

**2025 ECF Table
4000 4401**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sosl/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table
4711-06-101-031	19 /21 MAPLECREST	06/15/22	\$335,000	\$335,000	\$94,000	28.06	\$252,195	\$60,000	\$275,000	\$190,292	1.445	1,836	\$149.78	4401	19.7755	\$60,000 4401 HILLCREST VI
4711-06-201-019	144 MEADOWVIEW DR	06/29/23	\$360,000	\$360,000	\$109,300	30.36	\$274,250	\$62,062	\$297,938	\$210,087	1.418	1,290	\$230.96	4000	17.0772	\$60,000 4000 EASTDALE W
4711-06-201-025	85 MEADOWVIEW DR	01/03/23	\$340,000	\$340,000	\$127,300	37.44	\$340,554	\$61,288	\$278,712	\$276,501	1.008	1,835	\$151.89	4000	23.9396	\$60,000 4000 EASTDALE W
4711-06-201-036	142 EASTDALE DR	01/12/24	\$340,000	\$340,000	\$113,700	33.44	\$269,786	\$61,834	\$278,166	\$205,893	1.351	1,400	\$198.69	4000	10.3629	\$60,000 4000 EASTDALE W
4711-06-201-037	130 EASTDALE DR	10/17/23	\$331,000	\$331,000	\$120,100	36.28	\$278,561	\$60,000	\$271,000	\$216,397	1.252	1,356	\$199.85	4000	0.4935	\$60,000 4000 EASTDALE W
4711-06-201-055	161 EASTDALE DR	09/21/22	\$260,000	\$260,000	\$100,200	38.54	\$260,060	\$60,000	\$200,000	\$198,079	1.010	1,400	\$142.86	4000	23.7695	\$60,000 4000 EASTDALE W
Totals:			\$1,966,000	\$1,966,000	\$664,600		\$1,675,406		\$1,600,816	\$1,297,250			\$179.00		1.3384	
						Sale. Ratio =	33.80			E.C.F. =>	1.234	Std. Deviat		0.19639		
						Std. Dev. =>	4.16			Ave. E.C.F. =>	1.247	Ave. Varian		15.9030	Coefficient of V 12.75	

4000, 4401

2024 = 1.010

2025 = 1.234

2025 ECF Table
4001 4002 4003 4013

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. %	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Land Value	Land Table	
4711-01-401-032	935 DEL SHER DR	02/23/24	\$325,000	\$325,000	\$136,100	41.88	\$294,603	\$65,425	\$259,575	\$208,344	1.246	1,200	\$216.31	4013	6.4671	\$60,000	4013 DEL SHER ESTATES
4711-01-401-040	845 DEL SHER DR	01/24/24	\$310,000	\$310,000	\$139,200	44.90	\$308,436	\$60,000	\$250,000	\$225,851	1.107	2,096	\$119.27	4013	7.4303	\$60,000	4013 DEL SHER ESTATES
4711-10-401-019	1810 GRAY RD	09/15/23	\$281,300	\$281,300	\$105,000	37.33	\$238,027	\$64,940	\$216,360	\$157,352	1.375	960	\$225.38	4001	19.3780	\$50,000	4001 CHEMUNG ACRES
4711-13-401-016	2851 SCOTTWOOD PL	11/22/23	\$310,000	\$310,000	\$129,600	41.81	\$283,579	\$62,845	\$247,155	\$200,667	1.232	1,558	\$158.64	4003	5.0438	\$60,000	4003 COLLINGWOOD, SC
4711-13-401-024	2711 SCOTTWOOD PL	05/05/22	\$330,000	\$330,000	\$152,300	46.15	\$378,520	\$60,000	\$270,000	\$289,564	0.932	2,531	\$106.68	4003	24.8790	\$60,000	4003 COLLINGWOOD, SC
4711-13-401-028	2724 SCOTTWOOD PLACE	09/18/23	\$278,000	\$278,000	\$122,500	44.06	\$260,597	\$60,000	\$218,000	\$182,361	1.195	2,146	\$101.58	4003	1.4204	\$60,000	4003 COLLINGWOOD, SC
Totals:			\$1,834,300	\$1,834,300	\$784,700		\$1,763,762		\$1,461,090	\$1,264,138		\$154.64		2.5428			
						Sale. Ratio =>	42.78			E.C.F. =>	1.156	Std. Deviator		0.149597			
						Std. Dev. =>	3.13			Ave. E.C.F. =	1.181	Ave. Variance		10.7698	Coefficient of		9.1174

4001 4002 4003 4013

2024 = 1.100

2025 = 1.200 (rounded)

Outliers

4711-01-401-004	7677 MCCLEMENTS RD	09/19/22	\$279,000	\$279,000	\$131,600	47.17	\$349,097	\$60,000	\$219,000	\$262,815	0.833	1,396	\$156.88	4013	34.7943	\$60,000	4013 DEL SHER ESTATES
4711-13-401-013	7759 COLLINGWOOD DR	07/07/22	\$456,000	\$456,000	\$115,500	25.33	\$355,525	\$61,739	\$394,261	\$267,078	1.476	2,100	\$187.74	4003	29.4973	\$60,000	4003 COLLINGWOOD, SC
4711-13-401-044	7854 COLLINGWOOD DR	02/09/23	\$365,000	\$365,000	\$153,100	41.95	\$443,809	\$78,622	\$286,378	\$331,988	0.863	2,064	\$138.75	4003	31.8613	\$70,000	4003 COLLINGWOOD, SC

2025 ECF Table
4004 4006 4012 4041

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sosl/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	ilding St	Land Value	Land Table	
4711-14-202-071	6951 RINK DR	11/18/22	\$295,000	\$295,000	\$112,900	38.27	\$279,557	\$60,000	\$235,000	\$204,811	1.147	1,920	\$122.40	4004	1.8055	\$60,000	4004 GRAND BEACH
4711-14-401-021	2699 CANFIELD TRL	08/31/23	\$329,000	\$329,000	\$126,200	38.36	\$274,337	\$61,213	\$267,787	\$198,810	1.347	1,344	\$199.25	4004	18.1495	\$60,000	4004 GRAND BEACH
4711-22-201-022	5655 GRIFFITH DR	07/22/22	\$600,000	\$600,000	\$144,500	24.08	\$524,238	\$106,555	\$493,445	\$389,630	1.266	2,883	\$171.16	4006	10.0989	\$97,641	4006 CROOKED LAKE HEIG
4711-26-301-013	6471 FOREST BEACH DR	05/20/22	\$685,000	\$685,000	\$286,900	41.88	\$705,970	\$169,075	\$515,925	\$500,835	1.030	2,554	\$202.01	4012	13.5327	\$169,075	4012 FOREST BEACH
4711-26-301-020	6511 FOREST BEACH DR	03/14/23	\$496,250	\$496,250	\$204,400	41.19	\$508,509	\$139,825	\$356,425	\$343,922	1.036	2,068	\$172.35	4012	12.9102	\$139,825	4012 FOREST BEACH

Totals:	\$2,405,250	\$2,405,250	\$874,900		\$2,292,611		\$1,868,582	\$1,638,007				\$173.43		2.4691		
			Sale. Ratio :		36.37			E.C.F. =>		1.141		Std. Deviat	0.140041			
			Std. Dev. =>		7.27			Ave. E.C.F. =>		1.165		Ave. Varian	11.2994	Coefficient :	9.695	

4004 4006 4012 4041

Outliers

4711-14-201-036	6872 MAHINSKE DR	06/12/23	\$347,000	\$347,000	\$116,000	33.43	\$270,534	\$100,000	\$247,000	\$159,080	1.553	1,134	\$217.81	4004	38.7219	\$100,000	4004 GRAND BEACH
4711-22-201-049	5844 GRIFFITH DR	07/22/22	\$800,000	\$800,000	\$335,700	41.96	\$881,910	\$94,924	\$705,076	\$734,129	0.960	3,887	\$181.39	4006	20.5031	\$85,897	4006 CROOKED LAKE HEIG

