2f	401	89	
53-27-652-035	15240 SILVER PKWY	2/24/2021	99900	99900	42200	42.24224224	111815	28000	71900	129744.5859	0.554	1067	67.38519213	FAIRF	11.34917035	CONDOMINIUM	28000	FAIRFIELD CONDO 2f	401	89	
53-27-652-039	15240 SILVER PKWY	6/26/2020	99000	99000	42200	42.62626263	111815	28000	71000	129744.5859	0.547	1067	66.54170572	FAIRF	12.04284091	CONDOMINIUM	28000	FAIRFIELD CONDO 2f	401	89	
Totals:			890400	890400	348800		875760		666400	1008916.406			81.25814738		0.714679002						
					Sale. Ratio =>	39.17340521						E.C.F. =>	0.661	Std. Deviation=>		0.11820892					
					Std. Dev. =>	3.241944673						Ave. E.C.F. =>	0.668	Ave. Variance=>		9.468062	Coefficient of Var=>		14.18101839		

FAIR Fairfield Condos

4/1/2020 - 3/31/2022

2022 0.646
2023 0.661

FAIR Fairfield Condos

***REMOVED 53-27-652-034, LOW OUTLIER WITH 0.37 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor		ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
												Area	\$/Sq.Ft.							
53-35-578-002	1182 OUTER DR	3/18/2022	230000	230000	105300	45.7826087	256687	49913	180087	166350.7656	1.0826	1534	117.3970013	FENTW	10.82195762	1 STORY	41258	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	66
53-35-578-019	934 OUTER DR	9/13/2021	185000	185000	78700	42.54054054	177395	33600	151400	115683.8281	1.3087	1016	149.015748	FENTW	11.79460464	1 STORY	33600	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	61
53-35-578-026	854 OUTER DR	8/13/2020	175000	175000	78600	44.91428571	199250	45935	129065	123342.7188	1.0464	1056	122.2206439	FENTW	14.4400149	1 STORY	45935	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	64
53-35-578-027	846 VASSAR DR	9/1/2020	190000	190000	87800	46.21052632	247717	59368	130632	151527.75	0.8621	1056	123.7045455	FENTW	32.86939771	1 STORY	59368	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	66
53-35-578-027	846 VASSAR DR	8/19/2021	210000	210000	92300	43.95238095	247717	59368	150632	151527.75	0.9941	1056	142.6439394	FENTW	19.6704952	1 STORY	59368	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	66
53-35-578-031	796 VASSAR DR	9/29/2021	195000	195000	71900	36.87179487	175939	36539	158461	112148.0313	1.413	966	164.0383023	FENTW	22.21693399	1 STORY	36402	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	66
53-35-578-033	768 VASSAR DR	8/20/2021	185000	185000	88800	48	185646	36208	148792	120223.6563	1.2376	1160	128.2689655	FENTW	4.683314865	1 STORY	36208	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	61
53-35-578-035	740 VASSAR DR	9/23/2021	165000	165000	64500	39.09090909	157973	40200	124800	94748.99219	1.3172	966	129.1925466	FENTW	12.63709123	1 STORY	36110	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	64
53-35-578-038	727 VASSAR DR	4/3/2020	155000	155000	59100	38.12903226	158205	34365	120635	99629.92969	1.2108	966	124.8809524	FENTW	2.003743222	1 STORY	34365	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	64
53-35-578-048	931 OUTER DR	9/8/2021	222700	222700	76800	34.48585541	196023	30397	192303	133246.9844	1.4432	1344	143.0825893	FENTW	25.24136522	1 STORY	30397	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	66
53-35-578-050	959 OUTER DR	5/7/2021	172000	172000	75900	44.12790698	190914	33600	138400	126559.9375	1.0936	1056	131.0606061	FENTW	9.72404883	1 STORY	33600	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	64
53-35-578-059	1148 PARALLEL ST	10/4/2021	190000	190000	72300	38.05263158	181407	37295	152705	115938.8594	1.3171	964	158.4076763	FENTW	12.63231386	1 STORY	35714	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	66
53-35-578-072	1179 OUTER DR	12/14/2021	210000	210000	80500	38.33333333	202121	39491	170509	130836.6875	1.3032	1056	161.4668561	FENTW	11.2426599	1 STORY	39491	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	66
53-35-578-073	1216 STATE RD	1/29/2021	217000	217000	83000	38.24884793	228709	40537	176463	151385.3594	1.1657	1416	124.6207627	FENTW	2.513916129	1 STORY	38272	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	66
53-35-578-074	1200 STATE RD	8/18/2020	195000	195000	77400	39.69230769	226287	38272	156728	151259.0469	1.0362	1326	118.1960784	FENTW	15.46372885	1 STORY	38272	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	66
53-35-578-078	1134 STATE RD	12/23/2021	195000	195000	80400	41.23076923	197838	35208	159792	130836.6875	1.2213	1016	157.2755906	FENTW	3.051532319	1 STORY	35208	GRP 7 - JYN & HLWV, GRACE, FENT WDS	401	65
Totals:			3091700	3091700		1273300		3229828	2441404	2075246.984			137.2170503		1.435328266					
					Sale. Ratio =>	41.18446162			E.C.F. =>	1.1764			Std. Deviation=>	0.16090823						
					Std. Dev. =>	3.923202223			Ave. E.C.F. =>	1.1908			Ave. Variance=>	13.1879449					Coefficient of Var=>	11.07492

RESIDENTIAL ECF ANALYSIS

	2022	1.243
4/1/2020 - 3/31/22	2023	1.176

FENTW Fenton Woods

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
Totals:			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
					Sale. Ratio =>	0						E.C.F. =>	0	Std. Deviation=>		#DIV/0!						
					Std. Dev. =>	#DIV/0!						Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>		0	Coefficient of Var=>		0			

RESIDENTIAL ECF ANALYSIS

2022 0.646
2023

4/1/2020 - 3/31/2022

USE MARY COURT AREA AS COMPARABLE FOR ECF ANALYSIS
MOBILE HOMES

FNOAK Fenton Oaks

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-23-678-005	605 FENTON COMMONS	11/25/2020	144900	144900	74300	51.27674258	179433	15000	129900	173452.5313	0.7489	1316	98.70820669	FNTCM	15.78894606	2 STORY	15000	FENTON COMMONS 1'	401	89
53-23-678-006	606 FENTON COMMONS	12/29/2021	253500	253500	95600	37.71203156	227361	15000	238500	224009.5	1.0647	1500	159	FNTCM	15.78894606	2 STORY	15000	FENTON COMMONS 1'	401	89
Totals:			398400	398400	169900		406794		368400	397462.0313			128.8541033		2.008345929					
					Sale. Ratio =>	42.64558233			E.C.F. =>	0.9269			Std. Deviation=>	0.223289416						
					Std. Dev. =>	9.591699149			Ave. E.C.F. =>	0.9068			Ave. Variance=>	15.78894606	Coefficient of Var=>	17.411766				

RESIDENTIAL ECF ANALYSIS

2022 0.948
2023 0.927

4/1/2020 - 3/31/2022

FNTCM Fenton Commons

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-35-579-005	1001 LONG ST	8/28/2020	215000	215000	92100	42.8372093	223698	48000	167000	168454.4531	0.991	1578	105.8301648	GRACE	1.883727536	2 STORY	48000	GRP 7 - JYN & HLVW, GRACE, FENT WDS	401	71	
53-35-579-006	1005 LONG ST	6/24/2020	225000	225000	100400	44.62222222	258925	52964	172036	197469.7969	0.871	1432	120.1368715	GRACE	10.13270366	1 STORY	48000	GRP 7 - JYN & HLVW, GRACE, FENT WDS	401	71	
53-35-579-011	1012 LONG ST	7/23/2021	265000	265000	89700	33.8490566	262854	76616	188384	178559.9219	1.055	1456	129.3846154	GRACE	8.248976126	1 STORY	48989	GRP 7 - JYN & HLVW, GRACE, FENT WDS	401	69	
Totals:			705000	705000	282200		745477		527420	544484.1719			118.4505506		0.386869114						
					Sale. Ratio =>	40.02836879						E.C.F. =>	0.969	Std. Deviation=>		0.093344984					
					Std. Dev. =>	5.773997135						Ave. E.C.F. =>	0.973	Ave. Variance=>		6.755135775	Coefficient of Var=>		6.94595061		

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022 2022 1.043
2023 0.969

GRACE Gracelong Subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-26-554-001	251 PONCHARTRAIN DR	9/13/2021	200000	200000	68900	34.45	171084	52950	147050	95500.40625	1.5398	932	157.77897	GRAHA	14.07334525	1 STORY	52950	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	62	
53-26-554-009	235 PONCHARTRAIN DR	11/5/2020	191000	191000	66200	34.65968586	189180	45655	145345	116026.6797	1.2527	975	149.0717949	GRAHA	14.63645498	1.25 STORY	45655	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	68	
53-26-554-019	244 PONCHARTRAIN DR	1/18/2022	205000	205000	72900	35.56097561	183454	46074	158926	111059.0156	1.431	1012	157.041502	GRAHA	3.195436679	1 STORY	45655	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	65	
53-26-554-022	250 PONCHARTRAIN DR	11/6/2020	190000	190000	65500	34.47368421	175728	45655	144345	105151.9844	1.3727	928	155.544181	GRAHA	2.63232695	1 STORY	45655	GRP 2-ASSR 6, N&BRID, GRAHAM MANOR	401	67	
Totals:			786000	786000	273500		719446		595666	427738.0859			154.859112		0.645538577						
					Sale. Ratio =>	34.79643766			E.C.F. =>	1.3926	Std. Deviation=>		0.119641802								
					Std. Dev. =>	0.525033199			Ave. E.C.F. =>	1.3991	Ave. Variance=>		8.634390964	Coefficient of Var=>		6.1716075					

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022 2022 1.237
2023 1.393

GRAHA Graham Manor

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-36-601-001	540 MILL POND DR	11/30/2021	235000	235000	88800	37.787234	215061	21000	214000	170678.0938	1.2538	1282	166.9266771	HERIT	11.24204322	2 STORY	21000	HERITAGE POND CONDO 20	401	88	
53-36-601-003	530 MILL POND DR	9/9/2020	223000	223000	90800	40.7174888	220069	21000	202000	175082.6719	1.1537	1324	152.5679758	HERIT	1.233880741	2 STORY	21000	HERITAGE POND CONDO 20	401	88	
53-36-601-004	524 MILL POND DR	10/4/2021	236000	236000	87900	37.2457627	212812	21000	215000	168700.0938	1.2745	1154	186.3084922	HERIT	13.30491137	1 STORY	21000	HERITAGE POND CONDO 20	401	88	
53-36-601-005	520 MILL POND DR	12/3/2020	240000	240000	99100	41.2916667	240596	21000	219000	193136.3281	1.1339	1620	135.1851852	HERIT	0.748779684	2 STORY	21000	HERITAGE POND CONDO 20	401	81	
53-36-601-012	610 HERITAGE CIR	7/22/2020	199000	199000	89100	44.7738693	215584	21000	178000	171138.0781	1.0401	1300	136.9230769	HERIT	10.13060457	2 STORY	21000	HERITAGE POND CONDO 20	401	88	
53-36-601-018	621 HERITAGE CIR	11/3/2021	233000	233000	92100	39.527897	222887	21000	212000	177561.125	1.194	1166	181.8181818	HERIT	5.255317201	1 STORY	21000	HERITAGE POND CONDO 20	401	89	
53-36-601-020	430 MILL POND DR	7/10/2020	212400	212400	91900	43.26742	222518	21000	191400	177236.5938	1.0799	1331	143.8016529	HERIT	6.148944104	2 STORY	21000	HERITAGE POND CONDO 20	401	89	
53-36-601-021	424 MILL POND DR	3/8/2021	233500	233500	101000	43.254818	248926	21000	212500	200462.625	1.06	1449	146.652864	HERIT	8.135389089	2 STORY	21000	HERITAGE POND CONDO 20	401	90	
53-36-601-022	420 MILL POND DR	8/17/2021	275000	275000	97000	35.2727273	235029	21000	254000	188240.1094	1.3493	1424	178.3707865	HERIT	20.7938615	2 STORY	21000	HERITAGE POND CONDO 20	401	90	
53-36-601-023	418 MILL POND DR	6/26/2020	227000	227000	103500	45.5947137	255645	21000	206000	206372.0313	0.9982	1604	128.4289277	HERIT	14.32045887	2 STORY	21000	HERITAGE POND CONDO 20	401	90	
53-36-601-024	416 MILL POND DR	6/23/2020	224000	224000	101000	45.0892857	245468	21000	203000	197421.2813	1.0283	1600	126.875	HERIT	11.31439273	2 STORY	21000	HERITAGE POND CONDO 20	401	81	
53-36-601-027	406 MILL POND DR	6/17/2021	250000	250000	91100	36.44	220521	21000	229000	175480.2188	1.305	1324	172.9607251	HERIT	16.35885277	2 STORY	21000	HERITAGE POND CONDO 20	401	90	
53-36-601-028	400 MILL POND DR	7/13/2020	230500	230500	104000	45.1193059	256709	21000	209500	207307.8281	1.0106	1592	131.5954774	HERIT	13.08273903	2 STORY	21000	HERITAGE POND CONDO 20	401	90	
53-36-601-032	401 MILL POND DR	11/2/2021	265000	265000	91800	34.6415094	222381	21000	244000	177116.0938	1.3776	1330	183.4586466	HERIT	23.62256244	2 STORY	21000	HERITAGE POND CONDO 20	401	89	
53-36-601-037	419 MILL POND DR	11/13/2020	250000	250000	104200	41.68	257541	21000	229000	208039.5781	1.1008	1620	141.3580247	HERIT	4.064977946	2 STORY	21000	HERITAGE POND CONDO 20	401	89	
53-36-601-043	505 MILL POND DR	6/30/2020	199500	199500	95400	47.8195489	235875	21000	178500	188984.1719	0.9445	1404	127.1367521	HERIT	19.68783223	1 STORY	21000	HERITAGE POND CONDO 20	401	84	
53-36-601-051	649 HOLLY PT	3/31/2021	225000	225000	95000	42.2222222	231933	21000	204000	185517.1563	1.0996	1028	198.4435798	HERIT	4.177311004	1 STORY	21000	HERITAGE POND CONDO 20	401	82	
Totals:			3957900	3957900	1623700		3959555		3600900	3168474.078			155.2242368		0.492420934						
						Sale. Ratio =>	41.0242806				E.C.F. =>	1.1365	Std. Deviation=>		0.1304699						
						Std. Dev. =>	3.93050096				Ave. E.C.F. =>	1.1414	Ave. Variance=>		10.801345	Coefficient of Var=>		9.4632267			