2024 = 1.072

2025 = 1.141

2025 ECF Table
4005 4030

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area :v. by Mean (%)	Land Value	Land Table	
4711-15-401-015	2861 RUSSELL DR	09/29/22	\$310,000	\$310,000	\$97,200	31.35	\$290,652	\$55,000	\$255,000	\$236,598	1.078	1,392	\$183.19	4005 5.3753	\$55,000 4005 GENOA ESTATES
4711-22-203-005	3085 OLD CARRIAGE TRL	11/15/22	\$360,000	\$360,000	\$139,000	38.61	\$368,088	\$55,000	\$305,000	\$314,345	0.970	1,478	\$206.36	4030 5.3753	\$55,000 4030 HERITAGE FARMS
Totals:			\$670,000	\$670,000	\$236,200		\$658,740		\$560,000	\$550,944		\$194.77		0.7585	
					Sale. Ratio =	35.25			E.C.F. =>	1.016		Std. Deviat	0.076018		
					Std. Dev. =>	5.13			Ave. E.C.F. =>	1.024		Ave. Varian	5.3753	Coefficient o	5.25

4005 4030

Outlier

4711-22-203-022	3240 OLD CARRIAGE TRL	02/02/23	\$295,000	\$295,000	\$141,800	48.07	\$341,533	\$56,834	\$238,166	\$285,842	0.833	2,246	\$106.04	4030 83.3207 C	\$55,000 4030 HERITAGE FARMS
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2024 = 0.996

2025 = 1.020 (Rounded)

**2025 ECF Table
4007 4008**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Land Value	Land Table
4711-23-301-009	6511 GRAND CIRCLE DR	07/17/23	\$430,000	\$430,000	\$181,600	42.23	\$441,833	\$75,000	\$355,000	\$349,365	1.016	2,528	\$140.43	4007	7.8587	\$75,000	4007 MOUNTAIN VIEW
4711-23-301-012	6541 GRAND CIRCLE DR	07/07/23	\$401,000	\$401,000	\$146,500	36.53	\$337,264	\$75,000	\$326,000	\$249,775	1.305	2,179	\$149.61	4007	21.0457	\$75,000	4007 MOUNTAIN VIEW
4711-23-301-029	6400 GRAND CIRCLE DR	09/12/23	\$385,000	\$385,000	\$171,600	44.57	\$404,783	\$75,000	\$310,000	\$314,079	0.987	2,130	\$145.54	4007	10.7704	\$75,000	4007 MOUNTAIN VIEW
4711-25-301-005	7218 LIME LAKE CT	08/22/23	\$390,000	\$390,000	\$148,900	38.18	\$350,493	\$89,024	\$300,976	\$275,231	1.094	1,623	\$185.44	4008	0.1175	\$60,000	4008 MT. BRIGHTON
4711-25-301-026	7362 BROOKVIEW DR	06/21/22	\$440,000	\$440,000	\$162,100	36.84	\$403,762	\$64,313	\$375,687	\$357,315	1.051	2,436	\$154.22	4008	4.3299	\$60,000	4008 MT. BRIGHTON
4711-25-301-068	7144 BRENTWOOD DR	04/27/23	\$403,500	\$403,500	\$155,800	38.61	\$371,832	\$62,254	\$341,246	\$325,872	1.047	2,330	\$146.46	4008	4.7537	\$60,000	4008 MT. BRIGHTON
4711-25-301-070	4596 MOUNT BRIGHTON DR	03/01/24	\$330,000	\$330,000	\$144,300	43.73	\$340,372	\$64,086	\$265,914	\$290,827	0.914	1,938	\$137.21	4008	18.0380	\$60,000	4008 MT. BRIGHTON
4711-25-301-071	4578 MOUNT BRIGHTON DR	08/19/22	\$453,000	\$453,000	\$141,300	31.19	\$303,652	\$64,357	\$388,643	\$265,817	1.462	1,954	\$198.90	4008	36.7355	\$60,000	4008 MT. BRIGHTON
4711-25-301-084	4641 KINGSWOOD	12/15/22	\$372,500	\$372,500	\$144,500	38.79	\$364,437	\$65,064	\$307,436	\$315,129	0.976	1,800	\$170.80	4008	11.9130	\$60,000	4008 MT. BRIGHTON
Totals:			\$3,605,000	\$3,605,000	\$1,396,600		\$3,318,428		\$2,970,902	\$2,743,409			\$158.73		1.1793		
						Sale. Ratio =>	38.74				E.C.F. =>	1.083	Std. Deviat		0.176027		
						Std. Dev. =>	4.13				Ave. E.C.F. =>	1.095	Ave. Varianc	12.8403	Coefficient of'	11.73	

4007 4008

2024 = 1.05 & .95 Combined neighborhoods for 2025

2025 = 1.083

2025 ECF Table
4009

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	lsd. when Sol	sd./Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	r. by Mean	ilding St	Land Value	Land Table	operty Cla
4711-25-401-008	4800 DILLON ST	03/13/23	\$302,000	\$302,000	\$115,100	38.11	\$270,576	\$94,044	\$207,956	\$183,888	1.131	960	\$216.62	4009	7.9284	C	\$86,760	4009 HOLLY D	401
4711-25-402-001	7906 LAUREL ST	12/15/22	\$299,400	\$299,400	\$118,600	39.61	\$291,680	\$105,929	\$193,471	\$193,491	1.000	1,359	\$142.36	4009	5.1705	C	\$103,010	4009 HOLLY D	401
4711-25-402-015	7910 MAGNOLIA ST	08/02/22	\$285,000	\$285,000	\$121,100	42.49	\$290,345	\$103,205	\$181,795	\$194,938	0.933	1,392	\$130.60	4009	11.9022	C	\$101,060	4009 HOLLY D	401
4711-36-202-004	5105 HOLLYWOOD CT	01/25/24	\$330,000	\$330,000	\$129,600	39.27	\$291,662	\$88,060	\$241,940	\$212,085	1.141	2,414	\$100.22	4009	8.9163	C	\$88,060	4009 HOLLY D	401
4711-36-202-007	5140 HOLLYWOOD CT	07/28/23	\$337,450	\$337,450	\$133,200	39.47	\$314,944	\$84,810	\$252,640	\$239,723	1.054	1,300	\$194.34	4009	0.2280	C	\$84,810	4009 HOLLY D	401
Totals:			\$1,553,850	\$1,553,850	\$617,600		\$1,459,207		\$1,077,802	\$1,024,124			\$156.83		0.0810				
					Sale. Ratio =>	39.75				E.C.F. =>	1.052		Std. Deviation	0.08815					
					Std. Dev. =>	1.62				Ave. E.C.F. =>	1.052		Ave. Variance	6.8291	Coefficient	6.494			