RESIDENTIAL ECF ANALYSIS

	2022	1.137
4/1/2020 - 3/31/2022	2023	1.136

HERIT Heritage Pond Condo

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-34-651-001	3424 W SHIAWASSEE A	6/23/2021	299900	299900	132500	44.1813938	322183	40849	259051	283032.1875	0.91527	1952	132.7105533	HORSE	9.447078694	2 STORY	40849	GRP 12 - HORSESHOE CT, TRUCHAN ACI	401	86	
53-34-651-004	1236 DARCI DR	7/7/2020	220000	220000	108100	49.1363636	269048	42974	177026	227438.625	0.77835	1428	123.9677871	HORSE	23.13949992	1 STORY	41465	GRP 12 - HORSESHOE CT, TRUCHAN ACI	401	83	
53-34-651-011	1216 DARCI DR	7/2/2021	255000	255000	100300	39.3333333	246664	43130	211870	204762.5781	1.03471	1360	155.7867647	HORSE	2.496930547	2 STORY	43130	GRP 12 - HORSESHOE CT, TRUCHAN ACI	401	83	
53-34-651-013	1208 SHELL ST	10/25/2021	250000	250000	96000	38.4	236055	41382	208618	195848.0938	1.0652	1221	170.8583129	HORSE	5.546187205	1 STORY	41382	GRP 12 - HORSESHOE CT, TRUCHAN ACI	401	83	
53-34-651-019	1225 LORI LN	9/16/2021	245000	245000	97500	39.7959184	239729	42369	202631	198551.3125	1.02055	1248	162.3645833	HORSE	1.080602501	1 STORY	42369	GRP 12 - HORSESHOE CT, TRUCHAN ACI	401	85	
53-34-651-030	1219 DARCI DR	11/5/2021	240000	240000	104900	43.7083333	256592	39774	200226	218126.7656	0.91793	1560	128.35	HORSE	9.180712835	2 STORY	39016	GRP 12 - HORSESHOE CT, TRUCHAN ACI	401	83	
53-34-651-032	1225 DARCI DR	8/20/2020	212000	212000	82800	39.0566038	206078	39881	172119	167200.2031	1.02942	1136	151.5132042	HORSE	1.96773605	1 STORY	39881	GRP 12 - HORSESHOE CT, TRUCHAN ACI	401	81	
53-34-651-032	1225 DARCI DR	3/25/2022	260000	260000	83400	32.0769231	206078	39881	220119	167200.2031	1.3165	1136	193.7667254	HORSE	30.67583515	1 STORY	39881	GRP 12 - HORSESHOE CT, TRUCHAN ACI	401	81	
Totals:			1981900	1981900	805500		1982427		1651660	1662159.969			152.4147414		1.605830806						
						Sale. Ratio =>	40.6428175			E.C.F. =>	0.99368	Std. Deviation=>		0.155472							
						Std. Dev. =>	5.03381089			Ave. E.C.F. =>	1.00974	Ave. Variance=>		10.44182	Coefficient of Var=>		10.34109				

RESIDENTIAL ECF ANALYSIS

	2022	0.994
4/1/2020 - 3/31/2022	2023	0.994

HORSE Horseshoe Court

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-35-580-014	212 HILLVIEW TER	2/18/2022	287000	287000	110000	38.32753	249574	54247	232753	187274.2031	1.2428	1558	149.3921694	JAYNE	21.66888433	1 STORY	51249	GRP 7 - JYN & HLVW, GRACE, FENT WDS	401	66
53-35-582-007	350 VALLEYVIEW DR	9/28/2020	282000	282000	147200	52.19858	348057	53033	228967	282860.9688	0.8095	1977	115.8153768	JAYNE	21.66888433	2 STORY	53033	GRP 7 - JYN & HLVW, GRACE, FENT WDS	401	82
Totals:			569000	569000	257200		597631		461720	470135.1719			132.6037731		4.405666054					
				Sale. Ratio =>		45.20211					E.C.F. =>	0.9821	Std. Deviation=>		0.306444					
				Std. Dev. =>		9.808317					Ave. E.C.F. =>	1.0262	Ave. Variance=>		21.66888	Coefficient of Var=>		21.116535		

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022	2022	1.043
JAYNE Jaynehill	2023	0.982

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-23-577-003	2255 S LONG LAKE RD	10/26/2020	125000	125000	80800	64.64	191831	26485	98515	142539.6563	0.6911	1356	72.65117994	LKFEN	41.55984811	1 STORY	26374	GRP 3 -SWANEE BCH, LF ORCH,	401	66	
53-23-577-004	14372 SWANEE BEACH DR	3/5/2021	171300	171300	87500	51.07998	230972	26647	144653	176142.2344	0.8212	1356	106.6762537	LKFEN	28.55111073	1 STORY	26538	GRP 3 -SWANEE BCH, LF ORCH,	401	76	
53-23-577-009	2201 S LONG LAKE RD	12/9/2021	206700	206700	76300	36.9134	168289	27052	179648	121756.0313	1.4755	1104	162.7246377	LKFEN	36.87356854	1 STORY	26625	GRP 3 -SWANEE BCH, LF ORCH,	401	67	
53-23-577-018	14401 APPLETREE LN	10/8/2021	228000	228000	88400	38.77193	195062	27761	200239	144225	1.3884	1104	181.3759058	LKFEN	28.16397913	1 STORY	26625	GRP 3 -SWANEE BCH, LF ORCH,	401	69	
53-23-577-029	14489 APPLETREE LN	3/4/2022	250000	250000	100000	40	220833	27706	222294	166488.7969	1.3352	1424	156.1053371	LKFEN	22.84494615	1 STORY	26625	GRP 3 -SWANEE BCH, LF ORCH,	401	69	
53-23-577-049	14430 SWANEE BEACH DR	2/8/2022	162500	162500	78100	48.06154	172405	26918	135582	125419.8281	1.081	1104	122.8097826	LKFEN	2.571423559	1 STORY	26807	GRP 3 -SWANEE BCH, LF ORCH,	401	66	
53-23-577-055	14382 SWANEE BEACH DR	6/19/2020	160000	160000	80500	50.3125	188149	28787	131213	137381.0313	0.9551	1356	96.76474926	LKFEN	15.16367326	1 STORY	28674	GRP 3 -SWANEE BCH, LF ORCH,	401	67	
53-23-577-055	14382 SWANEE BEACH DR	3/21/2022	189000	189000	85300	45.13228	188149	28787	160213	137381.0313	1.1662	1356	118.1511799	LKFEN	5.945500062	1 STORY	28674	GRP 3 -SWANEE BCH, LF ORCH,	401	67	
53-23-577-056	14381 SWANEE BEACH DR	1/26/2021	187000	187000	76000	40.64171	181167	25660	161340	134057.7656	1.2035	1104	146.1413043	LKFEN	9.677155589	1 STORY	24863	GRP 3 -SWANEE BCH, LF ORCH,	401	67	
53-23-577-058	2214 ORCHARD LAKE DR	10/13/2020	150000	150000	78200	52.13333	185058	26485	123515	136700.8594	0.9035	1104	111.879529	LKFEN	20.31972422	1 STORY	26374	GRP 3 -SWANEE BCH, LF ORCH,	401	66	
53-23-577-074	14489 SWANEE BEACH DR	9/30/2020	197000	197000	90800	46.09137	219950	31420	165580	162525.8594	1.0188	1328	124.6837349	LKFEN	8.794775607	1 STORY	27438	GRP 3 -SWANEE BCH, LF ORCH,	401	67	
53-23-577-081	2219 ORCHARD LAKE DR	12/15/2020	184500	184500	82900	44.93225	195545	28283	156217	144191.375	1.0834	1104	141.5009058	LKFEN	2.333903108	1 STORY	28170	GRP 3 -SWANEE BCH, LF ORCH,	401	67	
53-23-577-082	2211 ORCHARD LAKE DR	11/23/2020	253000	253000	117900	46.60079	283466	54480	198520	197401.7188	1.0057	1840	107.8913043	LKFEN	10.10744746	1 STORY	29860	GRP 3 -SWANEE BCH, LF ORCH,	401	61	
53-23-577-083	2201 ORCHARD LAKE DR	12/17/2021	255000	255000	100400	39.37255	221665	33686	221314	162050.8594	1.3657	1370	161.5430657	LKFEN	25.8967566	1 STORY	30860	GRP 3 -SWANEE BCH, LF ORCH,	401	66	
Totals:			2719000	2719000	1223100		2842541		2298843	2088262.047			129.3499193		0.589918589						
						Sale. Ratio =>	44.98345				E.C.F. =>	1.1008	Std. Deviation=>		0.22957						
						Std. Dev. =>	7.229192				Ave. E.C.F. =>	1.1067	Ave. Variance=>		18.486	Coefficient of Var=>		16.70311			

RESIDENTIAL ECF ANALYSIS

	2022	1.160
4/1/2020 - 3/31/2022	2023	1.101

LKFEN Lake Fenton Orchard

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-26-626-001	110 MEADOW POINTE DR	9/17/2021	160000	160000	57500	35.9375	146806	28000	132000	125322.781	1.0533	944	139.8305085	MEADO	10.35469074	1 STORY	28000	MEADOWPOINTE CONDOS 2	401	77	
53-26-626-009	133 MEADOW POINTE DR	3/11/2021	140500	140500	53600	38.1494662	146530	28000	112500	125031.648	0.8998	944	119.1737288	MEADO	4.996107095	1 STORY	28000	MEADOWPOINTE CONDOS 2	401	77	
53-26-626-011	137 MEADOW POINTE DR	4/30/2020	147500	147500	56100	38.0338983	153756	28000	119500	132654.016	0.9008	1162	102.8399312	MEADO	4.889358731	2 STORY	28000	MEADOWPOINTE CONDOS 2	401	77	
53-26-626-015	145 MEADOW POINTE DR	5/20/2021	168500	168500	60400	35.8456973	154032	28000	140500	132945.141	1.0568	1162	120.9122203	MEADO	10.70936338	2 STORY	28000	MEADOWPOINTE CONDOS 2	401	77	
53-26-626-018	203 MEADOW POINTE DR	5/11/2021	165000	165000	61100	37.030303	155670	28000	137000	134673	1.0173	1162	117.9001721	MEADO	6.754563047	2 STORY	28000	MEADOWPOINTE CONDOS 2	401	78	
53-26-626-022	225 MEADOW POINTE DR	10/15/2021	169000	169000	60400	35.739645	154032	28000	141000	132945.141	1.0606	1162	121.3425129	MEADO	11.08545836	2 STORY	28000	MEADOWPOINTE CONDOS 2	401	77	
53-26-626-029	243 MEADOW POINTE DR	7/2/2020	135500	135500	54300	40.0738007	148350	28000	107500	126951.477	0.8468	944	113.8771186	MEADO	10.2953034	1 STORY	28000	MEADOWPOINTE CONDOS 2	401	78	
53-26-626-032	249 MEADOW POINTE DR	10/20/2021	173000	173000	61100	35.3179191	155992	28000	145000	135012.656	1.074	944	153.6016949	MEADO	12.42401292	1 STORY	28000	MEADOWPOINTE CONDOS 2	401	78	
53-26-626-042	234 MEADOW POINTE DR	5/20/2021	159000	159000	63800	40.1257862	162218	28000	131000	141580.172	0.9253	1162	112.7366609	MEADO	2.446245207	2 STORY	28000	MEADOWPOINTE CONDOS 2	401	82	
53-26-626-048	248 MEADOW POINTE DR	10/15/2020	125000	125000	55000	44	149892	28000	97000	128578.063	0.7544	944	102.7542373	MEADO	19.53277407	1 STORY	28000	MEADOWPOINTE CONDOS 2	401	79	
53-26-626-057	311 MEADOW POINTE DR	4/3/2020	140000	140000	55700	39.7857143	151741	28000	112000	130528.484	0.8581	944	118.6440678	MEADO	9.168299954	1 STORY	28000	MEADOWPOINTE CONDOS 2	401	79	
Totals:			1683000	1683000	639000		1679019		1375000	1446222.58			120.3284412		0.101942563						
										Sale. Ratio =>	37.9679144	E.C.F. =>	0.9508	Std. Deviation=>	0.108222						
										Std. Dev. =>	2.64181103	Ave. E.C.F. =>	0.9497	Ave. Variance=>	9.33238	Coefficient of Var=>	9.82632				

RESIDENTIAL ECF ANALYSIS

	2022	0.948
4/1/2020 -3/31/2022	2023	0.951

MEADO MeadowpoinTE Condos

Parcel Number	Street Address	Sale Date	Adj. Sale Sale Price \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-25-100-062	1100 N OAK ST	9/16/2020	174000	174000	104200	59.8850575	211879	60494	113506	111149.0469	1.02121	1488	76.28091398	MILES	25.8988149	1 STORY	60494 GRP 4 - BTH&MLS, DOANS, THURB,	401	57	
53-25-553-021	1017 N EAST ST	7/31/2020	148000	148000	54500	36.8243243	143565	24000	124000	87786.34375	1.41252	864	143.5185185	MILES	13.2326897	1 STORY	24000 GRP 4 - BTH&MLS, DOANS, THURB,	401	63	
53-25-553-021	1017 N EAST ST	7/9/2021	165000	165000	57800	35.030303	143565	24000	141000	87786.34375	1.60617	864	163.1944444	MILES	32.59788852	1 STORY	24000 GRP 4 - BTH&MLS, DOANS, THURB,	401	63	
53-25-553-027	845 N EAST ST	6/30/2021	169900	169900	70100	41.2595644	174463	24000	145900	110472.1016	1.3207	1012	144.1699605	MILES	4.050194579	1 STORY	24000 GRP 4 - BTH&MLS, DOANS, THURB,	401	64	
53-25-553-055	810 N EAST ST	8/18/2021	142500	142500	71400	50.1052632	177472	29375	113125	108734.9453	1.04037	1092	103.5943223	MILES	23.98195791	1 STORY	26282 GRP 4 - BTH&MLS, DOANS, THURB,	401	68	
Totals:			799400	799400	358000		850944		637531	505928.7813			126.151632		2.007343936					
			Sale. Ratio =>		44.7835877				E.C.F. =>		1.260		Std. Deviation=>		0.2500007					
			Std. Dev. =>		10.3336521				Ave. E.C.F. =>		1.280		Ave. Variance=>		19.952309		Coefficient of Var=>		15.585386	

RESIDENTIAL ECF ANALYSIS

	2022	1.362
4/1/2020 - 3/31/2022	2023	1.260

MILES Miles Addition

Parcel Number	Street Address	Sale Date	Adj. Sale Price \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-26-578-012	310 BEACH ST	10/29/2021	231213	231213	100300	43.379914	255624	46995	184218	168657.2344	1.0923	1274	144.5981162	NEL-1	6.145190998	2 STORY	42323 GRP 2-ASSR 6, N&BRID, GRAHAM M/	401	84	
53-26-581-002	704 SILVER LAKE RD	10/21/2021	165000	165000	57600	34.909091	165997	41255	123745	100842.3594	1.2271	1290	95.92635659	NEL-1	7.339872284	2 STORY	41255 GRP 2-ASSR 6, N&BRID, GRAHAM M/	401	59	
53-26-581-006	711 HICKORY ST	10/18/2021	210000	210000	72600	34.571429	183791	41255	168745	115227.1641	1.4645	1012	166.7440711	NEL-1	31.07404567	1 STORY	41255 GRP 2-ASSR 6, N&BRID, GRAHAM M/	401	67	
53-26-581-009	309 BEACH ST	6/12/2020	180000	180000	92400	51.333333	219831	65742	114258	124566.6953	0.9172	1553	73.57244044	NEL-1	23.64710058	1.50 STORY	62792 GRP 2-ASSR 6, N&BRID, GRAHAM M/	401	59	
53-26-581-015	408 BRIDSON ST	7/23/2020	175500	175500	59100	33.675214	196493	43289	132211	123851.25	1.0675	1320	100.1598485	NEL-1	8.62162638	1 STORY	43289 GRP 2-ASSR 6, N&BRID, GRAHAM M/	401	70	
Totals:			961713	961713	382000		1021736		723177	633144.7031			116.2001666		1.151596301					
			Sale. Ratio =>		39.72079		E.C.F. =>		1.1422		Std. Deviation=>		0.20559							
			Std. Dev. =>		7.6542419		Ave. E.C.F. =>		1.1537		Ave. Variance=>		15.3656		Coefficient of Var=>		13.3183437			

RESIDENTIAL ECF ANALYSIS

	2022	1.237
4/1/2020 - 3/31/2022	2023	1.142

NEL-1 Nelson & Bridson First Add

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-25-503-001	892 N LEROY ST	7/27/2020	175000	175000	75500	43.142857	206147	35757	139243	119571.9297	1.16451	1190	117.0109244	NELSO	31.23775355	1.25 STORY	35757	GRP 13 - NELS & BRID 2ND, WHITE & M	401	61
53-25-503-017	1029 LEE ST	10/19/2020	137000	137000	42800	31.240876	114852	33000	104000	57440	1.81058	638	163.0094044	NELSO	33.36949793	1 STORY	33000	GRP 13 - NELS & BRID 2ND, WHITE & M	401	61
53-25-503-018	1025 LEE ST	3/23/2022	220000	220000	72700	33.045455	184117	33000	187000	106047.0156	1.76337	862	216.9373355	NELSO	28.64788335	1 STORY	33000	GRP 13 - NELS & BRID 2ND, WHITE & M	401	66
53-25-503-035	1022 GRANGER ST	10/8/2021	152000	152000	66100	43.486842	162451	33000	119000	90842.80469	1.30996	904	131.6371681	NELSO	16.69348272	1 STORY	33000	GRP 13 - NELS & BRID 2ND, WHITE & M	401	61
53-25-503-046	1014 LEE ST	1/14/2022	190000	190000	83900	44.157895	200382	34100	155900	116689.125	1.33603	1361	114.5481264	NELSO	14.08614501	1 STORY	34100	GRP 13 - NELS & BRID 2ND, WHITE & M	401	66
Totals:			874000	874000	341000		867949		705143	490590.875			148.6285957		3.955586624					
						Sale. Ratio =>	39.016018				E.C.F. =>	1.43733	Std. Deviation=>		0.2909946					
						Std. Dev. =>	6.3158218				Ave. E.C.F. =>	1.47689	Ave. Variance=>		24.806953	Coefficient of Var=>		16.7967505		

RESIDENTIAL ECF ANALYSIS

	2022	1.425
4/1/2020 - 3/31/2022	2023	1.437

NELSO Nelson & Bridson 2nd Addition

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sold Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-26-556-007	805 NORTH RD	7/2/2020	186000	186000	78400	42.15054	199327	44971	141029	147286.2656	0.95752	1548	91.10400517	NFENE	6.609873886	TRI/QUAD L	44971	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	64
53-26-556-015	917 NORTH RD	4/3/2020	167500	167500	71300	42.56716	181522	48528	118972	126902.6719	0.93751	1548	76.85529716	NFENE	8.61091666	TRI/QUAD L	48528	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	62
53-26-556-018	929 NORTH RD	9/11/2020	201000	201000	75800	37.71144	192715	46959	154041	139080.1563	1.10757	1548	99.50968992	NFENE	8.395489958	TRI/QUAD L	46236	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	64
53-26-556-044	709 WORCHESTER DR	11/16/2020	194000	194000	85600	44.12371	218696	64320	129680	147305.3438	0.88035	1590	81.55974843	NFENE	14.32667989	TRI/QUAD L	64320	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	61
53-26-556-052	800 WORCHESTER DR	3/18/2022	175000	175000	70900	40.51429	172977	45827	129173	121326.3359	1.06467	1100	117.43	NFENE	4.105899985	1 STORY	45827	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	59
53-26-556-074	714 BRIARWOOD LN	8/9/2021	208000	208000	82200	39.51923	199310	53433	154567	139195.6094	1.11043	1056	146.3702652	NFENE	8.681510179	1 STORY	50734	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	62
53-26-556-076	802 BRIARWOOD LN	12/14/2020	220000	220000	87100	39.59091	221583	46151	173849	167396.9531	1.03854	1416	122.7747175	NFENE	1.492835677	1 STORY	46151	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	64
53-26-556-079	808 BRIARWOOD LN	1/11/2021	185400	185400	70200	37.86408	179795	47295	138105	126431.2969	1.09233	1056	130.78125	NFENE	6.871734641	1 STORY	47295	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	60
Totals:			1536900	1536900	621500		1565925		1139416	1114924.633			108.2981217		0.164820161					
						Sale. Ratio =>	40.43855				E.C.F. =>	1.02197	Std. Deviation=>		0.08744					
						Std. Dev. =>	2.287894				Ave. E.C.F. =>	1.02362	Ave. Variance=>		7.38687	Coefficient of Var=>		7.2164508		

RESIDENTIAL ECF ANALYSIS

	2022	1.048
4/1/2020 - 3/31/2022	2023	1.022

NFENE North Fenton Estates

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-23-400-019	2071 S LONG LAKE RD	12/16/2021	180000	180000	69400	38.5555556	180691	57963	122037	105982.7266	1.15148	1126	108.3809947	NRLAK	14.62277815	1.25 STORY	57963	GRP 15 - NEAR LAKE PROPEF	401	64	
53-27-300-010	15500 JENNINGS RD	10/19/2020	255000	255000	123800	48.5490196	326125	88594	166406	205121.7656	0.81125	1566	106.2618135	NRLAK	19.39975957	1 STORY	88594	GRP 15 - NEAR LAKE PROPEF	401	64	
53-27-300-018	15490 JENNINGS RD	8/14/2020	340000	340000	150000	44.1176471	368480	54320	285680	271295.3438	1.05302	2052	139.2202729	NRLAK	4.776981423	2 STORY	54320	GRP 15 - NEAR LAKE PROPEF	401	69	
Totals:			775000	775000	343200		875296		574123	582399.8359			117.9543604		1.946391723						
					Sale. Ratio =>	44.283871						E.C.F. =>	0.98579	Std. Deviation=>		0.175071					
					Std. Dev. =>	5.00738202						Ave. E.C.F. =>	1.00525	Ave. Variance=>		12.93317	Coefficient of Var=>		12.8655989		

RESIDENTIAL ECF ANALYSIS

	2022	1.158
4/1/2020 - 3/31/2022	2023	0.986

NRLAK Near Lake Properties - Not on lake

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-35-581-016	820 SINCLAIR ST	3/16/2021	180000	180000	61500	34.166667	160528	39378	140622	105993	1.32671	1208	116.4089404	OAKWO	2.215140229	1 STORY	38400	GRP 7 - JYN & HLVW, GRACE, FENT WI	401	63	
53-35-581-036	917 PARALLEL ST	1/7/2022	195000	195000	74700	38.307692	180819	31851	163149	130330.7109	1.25181	1516	107.6180739	OAKWO	5.275105624	TRI/QUAD L	31851	GRP 7 - JYN & HLVW, GRACE, FENT WI	401	76	
53-35-581-037	963 PARALLEL ST	1/26/2022	207500	207500	67700	32.626506	182686	31851	175649	131964.125	1.33104	1040	168.8932692	OAKWO	2.647713963	1 STORY	31851	GRP 7 - JYN & HLVW, GRACE, FENT WI	401	69	
53-35-581-050	517 W HIGH ST	8/27/2020	164000	164000	66600	40.609756	147777	35858	128142	97916.88281	1.30868	1168	109.7106164	OAKWO	0.412251431	BI LEVEL	35858	GRP 7 - JYN & HLVW, GRACE, FENT WI	401	68	
Totals:			746500	746500	270500		671810		607562	466204.7188			125.657725								
					Sale. Ratio =>		36.235767		E.C.F. =>		1.303		Std. Deviation=>		0.036476						
					Std. Dev. =>		3.6781024		Ave. E.C.F. =>		1.30456		Ave. Variance=>		2.637553		Coefficient of Var=>		2.0217967		

RESIDENTIAL ECF ANALYSIS

	2022	1.143
4/1/2020 - 3/31/2022	2023	1.303
	*** REMOVED 53-35-581-013 AS HIGH OUTLIER WITH ECF OF 1.7331	
OAKWO Oakwood Addition	53-35-581-050 REMOVED AS HIGH OUTLIER WITH 1.5 ECF	
	53-35-581-079 REMOVED AS HIGH OUTLIER WITH 1.469 ECF	

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
53-35-530-044	213 W ELIZABETH ST	5/13/2021	182000	182000	48300	26.53846	109650	22855	159145	65406.93359	2.4332	788	201.96066	OR-35	32.28748429	1.25 STORY	22855	GRP 6 - ASSRS 8, DAV & THMP,	401	59		
53-35-530-046	215 W ELIZABETH ST	5/20/2021	150000	150000	52300	34.86667	118472	27600	122400	68479.27344	1.7874	720	170	OR-35	32.28748429	1 STORY	27600	GRP 6 - ASSRS 8, DAV & THMP,	401	59		
Totals:			332000	332000	100600		228122		281545	133886.207			185.98033		0.740913696							
						Sale. Ratio =>	30.3012							E.C.F. =>	2.1029	Std. Deviatia	0.45661					
						Std. Dev. =>	5.88893							Ave. E.C.F. =>	2.1103	Ave. Variati	32.2875	Coefficient of Var=>	15.3001168			

RESIDENTIAL ECF ANALYSIS

	2022	1.227
4/1/2020 - 3/31/2022	2023	1.327

OR-35 Original Plat Section 35

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.			
53-35-652-008	579 PEACH TREE TRL	9/10/2020	272000	272000	125000	45.95588	311244	35000	237000	311085.5938	0.7618	1691	140.1537552	ORCHA	6.333779965	1 STORY	35000	ORCHARD HILLS CONDO 35	401	81			
53-35-652-015	659 PLUM TREE LN	7/31/2020	258900	258900	117800	45.50019	298897	35000	223900	297181.3125	0.7534	1806	123.9756368	ORCHA	7.177388979	2 STORY	35000	ORCHARD HILLS CONDO 35	401	88			
53-35-652-024	996 PLUM TREE LN	3/15/2022	382500	382500	142100	37.15033	339634	35000	347500	343056.3125	1.013	2308	150.5632582	ORCHA	18.77672297	2 STORY	35000	ORCHARD HILLS CONDO 35	401	80			
53-35-652-040	802 MAPLE TREE DR	2/24/2021	307000	307000	132300	43.09446	333642	36346	270654	334792.7813	0.8084	2025	133.6562963	ORCHA	1.676355217	2 STORY	35000	ORCHARD HILLS CONDO 35	401	88			
53-35-652-054	668 PLUM TREE LN	9/24/2020	305000	305000	149700	49.08197	377867	35000	270000	386111.5	0.6993	2427	111.2484549	ORCHA	12.59061296	2 STORY	35000	ORCHARD HILLS CONDO 35	401	86			
53-35-652-059	614 PLUM TREE LN	7/23/2021	325000	325000	138100	42.49231	329810	35000	290000	331993.25	0.8735	2252	128.7744227	ORCHA	4.832573476	2 STORY	35000	ORCHARD HILLS CONDO 35	401	83			
53-35-652-065	544 PEACH TREE TRL	5/18/2021	335000	335000	152900	45.64179	365912	45909	289091	360363.75	0.8022	2476	116.7572698	ORCHA	2.296602168	2 STORY	35000	ORCHARD HILLS CONDO 35	401	84			
53-35-652-074	969 PEACH TREE TRL	12/16/2020	269900	269900	103100	38.19933	256195	35000	234900	249093.4688	0.943	1636	143.5819071	ORCHA	11.78335058	1 STORY	35000	ORCHARD HILLS CONDO 35	401	89			
53-35-652-076	989 PEACH TREE TRL	8/21/2020	236000	236000	105100	44.5339	266200	35000	201000	260360.3594	0.772	1861	108.0064481	ORCHA	5.317907746	2 STORY	35000	ORCHARD HILLS CONDO 35	401	82			
Totals:			2691300	2691300	1166100		2879401		2364045	2874038.328			128.524161		0.263433999								
						Sale. Ratio =>	43.3285							E.C.F. =>	0.8226	Std. Deviation=>		0.10008					
						Std. Dev. =>	3.815094							Ave. E.C.F. =>	0.8252	Ave. Variance=>		7.86503	Coefficient of Var=>		9.531224		