4009

2024 = 0.960

2025 = 1.052

2025 ECF Table
4010 4016 4025 4026 4033 4035 4046

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. \$	Cur. Appraisa	Land + YardBldg. Residua	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	r. by Mean (%)	Land Value	Land Table		
4711-19-302-025	3810 KLIPLING CIR	08/22/22	\$570,000	\$570,000	\$216,200	37.93	\$549,426	\$80,000	\$490,000	\$565,574	0.866	1,977	\$247.85	4046	21.2323	\$80,000	4046 NOVEL ESTATES
4711-19-302-038	3782 KLIPLING CIR	06/07/22	\$531,500	\$531,500	\$196,200	36.91	\$525,314	\$81,630	\$449,870	\$534,559	0.842	3,040	\$147.98	4046	23.7128	\$80,000	4046 NOVEL ESTATES
4711-32-201-018	5334 CHARLEVOIX D	11/22/22	\$1,250,000	\$1,250,000	\$429,400	34.35	\$1,229,804	\$127,302	\$1,122,698	\$1,378,128	0.815	6,530	\$171.93	4035	9.5224	\$85,000	4035 CRYSTAL VALLEY
4711-34-104-012	5429 FIELDSTONE CT	10/14/22	\$695,000	\$695,000	\$226,200	32.55	\$623,473	\$100,000	\$595,000	\$654,341	0.909	2,660	\$223.68	4026	0.0567	\$100,000	4026 MYSTIC PINES
4711-34-104-020	5391 PINWOOD DR	10/16/23	\$785,000	\$785,000	\$255,400	32.54	\$608,507	\$101,890	\$683,110	\$633,271	1.079	2,696	\$253.38	4026	16.8822	\$100,000	4026 MYSTIC PINES
4711-34-202-003	5187 TIMBER BEND	06/15/23	\$856,000	\$856,000	\$381,400	44.56	\$838,654	\$102,029	\$753,971	\$920,781	0.819	3,999	\$188.54	4033	9.1040	\$100,000	4033 BOULDER CREEK
4711-34-202-009	5319 TIMBER BEND	12/20/23	\$1,475,000	\$1,475,000	\$557,000	37.76	\$1,174,706	\$269,101	\$1,205,899	\$1,132,006	1.065	4,499	\$268.04	4033	15.5397	\$165,000	4033 BOULDER CREEK
4711-34-402-002	5574 EGGERT PL	10/19/23	\$835,000	\$835,000	\$324,900	38.91	\$825,697	\$129,270	\$705,730	\$870,534	0.811	3,040	\$232.15	4025	9.9192	\$100,000	4025 COPPERLEAF
4711-26-401-001	6702 FOXBORO CT	09/15/23	\$465,000	\$465,000	\$193,400	41.59	\$430,344	\$100,614	\$364,386	\$439,640	0.829	2,280	\$159.82	4010	8.1051	\$100,000	4010 BRIGHTON EST/ROLLING MEADOWS
4711-35-201-015	5171 WALNUT HILLS	06/22/23	\$776,000	\$776,000	\$268,200	34.56	\$561,727	\$103,956	\$672,044	\$653,959	1.028	2,684	\$250.39	4016	11.7777	\$100,000	4016 WALNUT HILLS
4711-34-402-005	5616 EGGERT PL	06/06/23	\$875,000	\$875,000	\$329,900	37.70	\$787,089	\$106,031	\$768,969	\$851,323	0.903	3,086	\$249.18	4025	0.6615	\$100,000	4025 COPPERLEAF
Totals:			\$8,543,500	\$8,543,500	\$3,162,000		\$7,605,315		\$7,321,677	\$8,068,541			\$214.51		0.2444		
				Sale. Ratio =	37.01					E.C.F. =>	0.907	Std. Deviat	0.10801				
				Std. Dev. =>	3.88					Ave. E.C.F. =:	0.910	Ave. Variar	10.5281	Coefficien	11.57		

4010 4016 4025 4026 4033 4035 4046

2024 = 0.800
2025 = 0.910 (Rounded)

Outlier

4711-35-201-008	5058 WALNUT HILLS	09/01/22	\$530,000	\$530,000	\$233,200	44.00	\$668,105	\$109,756	\$420,244	\$634,488	0.662	3,068	\$136.98	4016	18.2660	\$100,000	4016 WALNUT HILLS
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2025 ECF Table
4014 4023 4024 4034 4044

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Isd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	w. by Mean (%)	Land Value	Land Table	
4711-27-302-003	4939 CROOKED STICK CT	12/15/23	\$649,000	\$649,000	\$234,200	36.09	\$588,701	\$90,000	\$559,000	\$673,920	0.829	2,727	\$204.99	4024	0.6106	\$90,000	4014 OAK POINTE
4711-27-302-006	4891 CROOKED STICK CT	01/17/23	\$593,000	\$593,000	\$254,200	42.87	\$605,367	\$90,000	\$503,000	\$696,442	0.722	2,826	\$177.99	4024	10.1127	\$90,000	4014 OAK POINTE
4711-27-302-013	4771 CROOKED STICK CT	08/29/22	\$517,000	\$517,000	\$218,500	42.26	\$581,206	\$91,057	\$425,943	\$662,364	0.643	2,841	\$149.93	4024	18.0304	\$90,000	4014 OAK POINTE
4711-27-302-035	4636 CLIFFORD RD	05/02/22	\$685,000	\$685,000	\$242,300	35.37	\$673,193	\$105,000	\$580,000	\$767,828	0.755	3,110	\$186.50	4024	6.7992	\$105,000	4014 OAK POINTE
4711-28-101-019	4404 SAINT ANDREWS ST	02/28/24	\$640,000	\$640,000	\$245,900	38.42	\$551,359	\$92,524	\$547,476	\$620,047	0.883	2,846	\$192.37	4034	5.9589	\$90,000	4014 OAK POINTE
4711-28-101-027	4343 SAINT ANDREWS ST	10/26/22	\$820,000	\$820,000	\$313,100	38.18	\$723,860	\$140,615	\$679,385	\$788,169	0.862	3,424	\$198.42	4034	3.8610	\$105,000	4014 OAK POINTE
4711-28-101-031	4287 SAINT ANDREWS ST	04/22/22	\$610,000	\$610,000	\$258,200	42.33	\$600,657	\$105,000	\$505,000	\$669,807	0.754	3,897	\$129.59	4034	6.9420	\$105,000	4014 OAK POINTE
4711-28-101-050	4241 AUGUSTA CT	08/15/23	\$707,750	\$707,750	\$238,700	33.73	\$530,165	\$98,177	\$609,573	\$583,768	1.044	2,732	\$223.12	4034	22.0836	\$95,000	4014 OAK POINTE
4711-28-101-068	4227 COLONIAL CT	02/23/24	\$587,000	\$587,000	\$246,100	41.93	\$546,687	\$110,609	\$476,391	\$589,295	0.808	2,308	\$206.41	4034	1.4960	\$95,000	4014 OAK POINTE
4711-28-101-081	4193 DORAL CT	06/14/22	\$600,000	\$600,000	\$204,000	34.00	\$465,072	\$95,000	\$505,000	\$500,097	1.010	2,804	\$180.10	4034	18.6434	\$95,000	4014 OAK POINTE
4711-28-302-030	4332 OAK POINTE DR	07/21/23	\$555,000	\$555,000	\$236,400	42.59	\$524,625	\$90,000	\$465,000	\$587,331	0.792	3,038	\$153.06	4014	3.1652	\$90,000	4014 OAK POINTE
4711-28-302-044	4465 OAK POINTE DR	08/19/22	\$655,000	\$655,000	\$227,400	34.72	\$629,972	\$105,000	\$550,000	\$709,422	0.775	3,154	\$174.38	4014	4.8090	\$105,000	4014 OAK POINTE
4711-28-302-047	4451 OAK POINTE DR	07/28/22	\$565,000	\$565,000	\$267,500	47.35	\$626,154	\$97,271	\$467,729	\$714,707	0.654	3,345	\$139.83	4014	16.8934	\$95,000	4014 OAK POINTE
4711-28-401-016	4687 OAK TREE CT	03/07/24	\$650,000	\$650,000	\$235,800	36.28	\$589,225	\$105,000	\$545,000	\$654,358	0.833	2,766	\$197.04	4044	0.9508	\$105,000	4014 OAK POINTE
4711-28-401-030	4764 OAK TREE CT	06/26/23	\$640,000	\$640,000	\$227,800	35.59	\$533,643	\$91,197	\$548,803	\$597,900	0.918	2,462	\$222.91	4044	9.4515	\$90,000	4014 OAK POINTE
4711-28-401-031	4786 OAK TREE CT	05/16/23	\$567,500	\$567,500	\$220,000	38.77	\$514,944	\$90,000	\$477,500	\$574,249	0.832	1,922	\$248.44	4044	0.8152	\$90,000	4014 OAK POINTE
4711-28-404-004	4553 OAK POINTE DR	03/12/24	\$890,000	\$890,000	\$339,300	38.12	\$786,859	\$204,222	\$685,778	\$787,347	0.871	3,311	\$207.12	4014	4.7629	\$202,000	4014 OAK POINTE
4711-28-407-002	4605 OAK POINTE DR	10/20/22	\$825,000	\$825,000	\$291,400	35.32	\$744,487	\$113,811	\$711,189	\$852,265	0.834	3,216	\$221.14	4014	1.1100	\$105,000	4014 OAK POINTE
Totals:			\$11,756,250	\$11,756,250	\$4,500,800		\$10,816,176		\$9,841,767	\$12,029,315			\$189.63		0.5221		
						Sale. Ratio =>	38.28			E.C.F. =>	0.818		Std. Deviation:	0.104133			
						Std. Dev. =>	3.85			Ave. E.C.F. =>	0.823		Ave. Variance:	7.5831	Coefficient o	9.20985	