RESIDENTIAL ECF ANALYSIS

	2022	0.888
4/1/2020 - 3/31/2022	2023	0.825

ORCHA Orchard Hills Condo

Parcel Number	Street Address	Sale Date	Adj. Sale Price \$	Asd. when Sold	Cur. Asd/Adj. Sale	Land + Bldg. Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
53-23-677-002	203 S PINEVIEW DR	9/18/2020	165000	165000	78800	47.7575758	165771	28000	137000	153249.1719	0.894	1300	105.3846154	PINEV	0.28799585	1 STORY	28000	PINEVIEW CONDOS 3(401	77	
53-23-677-008	100 GLENWOOD AVE	4/9/2020	165000	165000	83600	50.66666667	189683	28000	137000	179847.6094	0.7618	1248	109.775641	PINEV	13.50928753	1 STORY	28000	PINEVIEW CONDOS 3(401	85	
53-23-677-018	214 PINEVIEW DR	9/9/2021	215000	215000	82200	38.2325581	190456	28000	187000	180707.4531	1.0348	1248	149.8397436	PINEV	13.79728338	1 STORY	28000	PINEVIEW CONDOS 3(401	85	
Totals:			545000	545000	244600		545910		461000	513804.2344			121.6666667		0.037998417						
					Sale. Ratio =>	44.8807339						E.C.F. =>	0.8972	Std. Deviation=>		0.136556					
					Std. Dev. =>	6.50379153						Ave. E.C.F. =>	0.8968	Ave. Variance=>		9.198189	Coefficient of Var=>		10.25612		

RESIDENTIAL ECF ANALYSIS

	2022	0.899
4/1/2020 - 3/31/2022	2023	0.897

PINEV Pineview Condo

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-25-577-006	708 COBBLESTONE DR	11/16/2021	375000	375000	148000	39.4666667	337907	27000	348000	362785.3125	0.959245	2154	161.5598886	PNCRK	9.45692454	2 STORY	27000	PINE CREEK NORTH SUB 3I	401	97	
53-25-577-018	724 PINECREEK DR	9/18/2020	310000	310000	130200	42	336873	27000	283000	361578.75	0.782679	2980	94.96644295	PNCRK	8.19970239	2 STORY	27000	PINE CREEK NORTH SUB 3I	401	91	
53-25-577-019	720 PINECREEK DR	8/5/2020	282900	282900	110800	39.165783	284360	28824	254076	298175.0313	0.852104	2156	117.8460111	PNCRK	1.257222151	2 STORY	27000	PINE CREEK NORTH SUB 3I	401	91	
Totals:			967900	967900	389000		959140		885076	1022539.094			124.7907809		0.089114373						
					Sale. Ratio =>	40.1901023						E.C.F. =>	0.865567			Std. Deviation=>	0.088952				
					Std. Dev. =>	1.55676454						Ave. E.C.F. =>	0.864676			Ave. Variance=>	6.304616			Coefficient of Var=>	7.291307

RESIDENTIAL ECF ANALYSIS

	2022	0.857
4/1/2020 - 3/31/2022	2023	0.865

PNCRK Pine Creek North

***REMOVED NEW CONSTRUCTION SALES THAT WERE CALCULATING -0- ECF- LEFT ON OTHER REFERENCE ECF PAGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-36-400-010	1001 E SOUTH HOLLY RD	11/10/2020	149000	149000	68700	46.1073826	162763	34035	114965	124135.008	0.92613	1164	98.76718213	POND	0.465026435	1.25 STORY	34035	POND-MILLPOND PROPERTIES	401	59
53-36-400-026	961 E SOUTH HOLLY RD	8/3/2020	285000	285000	137800	48.3508772	314885	56998	228002	248685.625	0.91683	1796	126.9498886	POND	0.465026435	2 STORY	56998	POND-MILLPOND PROPERTIES	401	94
Totals:			434000	434000	206500		477648		342967	372820.633			112.8585354		0.15535441					
			Sale. Ratio =>		47.5806452		E.C.F. =>		0.920		Std. Deviation=>		0.00658							
			Std. Dev. =>		1.58639028		Ave. E.C.F. =>		0.92148		Ave. Variance=>		0.46503		Coefficient of Var=> 0.5046525					

RESIDENTIAL ECF ANALYSIS

	2022	1.037
4/1/2020 - 3/31/2022	2023	1.037

POND Properties on Mill Pond

*****NO CHANGE TO DUE LOW NUMBER OF SALES, BOTH ARE FROM THE BEGINNING PART OF SALES STUDY AND LOWER THAN WHERE MARKET IS TRENDING FOR THIS NEIGHBORHOOD AND THE CITY IN GENERA
NEWER SALE IS ON 53-36-400-010 FOR \$230,000 7/26/22**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
Totals:				0	0	0	0	0	0	0	0	0	0	0	0	0					
				Sale. Ratio =>		0		E.C.F. =>		0		Std. Deviation=>		#DIV/0!							
				Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		#DIV/0!		Ave. Variance=>		0		Coefficient of Var=>				0	

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022 2022 1.042 **No sales last year
2023

POWER Power Heights Subdivision

NO PARCELS IN THIS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-36-503-008	307 S EAST ST	2/8/2021	160000	160000	68400	42.75	154114	37881	122119	92029.29688	1.32696	1186	102.9671164	RIGGS	0	1 STORY	35468	GRP 5 - WDS STHEAST, RIGGS, WAKEM/	401	59	
Totals:			160000	160000	68400	42.75	154114		122119	92029.29688			102.9671164			0					
					Sale. Ratio =>	42.75			E.C.F. =>	1.32696			Std. Deviation=>	#DIV/0!							
					Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.32696			Ave. Variance=>	0	Coefficient of Var=>	0					

RESIDENTIAL ECF ANALYSIS

	2022	1.263
4/1/2020 - 3/31/2022	2023	1.327

RIGGS Riggs Addition **1.219**

***SET SAME AS GROUP 8 ECF DUE TO ONLY 1 SALE IN THIS NEIGHBORHOOD-NOT ENOUGH TO DETERMINE VALUE.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
Totals:			0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Sale. Ratio =>						0	E.C.F. =>				0	Std. Deviation=>		#DIV/0!							
Std. Dev. =>						#DIV/0!	Ave. E.C.F. =>				#DIV/0!	Ave. Variance=>		0	Coefficient of Var=>		0				

RESIDENTIAL ECF ANALYSIS

2022 1.362 **No sales in last year study
 4/1/2020 - 3/31/2022 2023

SAC36 Sackners Add in Sec 36

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-25-554-022	709 MAIN ST	4/13/2020	167000	167000	89800	53.77245509	243969	24880	142120	160858.2969	0.8835	2284	62.22416813	SACK	0	2 STORY	24880	GRP 4 - BTH&MLS, DOANS, T	401	60
Totals:			167000	167000	89800		243969		142120	160858.2969			62.22416813		0					
					Sale. Ratio =>	53.77245509			E.C.F. =>	0.8835	Std. Deviation=>		#DIV/0!							
					Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.8835	Ave. Variance=>		0	Coefficient of Var=>	0					

RESIDENTIAL ECF ANALYSIS

	2022	1.362
4/1/2020 - 3/31/2022	2023	0.884

SACK Sackners Addition

1.264

***SET SAME AS GROUP 3 DUE TO ONLY 1 SALE IN NEIGHBORHOOD NOT BEING ENOUGH TO DETERMINE VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-23-581-005	14337 SWANEE BEACH D	7/15/2021	590000	590000	251300	42.59322	639584	363598	226402	203080.2031	1.1148	1248	181.411859	SBLAK	17.40281953	1 STORY	360000	LAKE FENTON ON WATER	401	69	
53-23-583-002	14293 SWANEE BEACH D	9/21/2021	1675000	1675000	608500	36.328358	1590719	488298	1186702	811200.125	1.4629	2517	471.4747716	SBLAK	17.40281953	1 STORY	480000	LAKE FENTON ON WATER	401	97	
Totals:			2265000	2265000	859800		2230303		1413104	1014280.328			326.4433153		10.43400031						
					Sale. Ratio =>	37.960265						E.C.F. =>	1.3932	Std. Deviation=>		0.24611					
					Std. Dev. =>	4.4299265						Ave. E.C.F. =>	1.2889	Ave. Variance=>		17.4028	Coefficient of Var=>		13.5024		

RESIDENTIAL ECF ANALYSIS

2022 1.359 **No Sales last year
4/1/2020 - 3/31/2022 **2023** 1.393

SBLAK Swanee Beach on Lake

*****DID NOT CHANGE ECF-ONLY 2 SALES, NO GROUP ECF AND ALREADY INCREASING 25% DUE TO LAND**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
Totals:				0	0	0	0	0	0	0	0	0	0	0	0	0					
				Sale. Ratio =>		0			E.C.F. =>		0	Std. Deviation=>		#DIV/0!							
				Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		#DIV/0!	Ave. Variance=>		0 Coefficient of Var=>							

RESIDENTIAL ECF ANALYSIS

2022 1.518 **No Sales
 4/1/2020 - 3/31/2022 2023 **No Sales

SILK Silver Lake Properties on Water 1.508
 ***SET SAME AS GROUP 5 AS NO SALES IN THIS NEIGHBORHOOD.

Parcel Number	Street Address	Sale Date	Adj. Sale Price \$	Asd. when Sold	Cur. Asd/Adj. Sale	Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-34-602-004	16045 JENNINGS RD	10/8/2020	220000	220000	76800	34.9090909	184458	30000	190000	180231.0313	1.0542	1241	153.1023368	SLHCO	0 1 STORY	30000	SILVER LAKE HOME CONDO	401	85	
Totals:			220000	220000	76800	34.9090909	184458		190000	180231.0313	1.0542		153.1023368		0					
					Sale. Ratio =>	34.9090909				E.C.F. =>	1.0542	Std. Deviation=>		#DIV/0!						
					Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.0542	Ave. Variance=>		0	Coefficient of Var=>		0			

RESIDENTIAL ECF ANALYSIS

	2022	0.857
4/1/2020 - 3/31/2022	2023	1.054

SLHCO Silver Lake Home Condo

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
53-36-502-011	308 MAIN ST	9/22/2020	250000	250000	103600	41.44	280857	73797	176203	167253.6406	1.0535	2199	80.12869486	SPAUL	32.42589755	1.75 STORY	60559	GRP 10 - SPAULDINGS	401	54		
53-36-502-038	412 E ELLEN ST	11/30/2020	170000	170000	86600	50.941176	215915	42057	127943	140434.5781	0.9111	1641	77.96648385	SPAUL	46.67161334	1.75 STORY	42057	POND-MILLPOND PROPE	401	64		
53-36-502-041	440 E ELLEN ST	11/4/2020	175000	175000	78300	44.742857	200359	24078	150922	142391.7656	1.0599	1232	122.5016234	SPAUL	31.78598906	1 STORY	24078	POND-MILLPOND PROPE	401	79		
53-36-502-055	104 S LEMEN ST	11/23/2021	220000	220000	101700	46.227273	236295	54448	165552	146887.7188	1.1271	1038	159.4913295	SPAUL	25.07017318	1 STORY	54448	GRP 10 - SPAULDINGS	401	84		
53-36-502-057	420 E CAROLINE ST	10/19/2021	210000	210000	105200	50.095238	244478	54956	155044	153087.2344	1.0128	1008	153.8134921	SPAUL	36.4984656	1 STORY	54956	GRP 10 - SPAULDINGS	401	79		
53-36-502-061	403 E ELLEN ST	2/15/2022	361000	361000	136700	37.867036	322572	124869	236131	159695.4844	1.4786	1904	124.0183824	SPAUL	10.08662317	2 STORY	112177	GRP 10 - SPAULDINGS	401	54		
53-36-504-002	704 MAIN ST	10/28/2020	150000	150000	53500	35.666667	144869	38609	111391	85831.98438	1.2978	1096	101.6341241	SPAUL	7.998706677	1 STORY	38609	GRP 10 - SPAULDINGS	401	59		
53-36-504-003	702 MAIN ST	4/1/2021	217000	217000	64700	29.815668	152221	38609	178391	91770.60156	1.9439	1353	131.8484848	SPAUL	56.61129112	1.50 STORY	38609	GRP 10 - SPAULDINGS	401	54		
53-36-504-005	207 CENTER ST	12/9/2021	169000	169000	51800	30.650888	121330	28291	140709	75152.66406	1.8723	952	147.8035714	SPAUL	49.45421903	1.25 STORY	28291	GRP 10 - SPAULDINGS	401	58		
53-36-504-006	205 CENTER ST	6/4/2021	135000	135000	46800	34.666667	106918	29653	105347	62411.14844	1.688	704	149.640625	SPAUL	31.01849482	1 STORY	29653	GRP 10 - SPAULDINGS	401	45		
53-36-504-010	604 MAIN ST	7/17/2020	180000	180000	80500	44.722222	217224	52440	127560	133105.0156	0.9583	1842	69.25081433	SPAUL	41.94256393	1.75 STORY	52440	GRP 10 - SPAULDINGS	401	59		
53-36-504-021	106 N ANN ST	10/8/2021	216500	216500	69000	31.87067	161669	37542	178958	100264.1328	1.7849	1408	127.1008523	SPAUL	40.70988983	1.75 STORY	37542	GRP 10 - SPAULDINGS	401	59		
53-36-506-050	203 E ELLEN ST	6/28/2021	164000	164000	59400	36.219512	139601	36000	128000	83684.17188	1.5296	1308	97.85932722	SPAUL	15.17937689	1.75 STORY	36000	GRP 10 - SPAULDINGS	401	54		
53-36-506-052	207 E ELLEN ST	8/17/2021	205000	205000	73700	35.95122	172243	37685	167315	108689.8203	1.5394	1330	125.8007519	SPAUL	16.16139066	1.75 STORY	36000	GRP 10 - SPAULDINGS	401	59		
53-36-506-060	111 S PINE ST	1/22/2021	164500	164500	54900	33.37386	147287	24870	139630	98882.875	1.4121	1269	110.0315209	SPAUL	3.430795281	2 STORY	24870	GRP 10 - SPAULDINGS	401	64		
53-36-527-001	115 S ANN ST	6/14/2021	285000	265000	127200	48	287464	49720	215280	192038.7656	1.121	2604	82.67281106	SPAUL	25.67430255	2 STORY	49720	GRP 10 - SPAULDINGS	401	59		
53-36-528-008	200 CENTER ST	6/10/2021	211000	211000	75000	35.545024	175076	36000	175000	112339.2578	1.5578	1080	162.037037	SPAUL	18.00146578	1.25 STORY	36000	GRP 10 - SPAULDINGS	401	64		
53-36-528-016	97 ORCHARD ST	1/20/2021	40000	40000	8200	20.5	33336	18000	22000	12387.72168	1.776	0	#DIV/0!	SPAUL	39.81853873	1 STORY	18000	GRP 10 - SPAULDINGS	401	76		
53-36-551-006	703 E SOUTH HOLLY RE	2/16/2022	190000	190000	70200	36.947368	129966	30756	159244	80137.32031	1.9871	708	224.920904	SPAUL	60.9372382	1 STORY	30756	POND-MILLPOND PROPE	401	78		
53-36-551-008	629 E SOUTH HOLLY RE	12/14/2021	214900	214900	115700	53.838995	272866	94503	120397	144073.5039	0.8357	1900	63.36684211	SPAUL	54.21029676	1.25 STORY	77568	GRP 10 - SPAULDINGS	401	54		
53-36-551-083	714 CARNES ST	11/9/2021	278000	278000	121300	43.633094	281685	59944	218056	179112.2813	1.2174	1242	175.568438	SPAUL	16.03403963	1 STORY	59944	GRP 10 - SPAULDINGS	401	83		
53-36-551-090	824 S LEROY ST	4/27/2020	235200	235200	98500	41.879252	276067	49978	185222	182624.3906	1.0142	1759	105.299602	SPAUL	36.35429048	1 STORY	47684	GRP 10 - SPAULDINGS	401	61		
53-36-551-092	809 S ADELAIDE ST	6/14/2021	265000	265000	92200	34.792453	229497	68106	196894	130364.2969	1.5103	1370	143.7182482	SPAUL	13.25701525	1.50 STORY	68106	GRP 10 - SPAULDINGS	401	61		
Totals:			4706100	4686100	1874700		4549795		3581189	2782620.374			#DIV/0!		9.078229049							
					Sale. Ratio =>	40.005548						E.C.F. =>	1.287						Std. Deviation=	0.35595		
					Std. Dev. =>	7.923365						Ave. E.C.F. =>	1.3778						Ave. Variance=	30.8406	Coefficient of Var=>	22.38445124

RESIDENTIAL ECF ANALYSIS

	2022	1.238
4/1/2020 - 3/31/2022	2023	1.287

SPAUL Spauldings Addition, Broads Outlot

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
Totals:			0	0	0		0		0	0		0		0		0					
		Sale. Ratio =>		0		E.C.F. =>		0		Std. Deviation=>		#DIV/0!									
		Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		#DIV/0!		Ave. Variance=>		0		Coefficient of Var=>		0					

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/31/2022 2022 1.359 ** No sales last year
2023 **No sales this year

SUPER Supervisors 15 Waterfront Parcels

*****NO CHANGE, NO SALES OR GROUPS FOR COMPARISON. INCREASING 25% DUE TO LAND AND ,MULTIPLIERS**

Parcel Number	Street Address	Sale Date	Adj. Sale Sale Price \$	Asd. when Sold	Cur. Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.			
53-23-579-003	14302 SWANEE BEACH DR	9/30/2021	235000	235000	86100	36.6382979	211955	39686	195314	148764.25	1.3129	1500	130.2093333	SWANE	28.25551475	TRI/QUAD I	39686	GRP 3 -SWANEE BCH, LF ORCH,	401	69	
53-23-579-014	2258 S LONG LAKE RD	10/12/2020	235000	235000	116200	49.4468085	305406	46793	188207	223327.2813	0.8427	1421	132.4468684	SWANE	18.76136243	1 STORY	46793	GRP 3 -SWANEE BCH, LF ORCH,	401	78	
53-23-581-020	14341 SWANEE BEACH DR	6/18/2020	235000	235000	70500		30	285317	23545	211455	226055.2656	0.9354	1704	124.0933099	SWANE	9.494152327	1.75 STORY	23545	GRP 3 -SWANEE BCH, LF ORCH,	401	82
Totals:			705000	705000	272800		802678	594976	598146.7969			128.9165039				3.565540667					
				Sale. Ratio =>	38.6950355			E.C.F. =>	0.9947	Std. Deviation=>		0.24905									
				Std. Dev. =>	9.88520194			Ave. E.C.F. =>	1.0304	Ave. Variance=>		18.837	Coefficient of Var=>		18.28207						

RESIDENTIAL ECF ANALYSIS

	2022	1.158
4/1/2020 - 3/31/2022	2023	0.995

SWANE Swanee Beach #4 Not on Water

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-26-582-017	603 HICKORY ST	8/19/2020	235000	235000	71600	30.46808511	225840	38400	196600	180752.1719	1.08768	1240	158.5483871	THOMP	4.384527323	1 STORY	38400	GRP 2-ASSR 6, N&BRID, GRAHAM MA	401	70	
53-26-582-041	308 W ROBERTS ST	2/5/2021	252500	252500	92600	36.67326733	200928	28594	223906	166185.1563	1.34733	1967	113.831215	THOMP	21.58061327	2 STORY	28594	GRP 2-ASSR 6, N&BRID, GRAHAM MA	401	59	
53-26-582-048	517 SILVER LAKE RD	2/26/2021	139500	139500	68700	49.24731183	147152	44682	94818	98813.88281	0.95956	1040	91.17115385	THOMP	17.19608594	1 STORY	44682	GRP 2-ASSR 6, N&BRID, GRAHAM MA	401	62	
Totals:			627000	627000	232900		573920		515324	445751.2109			121.1835853		2.455748192						
					Sale. Ratio =>	37.14513557						E.C.F. =>	1.15608			Std. Deviation=>	0.19757				
					Std. Dev. =>	9.567917204						Ave. E.C.F. =>	1.13152			Ave. Variance=>	14.3871	Coefficient of Var=>	12.7148		

RESIDENTIAL ECF ANALYSIS

	2022	1.037
4/1/2020 - 3/31/2022	2023	1.156

THOMP Thompsons Addition

**** REMOVED HIGH OUTLIER 53-26-582-040 WITH ECF OF 1.7145**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
Totals:				0	0	0	0	0	0	0	0	0	0	0	0	0						
					Sale. Ratio =>	0						E.C.F. =>	0	Std. Deviation=>		#DIV/0!						
					Std. Dev. =>	#DIV/0!						Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>		0	Coefficient of Var=>		0			

RESIDENTIAL ECF ANALYSIS

2022 0.934 ** No sales
 4/1/2020 - 3/31/2022 2023 **No sales

THOR2 Thorpes Add Old Houses

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.			
53-25-576-021	900 FIRST ST	7/17/2021	230000	230000	81500	35.4347826	198637	31188	198812	156787.4531	1.268	1542	128.9312581	THORP	18.08143092	BI LEVEL	28763	GRP 4 - BTH&MLS, DOANS, THURB,	401	82			
53-25-576-022	910 FIRST ST	7/27/2021	280000	280000	107300	38.3214286	262483	26821	253179	220657.2969	1.1474	1673	151.3323371	THORP	6.016474712	2 STORY	24880	GRP 4 - BTH&MLS, DOANS, THURB,	401	82			
53-25-576-024	800 FIRST ST	9/7/2021	255000	255000	78800	30.9019608	191858	31201	223799	150427.9063	1.4877	1542	145.1355383	THORP	40.05283884	BI LEVEL	31201	GRP 4 - BTH&MLS, DOANS, THURB,	401	81			
53-25-576-028	720 SECOND ST	5/17/2021	240000	240000	117000	48.75	286442	27957	212043	242027.1563	0.8761	2084	101.7480806	THORP	21.11084003	2 STORY	24208	GRP 4 - BTH&MLS, DOANS, THURB,	401	82			
53-25-576-032	760 SECOND ST	8/27/2021	291760	291760	110500	37.8735947	270212	25501	266259	229130.1563	1.162	1868	142.5369379	THORP	7.482175869	2 STORY	25501	GRP 4 - BTH&MLS, DOANS, THURB,	401	82			
53-25-576-037	805 FIRST ST	12/21/2021	258000	258000	102500	39.7286822	250554	26760	231240	209544.9375	1.1035	1635	141.4311927	THORP	1.631334593	2 STORY	26760	GRP 4 - BTH&MLS, DOANS, THURB,	401	82			
53-25-576-038	800 SECOND ST	8/26/2020	266000	266000	121000	45.4887218	304173	26760	239240	259750	0.921	2344	102.0648464	THORP	16.61813693	2 STORY	26760	GRP 4 - BTH&MLS, DOANS, THURB,	401	81			
53-25-576-039	810 SECOND ST	7/16/2021	300000	300000	113800	37.9333333	278461	24208	275792	238064.6094	1.1585	2005	137.5521197	THORP	7.125459664	2 STORY	24208	GRP 4 - BTH&MLS, DOANS, THURB,	401	82			
53-25-576-044	905 FIRST ST	8/4/2020	210000	210000	83000	39.5238095	204618	29701	180299	163779.9688	1.1009	1248	144.4703526	THORP	1.364029066	1 STORY	27987	GRP 4 - BTH&MLS, DOANS, THURB,	401	82			
53-25-576-044	905 FIRST ST	11/2/2021	241600	241600	85200	35.2649007	204618	29701	211899	163779.9688	1.2938	1248	169.7908654	THORP	20.65820786	1 STORY	27987	GRP 4 - BTH&MLS, DOANS, THURB,	401	82			
53-25-576-047	920 SECOND ST	11/16/2020	208500	208500	84800	40.6714628	214143	27987	180513	174303.375	1.0356	1486	121.4757739	THORP	5.159544445	2 STORY	27987	GRP 4 - BTH&MLS, DOANS, THURB,	401	82			
53-25-576-052	910 THIRD ST	6/4/2021	255000	255000	104000	40.7843137	254395	24208	230792	215530.9063	1.0708	1778	129.8042745	THORP	1.641384488	2 STORY	24208	GRP 4 - BTH&MLS, DOANS, THURB,	401	81			
53-25-576-104	805 SECOND ST	10/22/2020	231900	231900	109900	47.3911169	276383	25245	206655	235147.9375	0.8788	1512	136.6765873	THORP	20.83910937	1 STORY	25245	GRP 4 - BTH&MLS, DOANS, THURB,	401	83			
53-25-576-107	820 THIRD ST	1/29/2021	233000	233000	99700	42.7896996	244716	25245	207755	205497.1875	1.011	1304	159.321319	THORP	7.623375785	1 STORY	25245	GRP 4 - BTH&MLS, DOANS, THURB,	401	86			
53-25-576-116	730 THIRD ST	10/28/2020	254000	254000	128800	50.7086614	324117	26902	227098	278291.1875	0.816	2177	104.3169499	THORP	27.11763051	2 STORY	25245	GRP 4 - BTH&MLS, DOANS, THURB,	401	85			
53-25-576-119	760 THIRD ST	1/18/2022	290000	290000	118900	41	290945	25245	264755	248782.7656	1.0642	2079	127.3472823	THORP	2.301929962	2 STORY	25245	GRP 4 - BTH&MLS, DOANS, THURB,	401	84			
Totals:			4044760	4044760	1646700		4056755		3610130	3391502.813			133.9959822		2.275761167								
										Sale. Ratio =>	40.7119335			E.C.F. =>	1.0645	Std. Deviation=>		0.1730048					
										Std. Dev. =>	5.25305408			Ave. E.C.F. =>	1.0872	Ave. Variance=>		12.801494	Coefficient of Var=>		11.7745		

RESIDENTIAL ECF ANALYSIS

	2022	1.068
4/1/2020 - 3/31/2022	2023	1.064

THORP Thorpes Addition

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-25-555-008	628 FIRST ST	11/15/2021	247000	247000	89500	36.234818	217341	24880	222120	145034.6719	1.5315	1087	204.3422263	THURB	29.11167141	1 STORY	24880	GRP 4 - BTH&MLS, DOANS, THURB,	401	80
53-25-555-013	226 N LEMEN ST	6/11/2021	132000	132000	59700	45.227273	146175	26799	105201	89959.30469	1.1694	1398	75.25107296	THURB	7.095036834	2 STORY	25901	GRP 4 - BTH&MLS, DOANS, THURB,	401	49
53-25-555-014	207 THURBER ST	5/27/2021	228000	228000	107600	47.192982	261535	26647	201353	177006.7813	1.1375	1052	191.4001901	THURB	10.28351602	1 STORY	26647	GRP 4 - BTH&MLS, DOANS, THURB,	401	79
53-25-555-023	310 THURBER ST	6/19/2020	248000	248000	109500	44.153226	302662	32575	215425	203532.0313	1.0584	2506	85.96368715	THURB	18.19462397	2 STORY	32575	GRP 4 - BTH&MLS, DOANS, THURB,	401	61
53-25-555-040	510 THIRD ST	9/8/2021	191000	191000	79600	41.675393	194136	24000	167000	128211	1.3025	1442	115.8113731	THURB	6.216119454	1 STORY	24000	GRP 4 - BTH&MLS, DOANS, THURB,	401	64
53-25-576-001	929 MAIN ST	12/29/2021	237500	237500	103200	43.452632	250332	48019	189481	152458.9375	1.2428	1180	160.5771186	THURB	0.245385961	1 STORY	48019	GRP 4 - BTH&MLS, DOANS, THURB,	401	66
Totals:					549100		1372181		1100580	896202.7266			138.8909447		1.233111112					
						Sale. Ratio =>	42.781457			E.C.F. =>	1.228	Std. Deviation=>		0.16573						
						Std. Dev. =>	3.7841313			Ave. E.C.F. =>	1.2404	Ave. Variance=>		11.85773	Coefficient of Var=>		9.559759			