4014 4023 4024 4034 4044

2024 = 0.740
2025 = 0.820 (Rounded)

2025 ECF Table
4015 4053

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when So sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area ev. by Mean (%)	Land Value	Land Table		
4711-33-401-016	4775 CHESTNUT SPRINGS	10/28/22	\$799,900	\$799,900	\$96,600	12.08	\$770,653	\$151,177	\$648,723	\$688,307	0.942	2,386	\$271.89	4053	1.0465	\$150,000	4053 CHESTNUT SPRINGS
4711-33-401-016	4775 CHESTNUT SPRINGS	10/11/23	\$722,000	\$722,000	\$379,300	52.53	\$770,653	\$151,177	\$570,823	\$688,307	0.829	2,386	\$239.24	4053	10.2712	\$150,000	4053 CHESTNUT SPRINGS
4711-33-401-024	4711 CHESTNUT SPRINGS	07/15/22	\$730,000	\$730,000	\$212,300	29.08	\$659,766	\$151,126	\$578,874	\$565,156	1.024	1,826	\$317.02	4053	9.2247	\$150,000	4053 CHESTNUT SPRINGS
Totals:			\$2,251,900	\$2,251,900	\$688,200		\$2,201,072		\$1,798,420	\$1,941,769		\$276.05		0.5851			
						Sale. Ratio =	30.56			E.C.F. =>	0.926	Std. Deviation		0.0979			
						Std. Dev. =>	20.31			Ave. E.C.F. =>	0.932	Ave. Variance		6.8474	Coefficient of		7.35

4015 4053

2024 = 0.900

2025 = 0.930 (Rounded)

2025 ECF Table
4017 4018 4019 4020

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Isd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	lev. by Mean (%)	Land Value	Land Table	
4711-34-100-012	5342 BRIGHTON RD	05/23/23	\$335,000	\$335,000	\$140,000	41.79	\$351,737	\$85,137	\$249,863	\$321,205	0.778	1,945	\$128.46	4017	10.9550	\$80,000	4017 GLENS
4711-34-100-030	5100 MILROY LN	02/28/23	\$556,500	\$556,500	\$217,500	39.08	\$600,796	\$86,998	\$469,502	\$619,034	0.758	2,913	\$161.17	4017	12.9000	\$80,000	4017 GLENS
4711-34-102-012	5405 GLENWAY DR	08/01/22	\$570,000	\$570,000	\$241,000	42.28	\$572,637	\$108,927	\$461,073	\$558,687	0.825	2,782	\$165.73	4017	6.2163	\$80,000	4017 GLENS
4711-34-102-029	5060 GLENWAY DR	03/10/23	\$550,000	\$550,000	\$189,200	34.40	\$518,529	\$109,474	\$440,526	\$492,837	0.894	2,940	\$149.84	4017	0.6413	\$80,000	4017 GLENS
4711-34-103-006	5139 MILROY LN	08/05/22	\$524,975	\$524,975	\$200,100	38.12	\$546,187	\$80,106	\$444,869	\$561,543	0.792	2,508	\$177.38	4018	9.5218	\$80,000	4018 MYSTIC
4711-34-103-014	5476 MYSTIC LAKE DR	03/19/24	\$661,000	\$661,000	\$249,400	37.73	\$550,190	\$83,125	\$577,875	\$562,729	1.027	3,082	\$187.50	4018	13.9472	\$80,000	4018 MYSTIC
4711-34-200-012	5937 TALL OAK WAY	09/09/22	\$530,000	\$530,000	\$159,200	30.04	\$450,973	\$107,677	\$422,323	\$413,610	1.021	2,105	\$200.63	4019	13.3623	\$80,000	4019 FORESTVIEW
4711-34-200-016	5920 BRIGHTON RD	09/30/22	\$960,000	\$960,000	\$197,500	20.57	\$811,903	\$93,465	\$866,535	\$865,588	1.001	4,562	\$189.95	4019	11.3651	\$80,000	4019 FORESTVIEW
4711-34-201-006	5330 MYSTIC LAKE DR	10/26/23	\$436,500	\$436,500	\$204,300	46.80	\$433,672	\$107,983	\$328,517	\$392,396	0.837	2,732	\$120.25	4020	5.0236	\$80,000	4018 MYSTIC
4711-34-201-022	5391 MOUNTAIN RD	10/02/23	\$445,000	\$445,000	\$202,300	45.46	\$441,429	\$80,000	\$365,000	\$435,457	0.838	2,396	\$152.34	4020	4.9243	\$80,000	4018 MYSTIC
4711-34-401-060	6138 SUNDANCE TRL	09/12/22	\$467,000	\$467,000	\$172,000	36.83	\$473,236	\$84,203	\$382,797	\$468,714	0.817	2,015	\$189.97	4018	7.0748	\$80,000	4018 MYSTIC
4711-34-401-064	6070 SUNDANCE TRL	10/21/22	\$844,777	\$844,777	\$126,100	14.93	\$861,858	\$80,921	\$763,856	\$940,888	0.812	3,723	\$205.17	4018	7.5598	\$80,000	4018 MYSTIC
4711-34-401-090	6047 SUNDANCE TRL	11/14/22	\$513,000	\$513,000	\$207,700	40.49	\$512,340	\$81,560	\$431,440	\$519,012	0.831	3,103	\$139.04	4018	5.6172	\$80,000	4018 MYSTIC
4711-34-401-101	5640 MOUNTAIN RD	06/07/23	\$485,000	\$485,000	\$183,100	37.75	\$442,009	\$80,000	\$405,000	\$436,155	0.929	2,172	\$186.46	4018	4.1125	\$80,000	4018 MYSTIC
4711-34-401-110	5700 EGGERT PL	11/01/23	\$465,000	\$465,000	\$177,000	38.06	\$407,677	\$80,000	\$385,000	\$394,792	0.975	1,508	\$255.31	4018	8.7755	\$80,000	4018 MYSTIC
4711-34-401-117	5518 MOUNTAIN RD	07/27/23	\$555,000	\$555,000	\$184,900	33.32	\$503,974	\$81,386	\$473,614	\$509,142	0.930	2,546	\$186.02	4018	4.2776	\$80,000	4018 MYSTIC
4711-35-101-019	5076 FOREST VIEW CT	11/02/23	\$458,000	\$458,000	\$199,000	43.45	\$446,460	\$100,617	\$357,383	\$416,678	0.858	1,768	\$202.14	4019	2.9748	\$80,000	4019 FORESTVIEW
4711-35-101-029	6040 TALL OAK WAY	07/20/22	\$353,500	\$353,500	\$141,200	39.94	\$371,942	\$83,186	\$270,314	\$347,899	0.777	2,010	\$134.48	4019	11.0453	\$80,000	4019 FORESTVIEW
4711-35-102-010	5250 WASHAKIE TRL	05/05/23	\$451,000	\$451,000	\$161,700	35.85	\$396,553	\$80,273	\$370,727	\$381,060	0.973	2,150	\$172.43	4020	8.5439	\$80,000	4020 PRARIE VIEW
4711-35-102-016	6277 SUNDANCE TRL	03/13/23	\$400,000	\$400,000	\$161,500	40.38	\$378,671	\$102,421	\$297,579	\$332,831	0.894	1,911	\$155.72	4020	0.6640	\$80,000	4020 PRARIE VIEW
4711-35-102-046	6427 SUNDANCE TRL	08/07/23	\$421,000	\$421,000	\$184,900	43.92	\$400,739	\$81,787	\$339,213	\$384,280	0.883	2,184	\$155.32	4020	0.4719	\$80,000	4020 PRARIE VIEW
4711-35-102-050	6377 SUNDANCE TRL	06/22/22	\$420,000	\$420,000	\$137,800	32.81	\$344,626	\$81,880	\$338,120	\$316,561	1.068	2,038	\$165.91	4020	18.0659	\$80,000	4020 PRARIE VIEW
4711-35-102-052	5275 WASHAKIE TRL	06/12/23	\$390,000	\$390,000	\$167,900	43.05	\$366,201	\$82,166	\$307,834	\$342,211	0.900	2,210	\$139.29	4020	1.2101	\$80,000	4020 PRARIE VIEW
4711-35-102-068	5412 PRAIRIE VW	04/14/22	\$395,500	\$395,500	\$154,900	39.17	\$390,447	\$81,642	\$313,858	\$372,054	0.844	1,922	\$163.30	4020	4.3862	\$80,000	4020 PRARIE VIEW
4711-35-102-075	5333 PRAIRIE VW	06/14/22	\$485,000	\$485,000	\$182,700	37.67	\$443,805	\$81,985	\$403,015	\$435,928	0.924	2,579	\$156.27	4020	3.7056	\$80,000	4020 PRARIE VIEW
Totals:			\$12,672,752	\$12,672,752	\$4,542,900		\$12,018,591		\$10,465,833	\$11,821,292			\$169.60		0.2106		
						Sale. Ratio =>	35.85			E.C.F. =>	0.885	Std. Deviatio		0.086221			
						Std. Dev. =>	7.16			Ave. E.C.F. =>	0.887	Ave. Variance		7.0937	Coefficient of \ 7.99		