RESIDENTIAL ECF ANALYSIS

	2022	1.327
4/1/2020 - 3/31/2022	2023	1.228

THURB Thurburs NE Addition

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-23-652-007	14526 BLUE HERON DR	7/30/2021	330000	330000	123500	37.424242	278148	43000	287000	247524.2	1.1595	1896	151.371308	TIMBE	19.73275145	2 STORY	43000	TIMBERWOOD GROVE CONDO	401	81	
53-23-652-016	2308 BLUE HERON CT	7/16/2021	277500	277500	106700	38.45045	245450	44911	232589	211093.69	1.1018	1634	142.3433293	TIMBE	13.96732467	1.75 STORY	43000	TIMBERWOOD GROVE CONDO	401	81	
53-23-652-021	2305 BLUE HERON CT	12/15/2020	274000	274000	141600	51.678832	328190	43000	231000	300200	0.7695	2459	93.94062627	TIMBE	19.26680502	1.75 STORY	43000	TIMBERWOOD GROVE CONDO	401	72	
53-23-652-022	2307 BLUE HERON CT	5/14/2021	263500	263500	115700	43.908918	261254	43000	220500	229741.05	0.9598	1535	143.6482085	TIMBE	0.237881076	2 STORY	43000	TIMBERWOOD GROVE CONDO	401	81	
53-23-652-026	2315 BLUE HERON CT	12/18/2020	245000	245000	116300	47.469388	276967	43000	202000	246281.05	0.8202	1936	104.338843	TIMBE	14.19539002	2 STORY	43000	TIMBERWOOD GROVE CONDO	401	81	
Totals:			1390000	1390000	603800		1390009		1173089	1234840			127.128463		1.216233522						
					Sale. Ratio =>	43.438849						E.C.F. =>	0.950			Std. Deviation=>	0.1701				
					Std. Dev. =>	6.0170446						Ave. E.C.F. =>	0.9622			Ave. Variance=>	13.48			Coefficient of Var=>	14.0102474

RESIDENTIAL ECF ANALYSIS

	2022	0.950
4/1/2020 - 3/31/2022	2023	0.950

TIMBE Timberwood Grove Condo

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
Totals:			0	0	0		0	0	0	0		0		0	0					
				Sale. Ratio =>		0			E.C.F. =>		0	Std. Deviation=>		#DIV/0!						
				Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		#DIV/0!	Ave. Variance=>		0		Coefficient of Var=>		0		

RESIDENTIAL ECF ANALYSIS

2022 0.994
 4/1/2020 - 3/31/2022 **2023** ****No sales**

TRUCH Truchan Acres #1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-36-505-020	308 S LEMEN ST	7/8/2021	150000	150000	79700	53.13333	181517	36000	114000	106762.2891	1.06779	960	118.75	TRUMP	0	1 STORY	36000	GRP 5 - WDS STHEAST, RIGGS, WAKEMAN	401	71
Totals:			150000	150000	79700		181517		114000	106762.2891				118.75		0				
				Sale. Ratio =>		53.13333			E.C.F. =>		1.06779	Std. Deviation=>		#DIV/0!						
				Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		1.06779	Ave. Variance=>		0	Coefficient of Var=>		0			

RESIDENTIAL ECF ANALYSIS

	2022	1.363
4/1/2020 - 3/31/2022	2023	1.068

TRUMP Trump & Wilmots

1.219

***** SET AS GROUP 8 ECF DUE TO ONLY 1 SALE IN NEIGHBORHOOD.**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area \$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
53-24-576-004	14458 EDDY LAKE RD	5/19/2021	209500	209500	91000	43.436754	223859	35310	174190	142086.6563	1.2259	1364	127.7052786	VANWA	14.78018963	1 STORY	33295	GRP 14 - VAN WAGONER	401	63	
53-24-576-008	14490 EDDY LAKE RD	3/18/2021	195000	195000	82800	42.461538	206153	39420	155580	125646.5703	1.2382	1120	138.9107143	VANWA	16.00950443	1 STORY	33295	GRP 14 - VAN WAGONER	401	64	
53-24-576-009	14498 EDDY LAKE RD	3/11/2022	157000	157000	101200	64.458599	246418	33295	123705	160605.125	0.7702	1444	85.66828255	VANWA	30.78969407	1 STORY	33295	GRP 14 - VAN WAGONER	401	66	
Totals:			561500	561500	275000		676430		453475	428338.3516			117.4280918								
					Sale. Ratio =>	48.975957						E.C.F. =>	1.0587	Std. Deviation=>		0.266717					
					Std. Dev. =>	12.428057						Ave. E.C.F. =>	1.0781	Ave. Variance=>		20.52646	Coefficient of Var=>		19.03877		

RESIDENTIAL ECF ANALYSIS

	2022	1.327
4/1/2020 -3/31/2022	2023	1.059

VANWA Van Wagoner Subdivision

1.264

***SET SAME AS GROUP 3 ECF DUE TO NUMBER OF SALES IN NEIGHBORHOOD.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-36-556-023	904 WILLIAMS ST	5/14/2021	300000	270781	135300	49.966578	333908	29100	241681	245219.625	0.9856	2688	89.91108631	WAKEM	0	1.50 STORY	29100	GRP 5 - WDS STHEAST, RIGGS, WAKEMAN	401	69
Totals:			300000	270781	135300	49.966578	333908		241681	245219.625	0.9856		89.91108631		0					
				Sale. Ratio =>		49.966578			E.C.F. =>		0.9856			Std. Deviation=>		#DIV/0!				
				Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		0.9856			Ave. Variance=>		0	Coefficient of Var=>		0	

RESIDENTIAL ECF ANALYSIS

	2022	1.243
4/1/2020 - 3/31/2022	2023	0.986

WAKEM Wakemans Addition

1.221

***SET SAME AS GROUP #7 DUE TO NUMBER OF SALES IN NEIGHBORHOOD.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-25-626-005	811 OAKWOOD CIR	9/13/2021	290000	290000	124400	42.896552	270303	27000	263000	242092.5313	1.0864	1591	165.3048397	WECND	12.09772367	1 STORY	27000	PINE CREEK NORTH SUB 3C	401	91	
53-25-626-007	815 OAKWOOD CIR	10/11/2021	299900	299900	130100	43.381127	282850	27000	272900	254577.1094	1.072	1928	141.5456432	WECND	10.6589593	2 STORY	27000	PINE CREEK NORTH SUB 3C	401	91	
53-25-626-008	817 OAKWOOD CIR	6/8/2021	275000	275000	124400	45.236364	312130	27000	248000	283711.4375	0.8741	1591	155.876807	WECND	9.125663383	1 STORY	27000	PINE CREEK NORTH SUB 3C	401	91	
53-36-626-015	603 SHORELINE DR	11/10/2021	259900	259900	134700	51.827626	285127	30000	229900	253857.7188	0.9056	1663	138.2441371	WECND	5.97588335	2 STORY	30000	WATERS EDGE CONDOS	401	89	
53-36-626-027	620 SHORELINE DR	8/27/2021	260000	260000	120300	46.269231	253021	30000	230000	221911.4375	1.0364	1663	138.3042694	WECND	7.106526599	2 STORY	30000	WATERS EDGE CONDOS	401	89	
53-36-626-034	634 SHORELINE DR	7/8/2020	244900	244900	100000	40.832993	239691	30000	214900	208647.7656	1.03	1511	142.2236929	WECND	6.458125778	2 STORY	30000	WATERS EDGE CONDOS	401	90	
53-36-626-042	650 SHORELINE DR	3/29/2021	244900	244900	97200	39.689669	232565	30000	214900	201557.2188	1.0662	1294	166.0741886	WECND	10.08142376	1 STORY	30000	WATERS EDGE CONDOS	401	91	
53-36-626-064	682 SHORELINE DR	3/1/2021	239900	239900	101400	42.267612	242910	30000	209900	211850.75	0.9908	1292	162.4613003	WECND	2.54076254	1 STORY	30000	WATERS EDGE CONDOS	401	94	
53-36-626-071	696 SHORELINE DR	8/25/2020	304000	304000	134000	44.078947	305682	30562	273438	273751.25	0.9989	1310	208.7312977	WECND	3.347147195	1 STORY	30000	WATERS EDGE CONDOS	401	96	
53-36-627-104	917 WATERCRESS LN	4/23/2020	175000	175000	96100	54.914286	210326	24281	150719	185119.4063	0.8142	1157	130.26707	WECND	15.12124421	1 STORY	24000	WATERS EDGE TOWNHOM	401	97	
53-36-627-109	911 WATERCRESS LN	4/20/2021	185000	185000	104300	56.378378	200562	24268	160732	175416.9219	0.9163	1157	138.9213483	WECND	4.909863825	1 STORY	24000	WATERS EDGE TOWNHOM	401	97	
53-36-627-112	901 WATERCRESS LN	2/26/2021	48000	48000	15000	31.25	55482	24000	24000	35175.41797	0.6823	1157	20.74330164	WECND	28.30895766	1 STORY	24000	WATERS EDGE TOWNHOM	401	99	
53-36-627-124	939 EAGLE DR EAST	3/25/2022	220000	220000	97300	44.227273	206915	24000	196000	182004.9688	1.0769	1444	135.734072	WECND	11.15094358	1 STORY	24000	WATERS EDGE TOWNHOM	401	90	
Totals:			3046500	3046500	1379200		3097564		2688389	2729673.934			141.8793821		1.949126622						
					Sale. Ratio =>	45.271623						E.C.F. =>	0.9849	Std. Deviation=>		0.12141					
					Std. Dev. =>	6.6231348						Ave. E.C.F. =>	0.9654	Ave. Variance=>		9.76025	Coefficient of Var=>		10.1102		

RESIDENTIAL ECF ANALYSIS

	2022	1.005
4/1/2020 - 3/31/2022	2023	0.985

WECND Waters Edge Condo

***MORE SALES LISTED ON ANALYSIS BY STYLE /% GOOD SHEET DUE TO NEW CONSTRUCTION SALES FOR REFERENCE
 ***REMOVED LOW OUTLIERS 53-36-627-114, 53-36-627-113 & 53-36-627-111 ALL WITH .2 ECF'S

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-26-501-003	15245 CHARLUENE DR	10/4/2021	185000	185000	70900	38.3243243	164387	49711	135289	111012.586	1.2187	1161	116.5279931	WESKO	13.20702973	1 STORY	48000	GRP 11 - FAIRFIELD PK, WES KOAN PL	401	59
53-26-501-006	15217 CHARLUENE DR	3/2/2021	190000	190000	89800	47.2631579	218669	50239	139761	163049.375	0.8572	1612	86.70037221	WESKO	22.94415411	1 STORY	48000	GRP 11 - FAIRFIELD PK, WES KOAN PL	401	59
53-26-501-008	15205 CHARLUENE DR	1/25/2022	189000	189000	61400	32.4867725	143341	48000	141000	92295.2578	1.5277	988	142.7125506	WESKO	44.10944526	1 STORY	48000	GRP 11 - FAIRFIELD PK, WES KOAN PL	401	59
53-26-501-011	15181 CHARLUENE DR	4/13/2020	175000	175000	91400	52.2285714	222454	49522	125478	167407.547	0.7495	1528	82.11910995	WESKO	33.70752389	1 STORY	48000	GRP 11 - FAIRFIELD PK, WES KOAN PL	401	61
53-26-501-012	15179 CHARLUENE DR	6/9/2020	180000	180000	86000	47.7777778	207988	48415	131585	154475.313	0.8518	1464	89.88046448	WESKO	23.47923804	2 STORY	48000	GRP 11 - FAIRFIELD PK, WES KOAN PL	401	69
53-26-501-019	15117 CHARLUENE DR	7/26/2021	225000	225000	100900	44.8444444	231940	55994	169006	170325.266	0.9923	1852	91.25593952	WESKO	9.435690635	1.75 STORY	54000	GRP 11 - FAIRFIELD PK, WES KOAN PL	401	64
53-26-501-028	15174 CHARLUENE DR	9/28/2021	165000	165000	57100	34.6060606	133771	48000	117000	83030.9766	1.4091	864	135.4166667	WESKO	32.25013169	1 STORY	48000	GRP 11 - FAIRFIELD PK, WES KOAN PL	401	59
Totals:			1309000	1309000	557500		1322550		959119	941596.32			106.3732995		6.80017945					
					Sale. Ratio =>		42.5897632		E.C.F. =>		1.0186		Std. Deviation=>		0.30175					
					Std. Dev. =>		7.42405175		Ave. E.C.F. =>		1.0866		Ave. Variance=>		25.5905		Coefficient of Var=>		23.5507013	

RESIDENTIAL ECF ANALYSIS

2022 1.033

2023 1.019

4/1/2020 - 3/31/2022

***REMOVED HIGH OUTLIER 53-26-501-037 WITH ECF 1.794

WESKO Wes Koan Plat

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-23-676-009	235 GLENWOOD AVE	11/4/2020	190000	190000	82700	43.526316	234055	21000	169000	167627.859	1.0082	1197	141.1862991	WESTG	21.60321322	1 STORY	21000	WESTWOOD GLEN CONDOS 2!	401	79	
53-23-676-009	235 GLENWOOD AVE	2/28/2022	260000	260000	88300	33.961538	234055	21000	239000	167627.859	1.4258	1197	199.6658312	WESTG	20.15595513	1 STORY	21000	WESTWOOD GLEN CONDOS 2!	401	79	
53-23-676-019	215 GLENWOOD AVE	2/23/2022	248000	248000	96300	38.830645	256420	21000	227000	185224.234	1.2255	1197	189.6407686	WESTG	0.132380733	1 STORY	21000	WESTWOOD GLEN CONDOS 2!	401	79	
53-23-676-025	220 GLENWOOD AVE	7/10/2020	195000	195000	82700	42.410256	234246	21000	174000	167778.125	1.0371	1197	145.3634085	WESTG	18.71338216	1 STORY	21000	WESTWOOD GLEN CONDOS 2!	401	78	
53-23-676-025	220 GLENWOOD AVE	9/24/2021	260000	260000	88300	33.961538	234246	21000	239000	167778.125	1.4245	1197	199.6658312	WESTG	20.02825951	1 STORY	21000	WESTWOOD GLEN CONDOS 2!	401	78	
Totals:			1153000	1153000	438300		1193022		1048000	856036.203			175.1044277		0.00295198						
					Sale. Ratio =>	38.013877						E.C.F. =>	1.2242	Std. Deviation=>	0.20151						
					Std. Dev. =>	4.5235856						Ave. E.C.F. =>	1.2242	Ave. Variance=>	16.1266	Coefficient of Var=>	13.173				

RESIDENTIAL ECF ANALYSIS

	2022	1.271
4/1/2020 - 3/31/2022	2023	1.224

WESTG Westwood Glen Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Land Table Class	Building Depr.
Totals:			0	0	0		0	0	0	0		0		0		0			
		Sale. Ratio =>		0		E.C.F. =>		0		Std. Deviation=>		#DIV/0!							
		Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		#DIV/0!		Ave. Variance=>		0		Coefficient of Var=>		0			

RESIDENTIAL ECF ANALYSIS

2021 1.359
 2022 1.359 **Kept same as previous year due to only 1 sale
 2023 1.359 **No Sales-Last sale was in 2019...compare with Darts Landing
 2023 Darts Landing is 1.359 -> 1.266

WESTM Westman Shores

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sold	Asd. when Sale	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-26-502-015	734 ELMWOOD DR	6/1/2021	175000	175000	64600	36.914286	153655	42321	132679	89713.1328	1.4789	958	138.4958246	WESTW	23.57817171	1 STORY	42321	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	62		
53-26-502-021	746 ELMWOOD DR	11/6/2020	192000	192000	62300	32.447917	234407	42315	149685	154788.078	0.967	978	153.0521472	WESTW	27.61114993	1 STORY	42315	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	87		
53-26-502-023	750 ELMWOOD DR	5/29/2020	152000	152000	69400	45.657895	173588	41753	110247	106232.875	1.0378	1010	109.1554455	WESTW	20.53572491	1 STORY	41753	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	69		
53-26-502-037	731 WOODBINE DR	7/7/2021	180000	180000	71900	39.944444	171449	44475	135525	102315.875	1.3246	1010	134.1831683	WESTW	8.143117078	1 STORY	41266	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	64		
53-26-502-043	841 SOUTHWOOD DR	7/16/2021	199999	199999	95300	47.650238	228583	43573	156426	149081.391	1.0493	1416	110.470339	WESTW	19.38775701	1 STORY	43573	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	64		
53-26-502-045	837 SOUTHWOOD DR	4/28/2020	165000	165000	65800	39.878788	180859	44466	120534	109905.719	1.0967	900	133.9266667	WESTW	14.64397158	1 STORY	44466	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	74		
53-26-502-054	819 SOUTHWOOD DR	12/1/2021	195000	195000	64200	32.923077	181398	44627	150373	110210.313	1.3644	884	170.1052036	WESTW	12.12752581	1 STORY	44627	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	71		
53-26-502-060	818 SOUTHWOOD DR	7/9/2021	180000	180000	62300	34.611111	147810	43648	136352	83933.9219	1.6245	940	145.0553191	WESTW	38.13726723	1 STORY	43648	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	62		
53-26-502-074	740 WOODBINE DR	7/28/2020	155000	155000	60800	39.225806	151044	45709	109291	84879.1328	1.2876	1008	108.4236111	WESTW	4.446406643	1 STORY	45709	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	62		
53-26-502-079	753 ELMWOOD DR	6/15/2021	185000	185000	79500	42.972973	190519	64925	120075	101203.867	1.1865	1010	118.8861386	WESTW	5.66768204	1 STORY	40729	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	62		
53-26-502-081	749 ELMWOOD DR	5/14/2020	147500	147500	58700	39.79661	147435	40824	106676	85907.3359	1.2418	1008	105.8293651	WESTW	0.138675545	1 STORY	40824	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	58		
53-26-502-088	735 ELMWOOD DR	7/1/2020	143000	143000	68400	47.832168	169739	41443	101557	103381.141	0.9824	1008	100.7509921	WESTW	26.07881497	1 STORY	41443	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	62		
53-26-502-099	826 WESTWOOD DR	3/25/2022	165000	165000	62900	38.121212	149428	41616	123384	86875.1016	1.4202	906	136.1854305	WESTW	17.71024824	1 STORY	41616	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	61		
53-26-502-105	838 WESTWOOD DR	9/2/2021	160000	160000	59400	37.125	140447	44606	115394	77228.8516	1.4942	905	127.5071823	WESTW	25.10391801	1 STORY	44606	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	62		
53-26-502-117	813 WESTWOOD DR	3/25/2021	170000	170000	78400	46.117647	195294	49638	120362	117369.859	1.0255	976	123.3217213	WESTW	21.76500769	1 STORY	49638	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	59		
53-26-502-120	713 ELMWOOD DR	3/26/2021	181000	181000	61200	33.812155	155789	65980	115020	72368.25	1.5894	940	122.3617021	WESTW	34.62276901	1 STORY	41560	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	57		
53-26-502-122	709 ELMWOOD DR	9/10/2020	146000	146000	69000	47.260274	174501	47392	98608	102424.656	0.9627	978	100.8261759	WESTW	28.04064006	1.50 STORY	47392	GRP 1TUTTLE, NFENT, WESTWD, APLT 1	401	69		
Totals:			2891499	2891499	1154100		2945945		2102188	1737819.5												
						Sale. Ratio =>	39.913553					E.C.F. =>	1.210	Std. Deviation=>		0.22546						
						Std. Dev. =>	5.2854139					Ave. E.C.F. =>	1.2431	Ave. Variance=>		19.2788	Coefficient of Var=>		15.508071			

RESIDENTIAL ECF ANALYSIS

	2022	1.241
4/1/2020 - 3/31/2022	2023	1.210

WESTW Westwood Park

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Asd/Adj. Sale	Land + Bldg. Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.			
53-36-627-001	700 EAGLE DR	12/21/2021	195000	195000	79300	40.6666667	180736	24000	171000	161417.0938	1.0594	1827	93.59605911	WETWN	5.666879062	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	87			
53-36-627-002	702 EAGLE DR	11/23/2021	185000	185000	76200	41.1891892	172981	24000	161000	153430.4844	1.0493	1619	99.4441013	WETWN	4.663658131	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	89			
53-36-627-003	704 EAGLE DR	12/8/2021	180000	180000	76200	42.3333333	172981	24000	156000	153430.4844	1.0167	1619	96.35577517	WETWN	1.404853324	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	89			
53-36-627-005	708 EAGLE DR	6/17/2020	150000	150000	73200	48.8	172981	24000	126000	153430.4844	0.8212	1619	77.82581841	WETWN	18.14797552	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	89			
53-36-627-006	710 EAGLE DR	12/3/2021	205700	205700	76200	37.0442392	172981	24000	181700	153430.4844	1.1842	1619	112.2297715	WETWN	18.15511003	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	89			
53-36-627-008	714 EAGLE DR	12/3/2020	165000	165000	77500	46.969697	184340	24000	141000	165128.7344	0.8539	1827	77.17569787	WETWN	14.88193157	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	89			
53-36-627-016	734 EAGLE DR	4/9/2021	191000	191000	79800	41.7801047	181835	24000	167000	162548.9219	1.0274	1827	91.40667761	WETWN	2.468443963	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	88			
53-36-627-018	788 EAGLE DR	6/5/2020	187000	187000	73200	39.144385	172981	24000	163000	153430.4844	1.0624	1619	100.6794317	WETWN	5.967180053	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	89			
53-36-627-022	780 EAGLE DR	9/27/2021	211500	211500	80800	38.2033097	184340	24000	187500	165128.7344	1.1355	1827	102.6272578	WETWN	13.27791607	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	89			
53-36-627-044	824 EAGLE DR	4/5/2021	170000	170000	72600	42.7058824	164117	24000	146000	144301.75	1.0118	1619	90.17912292	WETWN	0.907017504	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	91			
53-36-627-045	822 EAGLE DR	7/9/2020	152500	152500	69300	45.442623	166766	24000	128500	147029.8594	0.874	1619	79.36998147	WETWN	12.87264322	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	91			
53-36-627-051	862 EAGLE DR	10/2/2020	175000	175000	69800	39.8857143	168259	24000	151000	148567.4531	1.0164	1619	93.26744904	WETWN	1.367478327	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	90			
53-36-627-053	890 EAGLE DR	4/30/2021	193000	193000	78500	40.6735751	178544	24000	169000	159159.625	1.0618	1720	98.25581395	WETWN	5.912851433	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	90			
53-36-627-055	886 EAGLE DR	10/15/2020	158000	158000	72300	45.7594937	174628	24000	134000	155126.6719	0.8638	1720	77.90697674	WETWN	13.88883759	2 STORY	24000	WATERS EDGE TOWNHOMES 3C	401	90			
Totals:			2518700	2518700	1054900		2448470		2182700	2175561.266			92.16570961		0.058276346								
										Sale. Ratio =>	41.8827173			E.C.F. =>	1.0033	Std. Deviation=>	0.10921						
										Std. Dev. =>	3.42942732			Ave. E.C.F. =>	1.0027	Ave. Variance=>	8.54163	Coefficient of Var:	8.518639				

RESIDENTIAL ECF ANALYSIS

2022 0.971
2023 1.003

4/1/2020 - 3/31/2022

WETWN Waters Edge Townhomes

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-36-628-001	602 E ELLEN ST	2/4/2021	275000	275000	124900	45.418182	330965	22000	253000	283194.3125	0.8934	1769	143.0186546	WEVLA	16.54448665	2 STORY	22000	WATERS EDGE VILLAS	401	90	
53-36-628-002	604 E ELLEN ST	2/22/2021	320000	320000	125800	39.3125	309648	22000	298000	263655.375	1.1303	1770	168.3615819	WEVLA	7.14389318	2 STORY	22000	WATERS EDGE VILLAS	401	90	
53-36-628-005	101 N HOWARD ST	3/22/2021	272500	272500	110100	40.40367	268753	22000	250500	226171.4063	1.1076	1598	156.7584481	WEVLA	4.874267215	2 STORY	22000	WATERS EDGE VILLAS	401	89	
53-36-628-008	918 E CAROLINE ST	5/7/2021	275000	275000	111800	40.654545	265535	22000	253000	223221.8125	1.1334	1524	166.0104987	WEVLA	7.457739153	2 STORY	22000	WATERS EDGE VILLAS	401	89	
53-36-628-011	203 N HOWARD ST	11/30/2020	232000	232000	108700	46.853448	265284	24884	207116	220348.2969	0.9399	1600	129.4475	WEVLA	11.88761222	2 STORY	22000	WATERS EDGE VILLAS	401	88	
53-36-628-013	207 N HOWARD ST	4/9/2021	245000	245000	94500	38.571429	221850	22000	223000	183180.5625	1.2174	1372	162.5364431	WEVLA	15.85536818	2 STORY	22000	WATERS EDGE VILLAS	401	88	
53-36-628-022	972 WATERVIEW LN	7/6/2020	238000	238000	111600	46.890756	277900	22000	216000	234555.4531	0.9209	1600	135	WEVLA	13.79334148	2 STORY	22000	WATERS EDGE VILLAS	401	90	
53-36-628-036	975 WATERVIEW LN	3/18/2022	305000	305000	98600	32.327869	232067	23770	281230	190923	1.473	1352	208.010355	WEVLA	41.41778149	2 STORY	22000	WATERS EDGE VILLAS	401	90	
53-36-628-039	900 S HOWARD ST	10/23/2020	250000	250000	121600	48.64	299560	22000	228000	254408.7969	0.8962	1800	126.6666667	WEVLA	16.26289645	2 STORY	22000	WATERS EDGE VILLAS	401	90	
53-36-628-044	950 S HOWARD ST	7/6/2020	204900	204900	97400	47.535383	240069	22000	182900	199879.9219	0.915	1382	132.3444284	WEVLA	14.37750031	2 STORY	22000	WATERS EDGE VILLAS	401	92	
53-36-628-045	991 WATERS EDGE LN	9/9/2020	225100	225100	98800	43.891604	239239	22000	203100	199119.1563	1.02	1352	150.2218935	WEVLA	3.883212108	2 STORY	22000	WATERS EDGE VILLAS	401	90	
Totals:			2842500	2842500	1203800		2950870		2595846	2478658.094			152.5796791		1.154562003						
					Sale. Ratio =>	42.350044						E.C.F. =>	1.0473	Std. Deviation=>		0.178572					
					Std. Dev. =>	4.977819						Ave. E.C.F. =>	1.0588	Ave. Variance=>		13.95437	Coefficient of Var=>		13.17912		