4017 4018 4019 4020

RESOLD

4711-34-401-110	5700 EGGERT PL	04/19/22	\$410,000	\$410,000	\$145,800	35.56	\$407,677	\$80,000	\$330,000	\$394,792	0.836	1,508	\$218.83	4018	5.1559	\$80,000	4018 MYSTIC
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2024 = 0.830

2025 = 0.885

**2025 ECF Table
4021**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	isd. when Solid/Adj. S:	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (%)	Land Value	Land Table		
4711-33-101-005	5207 KING RD	06/29/22	\$359,900	\$359,900	\$127,100	35.32	\$344,966	\$68,076	\$291,824	\$304,275	0.959	1,377	\$211.93	4021	0.2673	\$65,000	4021 TIMBERV
4711-33-101-011	4050 TIMBERVIEW DR	07/10/23	\$315,000	\$315,000	\$168,000	53.33	\$370,790	\$65,000	\$250,000	\$336,033	0.744	1,990	\$125.63	4021	21.7779	\$65,000	4021 TIMBERV
4711-33-101-014	4122 TIMBERVIEW DR	03/22/24	\$410,000	\$410,000	\$145,600	35.51	\$330,011	\$65,000	\$345,000	\$291,221	1.185	1,740	\$198.28	4021	22.2914	\$65,000	4021 TIMBERV
4711-33-102-018	4240 TIMBERVIEW DR	12/22/23	\$401,250	\$401,250	\$159,400	39.73	\$363,799	\$65,000	\$336,250	\$328,351	1.024	2,162	\$155.53	4021	6.2304	\$65,000	4021 TIMBERV
4711-33-102-033	4365 TIMBERVIEW DR	04/04/23	\$410,000	\$410,000	\$182,200	44.44	\$414,993	\$65,855	\$344,145	\$383,668	0.897	2,090	\$164.66	4021	6.4767	\$65,000	4021 TIMBERV
Totals:			\$1,896,150	\$1,896,150	\$782,300		\$1,824,559		\$1,567,219	\$1,643,547		\$171.20		0.8195			
					Sale. Ratio = 41.26				E.C.F. => 0.954				Std. Deviatio 0.16217				
					Std. Dev. => 7.51				Ave. E.C.F. => 0.962				Ave. Variant 11.4088	Coefficient 11.862			

4021

2024 = 0.910

2025 = 1.000 (Rounded)

**2025 ECF Table
4022**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solr.sd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (%)	Land Value	Land Table			
4711-36-101-036	5547 LAKE RIDGE DR	12/06/23	\$1,750,000	\$1,750,000	\$708,000	40.46	\$1,616,929	\$417,174	\$1,332,826	\$1,746,368	0.763	5,830	\$228.62	4022	7.2708	\$400,000	4022 PINE CREEK	
4711-36-101-039	5643 LAKE RIDGE DR	10/31/22	\$1,425,000	\$1,425,000	\$607,500	42.63	\$1,593,692	\$416,741	\$1,008,259	\$1,713,175	0.589	5,858	\$172.12	4022	10.1958	\$400,000	4022 PINE CREEK	
4711-36-102-090	5467 HIDDEN PINES DR	09/15/23	\$805,000	\$805,000	\$349,700	43.44	\$768,797	\$130,689	\$674,311	\$928,833	0.726	2,700	\$249.74	4022	3.5486	\$130,000	4022 PINE CREEK	
4711-36-102-093	5523 HIDDEN PINES DR	11/18/22	\$800,000	\$800,000	\$391,700	48.96	\$918,287	\$135,256	\$664,744	\$1,139,783	0.583	3,546	\$187.46	4022	10.7271	\$130,000	4022 PINE CREEK	
4711-36-102-104	5474 HIDDEN PINES DR	09/12/22	\$775,000	\$775,000	\$375,300	48.43	\$865,401	\$130,000	\$645,000	\$1,070,453	0.603	3,649	\$176.76	4022	8.7942	\$130,000	4022 PINE CREEK	
4711-36-102-107	5383 RIVER RIDGE DR	06/01/23	\$870,000	\$870,000	\$459,500	52.82	\$939,232	\$137,399	\$732,601	\$1,167,151	0.628	4,048	\$180.98	4022	6.2808	\$130,000	4022 PINE CREEK	
4711-36-203-123	5556 ARBOR BAY DR	08/15/23	\$1,880,000	\$1,880,000	\$778,400	41.40	\$1,735,148	\$422,554	\$1,457,446	\$1,910,617	0.763	6,085	\$239.51	4022	7.2324	\$400,000	4022 PINE CREEK	
4711-36-203-142	5500 ARBOR BAY CT	10/31/22	\$944,900	\$944,900	\$342,000	36.19	\$814,117	\$130,000	\$814,900	\$995,804	0.818	3,034	\$268.59	4022	12.7844	\$130,000	4022 PINE CREEK	
4711-36-301-168	5318 WYNDAM LN	07/08/22	\$775,000	\$775,000	\$346,500	44.71	\$886,068	\$140,211	\$634,789	\$1,085,673	0.585	3,577	\$177.46	4022	10.5794	\$130,000	4022 PINE CREEK	
4711-36-301-203	7326 FOREST WAY	10/13/23	\$1,100,000	\$1,100,000	\$610,000	55.45	\$1,283,755	\$130,000	\$970,000	\$1,679,411	0.578	5,724	\$169.46	4022	11.2907	\$130,000	4022 PINE CREEK	
4711-36-301-245	5929 HARTFORD WAY	06/23/23	\$1,550,000	\$1,550,000	\$581,400	37.51	\$1,288,761	\$407,196	\$1,142,804	\$1,283,210	0.891	3,852	\$296.68	4022	20.0092	\$400,000	4022 PINE CREEK	
4711-36-301-255	5980 HARTFORD WAY	06/30/22	\$950,000	\$950,000	\$377,600	39.75	\$933,053	\$131,736	\$818,264	\$1,166,400	0.702	3,504	\$233.52	4022	1.1039	\$130,000	4022 PINE CREEK	
4711-36-301-269	5966 HARTFORD WAY	12/07/22	\$970,000	\$970,000	\$357,000	36.80	\$900,295	\$136,258	\$833,742	\$1,112,135	0.750	3,557	\$234.39	4022	5.9186	\$130,000	4022 PINE CREEK	
Totals:			\$14,594,900	\$14,594,900	\$6,284,600		\$14,543,535		\$11,729,686	\$16,999,012			\$216.56		0.0469			
						Sale. Ratio =>	43.06				E.C.F. =>	0.690	Std. Deviatio	0.1038				
						Std. Dev. =>	6.10				Ave. E.C.F. =>	0.690	Ave. Variance	8.9028	Coefficient	12.893		

4022

2024 = 0.687

2025 = 0.690

**2025 ECF Table
4028**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Std. when Sold/Adj. S	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	CF Area	av. by Mean (%)	Land Value	Land Table			
4711-06-202-018	400 CHALMERS LN	09/21/22	\$255,000	\$255,000	\$92,800	36.39	\$228,394	\$57,000	\$198,000	\$146,867	1.348	1,137	\$174.14	4028	5.4858	\$57,000	4028 CHILSON HILLS	
4711-06-202-024	369 CHALMERS LN	04/07/22	\$256,000	\$256,000	\$103,200	40.31	\$254,754	\$57,676	\$198,324	\$168,876	1.174	1,137	\$174.43	4028	11.8921	\$57,000	4028 CHILSON HILLS	
4711-06-202-029	424 VENTNOR CMNS	10/23/23	\$271,000	\$271,000	\$112,600	41.55	\$251,871	\$57,000	\$214,000	\$166,985	1.282	1,137	\$188.21	4028	1.1743	\$57,000	4028 CHILSON HILLS	
4711-06-202-039	449 WAVERLY CMNS	06/10/22	\$250,000	\$250,000	\$94,000	37.60	\$232,112	\$57,000	\$193,000	\$150,053	1.286	1,137	\$169.74	4028	0.7088	\$57,000	4028 CHILSON HILLS	
4711-06-202-040	455 WAVERLY CMNS	06/08/23	\$260,000	\$260,000	\$103,000	39.62	\$239,729	\$57,000	\$203,000	\$156,580	1.296	1,200	\$169.17	4028	0.3162	\$57,000	4028 CHILSON HILLS	
4711-06-202-051	452 WAVERLY CMNS	06/13/22	\$255,000	\$255,000	\$91,300	35.80	\$225,550	\$58,739	\$196,261	\$142,940	1.373	1,140	\$172.16	4028	7.9732	\$57,000	4028 CHILSON HILLS	
Totals:			\$1,547,000	\$1,547,000	\$596,900		\$1,432,410		\$1,202,585	\$932,301			\$174.64		0.3388			
					Sale. Ratio =>	38.58						E.C.F. =>	1.290	Std. Deviatio		0.0689		
					Std. Dev. =>	2.30						Ave. E.C.F. =>	1.293	Ave. Variance	4.5917	Coefficient o	3.55	

4028

2024 = 1.167

2025 = 1.300 (Rounded)

Resold

4711-06-202-041	467 WAVERLY CMNS	11/08/22	\$282,000	\$282,000	\$100,200	35.53	\$266,722	\$58,739	\$223,261	\$178,220	1.253	1,140	\$195.84	4028	4.0573	\$57,000	4028 CHILSON HILLS
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Outliers

4711-06-202-012	355 SPRINGWELL LN	04/29/22	\$210,000	\$210,000	\$88,800	42.29	\$236,620	\$57,000	\$153,000	\$153,916	0.994	836	\$183.01	4028	29.9250	\$57,000	4028 CHILSON HILLS
4711-06-202-041	467 WAVERLY CMNS	11/30/23	\$320,000	\$320,000	\$118,500	37.03	\$266,722	\$58,739	\$261,261	\$178,220	1.466	1,140	\$229.18	4028	17.2646	\$57,000	4028 CHILSON HILLS

2025 ECF Table
4029 4031 4042 4048 4050 4052

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	av. by Mean (%)	Land Value	Land Table	
4711-04-201-008	4750 EDINBURGH DR	06/29/23	\$725,000	\$725,000	\$288,500	39.79	\$692,252	\$80,917	\$644,083	\$826,128	0.780	3,268	\$197.09	4048	1.6440	\$79,000	4048 MUIRFIELD MA
4711-06-200-049	3033 CHARANN DR	08/11/22	\$580,000	\$580,000	\$227,200	39.17	\$548,682	\$155,924	\$424,076	\$530,754	0.799	1,884	\$225.09	4042	3.5806	\$150,000	4042 HIDDEN RIDGE
4711-06-200-050	2999 CHARANN DR	02/27/24	\$812,000	\$812,000	\$330,000	40.64	\$782,289	\$155,596	\$656,404	\$846,882	0.775	3,802	\$172.65	4042	1.1882	\$150,000	4042 HIDDEN RIDGE
4711-06-200-088	3000 CHARANN DR	09/20/23	\$700,000	\$700,000	\$278,100	39.73	\$609,438	\$107,184	\$592,816	\$678,722	0.873	3,138	\$188.92	4042	11.0229	\$105,000	4042 HIDDEN RIDGE
4711-06-203-002	2933 TURNING LEAF DR	10/17/23	\$712,000	\$712,000	\$296,100	41.59	\$707,462	\$118,178	\$593,822	\$796,330	0.746	2,366	\$250.98	4042	1.7502	\$105,000	4042 HIDDEN RIDGE
4711-06-203-011	2756 TURNING LEAF DR	02/15/24	\$689,000	\$689,000	\$322,300	46.78	\$723,787	\$105,000	\$584,000	\$836,199	0.698	3,386	\$172.47	4042	6.4802	\$105,000	4042 HIDDEN RIDGE
4711-06-203-012	2784 TURNING LEAF DR	02/09/24	\$689,000	\$689,000	\$334,400	48.53	\$750,404	\$105,000	\$584,000	\$872,168	0.670	3,224	\$181.14	4042	9.3605	\$105,000	4042 HIDDEN RIDGE
4711-12-202-009	7646 E LAKE DR	07/18/22	\$456,000	\$456,000	\$194,900	42.74	\$461,990	\$79,544	\$376,456	\$516,819	0.728	2,618	\$143.80	4031	3.4791	\$75,000	4031 HIDDEN PONDS
4711-12-402-003	7918 BIRKENSTOCK DR	08/14/23	\$475,000	\$475,000	\$175,900	37.03	\$420,881	\$98,308	\$376,692	\$435,909	0.864	2,287	\$164.71	4029	10.0951	\$75,000	4029 BIRKENSTOCK F
4711-12-402-026	7826 SPRING TRACE RD	02/26/24	\$439,000	\$439,000	\$192,700	43.90	\$432,701	\$98,579	\$340,421	\$451,516	0.754	2,255	\$150.96	4029	0.9250	\$75,000	4029 BIRKENSTOCK F
4711-12-402-044	7890 WINDHAVEN LN	12/15/22	\$410,000	\$410,000	\$158,700	38.71	\$463,828	\$109,423	\$300,577	\$478,926	0.628	2,063	\$145.70	4029	13.5594	\$75,000	4029 BIRKENSTOCK F
4711-12-402-045	7924 WINDHAVEN LN	05/31/23	\$455,000	\$455,000	\$191,400	42.07	\$451,428	\$77,680	\$377,320	\$505,065	0.747	2,332	\$161.80	4029	1.6128	\$75,000	4029 BIRKENSTOCK F
4711-24-201-006	7911 DEBORA DR	08/31/22	\$532,200	\$532,200	\$193,800	36.41	\$489,982	\$71,404	\$460,796	\$565,646	0.815	1,985	\$232.14	4050	5.1436	\$70,000	4050 GRAND RAVINE
4711-27-400-017	4566 TIMBERIDGE CT	03/16/23	\$720,000	\$720,000	\$250,100	34.74	\$652,832	\$135,000	\$585,000	\$699,773	0.836	3,132	\$186.78	4052	7.2785	\$135,000	4052 TIMBERRIDGE
4711-27-401-002	4567 TIMBERIDGE CT	06/23/22	\$920,000	\$920,000	\$351,500	38.21	\$924,970	\$135,000	\$785,000	\$1,067,527	0.735	4,251	\$184.66	4052	2.7856	\$135,000	4052 TIMBERRIDGE
Totals:			\$9,314,200	\$9,314,200	\$3,785,600		\$9,112,926		\$7,681,463	\$10,108,364			\$183.93		0.3289		
					Sale. Ratio =>	40.64				E.C.F. =>	0.760		Std. Deviation	0.06864			
					Std. Dev. =>	3.75				Ave. E.C.F. =>	0.763		Ave. Variance	5.3270	Coefficient of	6.9799	