RESIDENTIAL ECF ANALYSIS

	2022	1.091
4/1/2020 - 3/31/2022	2023	1.047

WEVLA Waters Edge Villas

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-35-651-004	934 WHISPERWOOD DR	2/11/2022	286000	286000	106500	37.2377622	251647	36000	250000	184945.9688	1.3517	1339	186.7064974	WHISP	21.54717051	1 STORY	36000	WHISPERWOOD CONDOS 36	401	74
53-35-651-008	918 WHISPERWOOD DR	5/18/2020	195000	195000	92600	47.4871795	231243	36000	159000	167446.8281	0.9496	1360	116.9117647	WHISP	18.67192763	1 STORY	36000	WHISPERWOOD CONDOS 36	401	74
53-35-651-009	914 WHISPERWOOD DR	5/29/2020	220000	220000	106400	48.3636364	261340	36000	184000	193259	0.9521	1483	124.0728254	WHISP	18.41842381	1 STORY	36000	WHISPERWOOD CONDOS 36	401	74
53-35-651-011	906 WHISPERWOOD DR	8/7/2020	173500	173500	96500	55.6195965	236715	36000	137500	172139.7969	0.7988	1341	102.5354213	WHISP	33.75050515	1 STORY	36000	WHISPERWOOD CONDOS 36	401	74
53-35-651-018	921 WHISPERWOOD DR	8/28/2020	223000	223000	98000	43.9461883	240569	36000	187000	175445.1094	1.0659	1343	139.2405063	WHISP	7.04140067	1 STORY	36000	WHISPERWOOD CONDOS 36	401	74
53-35-651-029	837 WHISPERWOOD TRL	7/29/2021	198000	198000	87000	43.9393939	203483	36373	161627	143319.0469	1.1277	968	166.9700413	WHISP	0.853180028	1.50 STORY	36000	WHISPERWOOD CONDOS 36	401	84
53-35-651-039	1017 WILLOWOOD CT	1/6/2022	200000	200000	83900	41.95	196563	36477	163523	137295.0313	1.191	1185	137.9940928	WHISP	5.475919571	1.50 STORY	36000	WHISPERWOOD CONDOS 36	401	74
53-35-651-041	1023 WILLOWOOD CT	12/16/2020	155000	155000	67500	43.5483871	165498	36477	118523	110652.6563	1.0711	822	144.1885645	WHISP	6.514786965	1 STORY	36000	WHISPERWOOD CONDOS 36	401	74
53-35-651-047	1010 WILLOWOOD CT	3/3/2022	190500	190500	84900	44.5669291	198988	36000	154500	139783.875	1.1053	1185	130.3797468	WHISP	3.099673727	1+STORY	36000	WHISPERWOOD CONDOS 36	401	74
53-35-651-057	810 WHISPERWOOD TRL	8/3/2020	188000	188000	71200	37.8723404	174638	36824	151176	118193.8281	1.2791	820	184.3609756	WHISP	14.27771196	1 STORY	36000	WHISPERWOOD CONDOS 36	401	74
53-35-651-058	605 BENT OAK ST	7/31/2020	254000	254000	102900	40.511811	252190	36000	218000	185411.6563	1.1758	1486	146.7025572	WHISP	3.948767078	1 STORY	36000	WHISPERWOOD CONDOS 36	401	75
53-35-651-059	609 BENT OAK ST	11/19/2021	300000	300000	113000	37.6666667	266895	36000	264000	198023.1563	1.3332	1352	195.2662722	WHISP	19.69029789	1 STORY	36000	WHISPERWOOD CONDOS 36	401	80
53-35-651-061	732 LEAFY HOLLOW CT	11/2/2020	250000	250000	97300	38.92	238555	36000	214000	173717.8438	1.2319	1341	159.5824012	WHISP	9.560822488	1 STORY	36000	WHISPERWOOD CONDOS 36	401	75
53-35-651-070	807 WHISPERWOOD DR	3/24/2022	325000	325000	105100	32.3384615	247968	36000	289000	181790.7344	1.5897	1428	202.3809524	WHISP	45.34655503	1 STORY	36000	WHISPERWOOD CONDOS 36	401	75
53-35-651-089	887 WHISPERWOOD TRL	1/11/2022	210000	210000	78200	37.2380952	182456	36413	173587	125251.2891	1.3859	968	179.3254132	WHISP	24.96354497	1.25 STORY	36000	WHISPERWOOD CONDOS 36	401	75
53-35-651-091	893 WHISPERWOOD TRL	7/20/2020	171000	171000	80900	47.3099415	198736	36484	134516	139152.6563	0.9667	1185	113.5156118	WHISP	16.95950832	1+STORY	36000	WHISPERWOOD CONDOS 36	401	75
53-35-651-091	893 WHISPERWOOD TRL	6/11/2021	213350	213350	84800	39.7468948	198736	36484	176866	139152.6563	1.271	1185	149.2540084	WHISP	13.47469332	1+STORY	36000	WHISPERWOOD CONDOS 36	401	75
53-35-651-111	864 WHISPERWOOD TRL	1/4/2021	153250	153250	68500	44.6982055	167751	36000	117250	112994	1.0377	822	142.6399027	WHISP	9.860872153	1 STORY	36000	WHISPERWOOD CONDOS 36	401	75
53-35-651-121	844 WHISPERWOOD TRL	1/8/2021	177500	177500	71800	40.4507042	176812	36413	141087	120410.8047	1.1717	968	145.7510331	WHISP	3.543934907	1 STORY	36000	WHISPERWOOD CONDOS 36	401	75
53-35-651-130	814 WHISPERWOOD DR	2/18/2022	245000	245000	122600	50.0408163	290625	36000	209000	218374.7813	0.9571	1484	140.8355795	WHISP	17.9204218	1 STORY	36000	WHISPERWOOD CONDOS 36	401	76
53-35-651-134	737 WHISPERWOOD TRL	10/26/2020	165900	165900	82000	49.4273659	202098	36000	129900	142451.1094	0.9119	968	134.1942149	WHISP	22.4382628	1.25 STORY	36000	WHISPERWOOD CONDOS 36	401	77
53-35-651-147	709 WHISPERWOOD TRL	8/3/2021	201400	201400	99900	49.6027805	235290	36000	165400	170917.6719	0.9677	1185	139.5780591	WHISP	16.85570678	1+STORY	36000	WHISPERWOOD CONDOS 36	401	76
53-35-651-155	716 WHISPERWOOD TRL	9/11/2020	174900	174900	83600	47.7987421	205132	36000	138900	145053.1719	0.9576	1185	117.2151899	WHISP	17.86945508	1.50 STORY	36000	WHISPERWOOD CONDOS 36	401	77
53-35-651-160	726 WHISPERWOOD TRL	10/29/2020	160000	160000	74100	46.3125	182290	36000	124000	125463.125	0.9883	968	128.0991736	WHISP	14.79362314	1.25 STORY	36000	WHISPERWOOD CONDOS 36	401	77
53-35-651-164	734 WHISPERWOOD TRL	12/30/2021	205000	205000	78900	38.4878049	184147	36424	168576	126692.1094	1.3306	968	174.1487603	WHISP	19.43214515	1 STORY	36000	WHISPERWOOD CONDOS 36	401	77
53-35-651-167	740 WHISPERWOOD TRL	10/29/2021	200000	200000	89700	44.85	210425	36000	164000	149592.625	1.0963	1185	138.3966245	WHISP	3.996370774	1+STORY	36000	WHISPERWOOD CONDOS 36	401	77
53-35-651-168	742 WHISPERWOOD TRL	6/25/2020	158900	158900	67500	42.4795469	165163	36621	122279	110241.8516	1.1092	822	148.7579075	WHISP	2.708588361	1 STORY	36000	WHISPERWOOD CONDOS 36	401	77
53-35-651-168	742 WHISPERWOOD TRL	8/18/2021	195500	195500	71100	36.3682864	165163	36621	158879	110241.8516	1.4412	822	193.283455	WHISP	30.4911443	1 STORY	36000	WHISPERWOOD CONDOS 36	401	77
Totals:			5789700	5789700	2466400		5931116		4776089	4217414.234			149.3674126		0.380588421					
			Sale. Ratio =>		42.5997893		E.C.F. =>		1.1325		Std. Deviation=>		0.186172							
			Std. Dev. =>		5.25525969		Ave. E.C.F. =>		1.1363		Ave. Variance=>		15.12519		Coefficient of Var=>		13.311215			

RESIDENTIAL ECF ANALYSIS

2022 1.166
2023 1.132

4/1/2020 - 3/31/2022

WHISP Whisperwood Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-36-651-006	615 WHISPERING WINDS	9/10/2021	375000	375000	146600	39.0933333	317805	36327	338673	296292.625	1.14304	2034	166.5058997	WHISW	0 2 STORY	35000	WHISPERING WINDS CC	401	77	
Totals:			375000	375000	146600	39.0933333	317805		338673	296292.625			166.5058997		0					
					Sale. Ratio =>				E.C.F. =>		1.14304		Std. Deviation=>		#DIV/0!					
					Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		1.14304		Ave. Variance=>		0 Coefficient of Var=>		0			

RESIDENTIAL ECF ANALYSIS

2022 0.950
2023 1.143

4/1/2020 - 3/31/2022

WHISW Whispering Winds Condos

*****NO CHANGE IN ECF FOR 2023, ONLY ONE SALE IN NEIGHBORHOOD. INCREASING 12-13% DUE TO LAND AND MULITPLIER**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
Totals:			0	0	0		0		0	0				0		0				
		Sale. Ratio =>				0				E.C.F. =>	0		Std. Deviation=>	#DIV/0!						
		Std. Dev. =>				#DIV/0!				Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	0	Coefficient of Var=>	0				

RESIDENTIAL ECF ANALYSIS

4/1/2020 - 3/1/2022 2022 1.018 **Only 1 Sale
 2023 **No sales

WHITE White & Mowerys Addition

1.025
 ***SET SAME AS GROUP 6 DUE TO NO SALES IN DIRECT NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price \$	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
53-25-604-003	125 WHISPERING PINES D	5/18/2021	252000	252000	104800	41.587302	232787	30475	221525	248540.5469	0.8913	1855	119.4204852	WHPIN	7.170806275	2 STORY	30000	WHISPERING PINES CONDOM	401	97	
53-25-604-007	165 WHISPERING PINES D	6/1/2020	220000	220000	107400	48.818182	236751	30508	189492	253369.7813	0.7479	1877	100.954715	WHPIN	7.170806275	2 STORY	30000	WHISPERING PINES CONDOM	401	97	
Totals:			472000	472000	212200		469538		411017	501910.3281			110.1876001		0.068995401						
				Sale. Ratio =>		44.957627				E.C.F. =>		0.8189		Std. Deviation=>		0.10141					
				Std. Dev. =>		5.1130044				Ave. E.C.F. =>		0.8196		Ave. Variance=>		7.17081		Coefficient of Var=>		8.749205	

RESIDENTIAL ECF ANALYSIS

2022 0.814
4/1/2020 - 3/31/2022 **2023 0.819** ** Two more new construction sales on ECF by style sheet also

WHPIN Whispering Pines Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
53-36-507-009	506 E ELLEN ST	9/17/2020	219000	219000	126400	57.716895	228171	41299	177701	147958.8281	1.201	1688	105.2731043	WOODB	0	1 STORY	38163	POND-MILLPOND PROPERTIES	401	57
Totals:			219000	219000	126400		228171		177701	147958.8281			105.2731043			0				
				Sale. Ratio =>		57.716895		E.C.F. =>		1.201		Std. Deviation=>		#DIV/0!						
				Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		1.201		Ave. Variance=>		0		Coefficient of Var=>		0		

RESIDENTIAL ECF ANALYSIS

	2022	1.263	**No sales-left same as 2021
4/1/2020 - 3/31/2022	2023	1.201	

WOODB Wood & Birdsalls

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.						
53-36-508-004	619 SENECA ST	9/16/2020	314050	314050	151200	48.1452	321110	38499	275551	223761.6719	1.2314	2381	115.7291054	WOODS	6.685759601	1 STORY	38499	POND-MILLPOND PROPERTIES	401	64						
53-36-508-025	616 SENECA ST	7/30/2021	135000	135000	53300	39.481481	141291	42623	92377	78121.92969	1.1825	792	116.6376263	WOODS	1.788105628	1 STORY	42623	GRP 5 - WDS STHEAST, RIGGS, WAKEM/	401	81						
53-36-508-030	505 S LEMEN ST	6/2/2020	172000	172000	87400	50.813953	198445	55473	116527	113200.3203	1.0294	912	127.7708333	WOODS	13.52034683	1 STORY	55473	GRP 5 - WDS STHEAST, RIGGS, WAKEM/	401	59						
53-36-508-030	505 S LEMEN ST	3/31/2022	220000	220000	88600	40.272727	198445	55473	164527	113200.3203	1.4534	912	180.4024123	WOODS	28.88236004	1 STORY	55473	GRP 5 - WDS STHEAST, RIGGS, WAKEM/	401	59						
53-36-508-031	501 S LEMEN ST	2/12/2021	170000	170000	104100	61.235294	207200	70383	99617	108327	0.9196	1152	86.47309028	WOODS	24.49957155	1 STORY	70383	GRP 5 - WDS STHEAST, RIGGS, WAKEM/	401	58						
53-36-508-037	601 E SOUTH HOLLY R	10/15/2021	209900	209900	120200	57.265364	266696	64702	145198	159931.9063	0.9079	1340	108.3567164	WOODS	25.67171365	1 STORY	60794	GRP 5 - WDS STHEAST, RIGGS, WAKEM/	401	69						
53-36-508-046	RIGGS ST	10/22/2021	179900	39900	19700	49.373434	38938	29100	10800	7789.390137	1.3865	0	#DIV/0!	WOODS	22.19103428	1 STORY	29100	GRP 5 - WDS STHEAST, RIGGS, WAKEM/	401	53						
53-36-508-048	509 RIGGS ST	10/22/2021	179900	140000	64000	45.714286	136509	29100	110900	85042.75781	1.304	1113	99.64061096	WOODS	13.94588872	1.75 STORY	29100	GRP 5 - WDS STHEAST, RIGGS, WAKEM/	401	54						
53-36-508-058	502 RIGGS ST	2/14/2022	165000	165000	83500	50.606061	186467	48435	116565	109288.9922	1.0666	1408	82.78764205	WOODS	9.801516248	1+STORY	46176	GRP 5 - WDS STHEAST, RIGGS, WAKEM/	401	49						
Totals:			1745750	1565850	772000		1695101		1132062	998664.2886			#DIV/0!		3.101488429											
			Sale. Ratio =>			49.302296			E.C.F. =>			1.1336			Std. Deviation=>			0.197077								
			Std. Dev. =>			7.0879974			Ave. E.C.F. =>			1.1646			Ave. Variance=>			16.33181			Coefficient of Var=>			14.0236448		

RESIDENTIAL ECF ANALYSIS

2022	1.263
4/1/2020 - 3/31/2022	2023
	1.134

WOODS Woods & Southeastern