4029 4031 4042 4048 4050 4052

2024 = 0.740

2025 = 0.760

2025 ECF Table
4032 4040

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	floor Are:	\$/Sq.Ft.	ECF Area	by Mean (%)	Land Value	Land Table
4711-05-102-040	3028 STILLRIVER DR	04/18/22	\$375,000	\$375,000	\$150,600	40.16	\$396,043	\$70,000	\$305,000	\$362,270	0.842	1,934	\$157.70	4040 5.0480	\$70,000	4040 RAVINES OF ROLLING I
4711-05-102-050	3088 STILLRIVER DR	08/09/23	\$388,000	\$388,000	\$141,400	36.44	\$376,707	\$70,000	\$318,000	\$340,786	0.933	1,659	\$191.68	4040 4.0744	\$70,000	4040 RAVINES OF ROLLING I
4711-05-102-053	426 NATANNA DR	05/06/22	\$350,000	\$350,000	\$131,900	37.69	\$337,917	\$70,000	\$280,000	\$297,686	0.941	1,620	\$172.84	4040 4.8196	\$70,000	4040 RAVINES OF ROLLING I
4711-05-102-074	3130 STILLRIVER DR	06/27/22	\$330,000	\$330,000	\$118,300	35.85	\$323,912	\$70,000	\$260,000	\$282,124	0.922	1,512	\$171.96	4040 2.9185	\$70,000	4040 RAVINES OF ROLLING I
4711-05-102-076	3142 STILLRIVER DR	04/18/23	\$375,000	\$375,000	\$145,600	38.83	\$373,808	\$91,902	\$283,098	\$313,229	0.904	1,739	\$162.79	4040 1.1412	\$70,000	4040 RAVINES OF ROLLING I
4711-05-102-085	3157 STILLRIVER DR	08/03/22	\$295,000	\$295,000	\$117,800	39.93	\$310,637	\$70,000	\$225,000	\$267,374	0.842	1,387	\$162.22	4040 5.0877	\$70,000	4040 RAVINES OF ROLLING I
4711-05-201-015	3764 SNOWDEN LN	05/25/22	\$360,000	\$360,000	\$133,400	37.06	\$362,143	\$77,267	\$282,733	\$316,529	0.893	1,846	\$153.16	4032 0.0836	\$70,000	4032 ROLLING RIDGE
4711-05-201-026	3632 SNOWDEN LN	03/10/23	\$300,000	\$300,000	\$116,200	38.73	\$295,917	\$70,000	\$230,000	\$251,019	0.916	1,512	\$152.12	4032 2.3872	\$70,000	4032 ROLLING RIDGE
4711-05-201-056	3687 STRATTON LN	08/02/23	\$369,000	\$369,000	\$150,300	40.73	\$351,551	\$71,729	\$297,271	\$310,913	0.956	1,732	\$171.63	4032 6.3728	\$70,000	4032 ROLLING RIDGE
4711-05-201-085	3910 SUGARBUSH DR	10/30/23	\$339,400	\$339,400	\$161,100	47.47	\$353,249	\$73,342	\$266,058	\$311,008	0.855	1,560	\$170.55	4032 3.6923	\$70,000	4032 ROLLING RIDGE
4711-05-201-120	3697 SUGARBUSH DR	03/04/24	\$410,000	\$410,000	\$187,600	45.76	\$432,986	\$72,465	\$337,535	\$400,579	0.843	2,234	\$151.09	4032 4.9776	\$70,000	4032 ROLLING RIDGE
4711-05-201-158	3837 SUGARBUSH DR	10/21/22	\$405,000	\$405,000	\$160,000	39.51	\$419,574	\$70,000	\$335,000	\$388,416	0.862	2,237	\$149.75	4032 2.9916	\$70,000	4032 ROLLING RIDGE
Totals:			\$4,296,400	\$4,296,400	\$1,714,200		\$4,334,444		\$3,419,695	\$3,841,932		\$163.96		0.2296		
					Sale. Ratio =>	39.90			E.C.F. =>	0.890		Std. Deviat	0.04207			
					Std. Dev. =>	3.52			Ave. E.C.F. =>	0.892		Ave. Varian	3.6329	Coefficie	4.071	

4032, 4040

2024= 0.900
2025= 0.900 (Rounded)

OUTLIERS

4711-05-102-004	318 NATANNA DR	04/29/22	\$317,500	\$317,500	\$111,500	35.12	\$283,074	\$70,000	\$247,500	\$236,749	1.045	1,387	\$178.44	4040 ##### BC	\$70,000	4040 RAVINES OF ROLLING I
4711-05-201-039	3735 SNOWDEN LN	09/09/22	\$370,000	\$370,000	\$154,200	41.68	\$397,538	\$70,000	\$300,000	\$363,931	0.824	2,115	\$141.84	4032 6.8062 BC	\$70,000	4032 ROLLING RIDGE

2025 ECF Table
4036 4037 4038 4039 4045

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. S	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	. by Mean (%)	Land Value	Land Table		
4711-02-301-062	745 CHEMUNG FOREST DR	08/29/22	\$570,000	\$570,000	\$199,600	35.02	\$566,977	\$67,665	\$502,335	\$587,426	0.855	2,596	\$193.50	4039	1.4385	\$65,000	4039 WOODLAND
4711-02-301-067	804 CHEMUNG FOREST DR	07/15/22	\$505,000	\$505,000	\$195,900	38.79	\$511,307	\$65,000	\$440,000	\$525,067	0.838	2,463	\$178.64	4039	3.1543	\$65,000	4039 WOODLAND
4711-02-301-082	5781 PINE TRACE CT	07/06/22	\$501,000	\$501,000	\$175,100	34.95	\$477,318	\$65,000	\$436,000	\$485,080	0.899	2,341	\$186.25	4039	2.9289	\$65,000	4039 WOODLAND
4711-04-302-053	388 CLOVERVIEW LN	02/09/24	\$483,000	\$483,000	\$223,300	46.23	\$481,263	\$73,633	\$409,367	\$479,565	0.854	2,579	\$158.73	4045	1.5909	\$70,000	4045 LAKEWOOD I
4711-04-302-058	468 CLOVERVIEW LN	09/07/23	\$390,000	\$390,000	\$159,900	41.00	\$384,714	\$79,250	\$310,750	\$359,369	0.865	1,976	\$157.26	4045	0.4822	\$60,000	4045 LAKEWOOD I
4711-04-302-083	348 CONOVER CT	10/25/23	\$380,000	\$380,000	\$164,900	43.39	\$368,943	\$62,030	\$317,970	\$361,074	0.881	1,652	\$192.48	4045	1.1091	\$60,000	4045 LAKEWOOD I
4711-11-101-008	6192 SHADETREE CT	06/30/23	\$475,000	\$475,000	\$173,300	36.48	\$444,327	\$65,000	\$410,000	\$446,267	0.919	2,142	\$191.41	4036	4.9201	\$65,000	4036 FOREST PON
4711-11-101-020	6203 BLUE HERON DR	09/16/22	\$410,000	\$410,000	\$145,000	35.37	\$395,574	\$65,000	\$345,000	\$388,911	0.887	1,780	\$193.82	4036	1.7562	\$65,000	4036 FOREST PON
4711-11-101-051	1417 FOREST PONDS DR	07/19/23	\$410,000	\$410,000	\$160,600	39.17	\$392,470	\$65,000	\$345,000	\$385,259	0.896	1,856	\$185.88	4036	2.5970	\$65,000	4036 FOREST PON
4711-13-201-011	7818 CLAIBORNE DR	04/14/23	\$512,500	\$512,500	\$191,900	37.44	\$522,634	\$95,119	\$417,381	\$502,959	0.830	2,283	\$182.82	4038	3.9680	\$75,000	4038 PEBBLE CREE
4711-13-201-017	2196 ROLLING ROCK DR	05/24/23	\$520,000	\$520,000	\$209,200	40.23	\$515,374	\$87,320	\$432,680	\$503,593	0.859	2,388	\$181.19	4038	1.0345	\$85,000	4038 PEBBLE CREE
4711-13-201-058	2298 COBBLESTONE LN	09/11/23	\$520,000	\$520,000	\$212,000	40.77	\$518,518	\$112,641	\$407,359	\$477,502	0.853	2,448	\$166.40	4038	1.6428	\$75,000	4038 PEBBLE CREE
Totals:			\$5,676,500	\$5,676,500	\$2,210,700		\$5,579,419		\$4,773,842	\$5,502,072		\$180.70		0.1887			
						Sale. Ratio =>	38.94			E.C.F. =>	0.868	Std. Deviat		0.026653			
						Std. Dev. =>	3.50			Ave. E.C.F. =>	0.870	Ave. Varian		2.2186	Coefficier		2.551

4036 4037 4038 4039 4045

2024 = 0.850

2025 = 0.900 (Rounded)

2025 ECF Table
4043 Pardee/Gale/Webster

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sol.	sd./Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (%)	Land Value	Land Table
4711-30-101-079	4310 N GALE DR	09/27/22	\$275,000	\$275,000	\$75,800	27.56	\$267,950	\$50,000	\$225,000	\$184,703	1.218	1,196	\$188.13	4043 5.0353	\$50,000	4043 PARDEE/GAI
4711-30-101-087	2105 WEBSTER PARK I	05/19/23	\$278,000	\$278,000	\$93,800	33.74	\$254,035	\$50,409	\$227,591	\$172,564	1.319	1,092	\$208.42	4043 5.0353	\$50,000	4043 PARDEE/GAI
Totals:			\$553,000	\$553,000	\$169,600		\$521,985		\$452,591	\$357,268			\$198.27	0.1711		
						Sale. Ratio =	30.67				E.C.F. =>	1.267	Std. Deviat	0.07121		
						Std. Dev. =>	4.37				Ave. E.C.F. =>	1.269	Ave. Variar	5.0353	Coefficient	3.97
<hr/>																
4043 Pardee/Gale/Webster																
						2024 =	1.180									
						2025 =	1.267									

Outlier

4711-30-100-044	2150 E COON LAKE	07/08/22	\$329,000	\$329,000	\$172,800	52.52	\$467,857	\$226,047	\$102,953	\$204,924	0.502	1,570	\$65.58	4043 76.6126	\$217,250	4043 PARDEE/GAI
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**2025 ECF Table
4047**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean (%)	Land Value	Land Table
4711-25-404-003	4897 ALJOANN RD	12/13/23	\$705,000	\$705,000	\$398,600	56.54	\$793,545	\$129,205	\$575,795	\$967,016	0.595	3,848	\$149.63	4047	0.5618	\$125,000 4022 PINE CREEK
4711-25-404-006	4793 ALJOANN RD	12/14/23	\$760,000	\$760,000	\$404,500	53.22	\$871,572	\$125,959	\$634,041	\$1,085,317	0.584	3,850	\$164.69	4047	0.5618	\$125,000 4022 PINE CREEK
Totals:			\$1,465,000	\$1,465,000	\$803,100		\$1,665,117	\$1,209,836	\$2,052,333			\$157.16		0.0324		
				Sale. Ratio =	54.82					E.C.F. =>	0.589	Std. Deviatio	0.007945			
				Std. Dev. =>	2.34					Ave. E.C.F. =>	0.590	Ave. Varianc	0.5618	Coefficient o	0.953	

4047

2024 = 0.687

2025 = 0.600 (Rounded)

Broke apart ECF neighborhood from 4022 Pinecreek because sales were not coming in as compariable for 2025.

**2025 ECF Table
4051**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Isd. when Sold/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	σv. by Mean (%)	Land Value	Land Table			
4711-21-201-031	3180 LAKEWOOD SHORES DR	06/01/22	\$415,000	\$415,000	\$155,900	37.57	\$388,232	\$85,000	\$330,000	\$379,040	0.871	2,164	\$152.50	4051	3.7678	\$85,000	4051 NORTH SI		
4711-21-201-034	4964 STILLMEADOW DR	09/20/22	\$455,000	\$455,000	\$179,500	39.45	\$492,771	\$85,000	\$370,000	\$509,714	0.726	2,566	\$144.19	4051	10.7045	\$85,000	4051 NORTH SI		
4711-21-201-039	4894 STILLMEADOW DR	06/08/23	\$525,000	\$525,000	\$229,900	43.79	\$533,343	\$86,213	\$438,787	\$558,913	0.785	3,158	\$138.94	4051	4.7870	\$85,000	4051 NORTH SI		
4711-21-201-049	4889 STILLMEADOW DR	09/29/23	\$485,000	\$485,000	\$164,900	34.00	\$415,210	\$85,000	\$400,000	\$412,763	0.969	2,206	\$181.32	4051	13.6137	\$85,000	4051 NORTH SI		
4711-21-201-068	3579 LAKEWOOD SHORES DR	07/17/23	\$725,000	\$725,000	\$286,400	39.50	\$701,380	\$158,437	\$566,563	\$678,679	0.835	2,876	\$197.00	4051	0.1860	\$155,000	4051 NORTH SI		
4711-21-201-100	3333 NICOLETTE DR	10/10/23	\$460,000	\$460,000	\$187,200	40.70	\$436,094	\$85,722	\$374,278	\$437,965	0.855	2,568	\$145.75	4051	2.1641	\$85,000	4051 NORTH SI		
4711-21-201-116	4679 STILLMEADOW DR	04/07/23	\$455,000	\$455,000	\$189,300	41.60	\$459,427	\$85,000	\$370,000	\$468,034	0.791	2,407	\$153.72	4051	4.2402	\$85,000	4051 NORTH SI		
Totals:			\$3,520,000	\$3,520,000	\$1,393,100		\$3,426,457		\$2,849,628	\$3,445,106			\$159.06		0.5790				
										Sale. Ratio =>	39.58			E.C.F. =>	0.827	Std. Deviation= 0.0774305			
										Std. Dev. =>	3.12			Ave. E.C.F. =>	0.833	Ave. Variance=	5.6376	Coefficient of	6.7683

4051

2024 = 0.800

2025 = 0.830 (Rounded)

Outlier

4711-21-203-007	3529 WOODRIDGE DR	07/24/23	\$1,150,000	\$1,150,000	\$330,000	28.70	\$766,415	\$91,850	\$1,058,150	\$843,206	1.255	2,667	\$396.76	4051	125.4912	\$85,000	4051 NORTH SI
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**2025 ECF Table
4054 4055**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when So d/Adj. S.	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	by Mean (%)	Land Value	Land Table			
4711-34-403-001	5950 MOUNTAIN TOP	11/14/22	\$747,989	\$747,989	\$29,200	3.90	\$731,078	\$135,000	\$612,989	\$662,309	0.926	2,859	\$214.41	4055	0.3501	\$135,000	4055 MOUNT		
4711-34-403-002	5936 MOUNTAIN TOP	09/05/23	\$898,917	\$898,917	\$212,600	23.65	\$887,746	\$135,000	\$763,917	\$836,384	0.913	3,117	\$245.08	4055	0.8677	\$135,000	4055 MOUNT		
4711-34-403-005	5854 MOUNTAIN TOP	07/22/22	\$732,951	\$732,951	\$49,100	6.70	\$691,164	\$135,853	\$597,098	\$617,012	0.968	2,378	\$251.09	4055	4.5692	\$135,000	4055 MOUNT		
4711-34-403-006	5830 MOUNTAIN TOP	10/03/22	\$736,837	\$736,837	\$53,600	7.27	\$733,820	\$135,000	\$601,837	\$665,356	0.905	2,591	\$232.28	4055	1.7498	\$135,000	4055 MOUNT		
4711-34-403-008	5790 MOUNTAIN TOP	01/20/23	\$836,124	\$836,124	\$28,600	3.42	\$794,452	\$135,000	\$701,124	\$732,724	0.957	3,054	\$229.58	4055	3.4840	\$135,000	4055 MOUNT		
4711-34-403-009	5762 MOUNTAIN TOP	02/13/23	\$797,621	\$797,621	\$28,700	3.60	\$783,985	\$135,836	\$661,785	\$720,166	0.919	3,040	\$217.69	4055	0.3098	\$135,000	4055 MOUNT		
4711-34-403-014	5931 MOUNTAIN TOP	06/27/23	\$747,246	\$747,246	\$137,900	18.45	\$815,965	\$175,137	\$572,109	\$712,031	0.803	2,444	\$234.09	4055	11.8544	\$135,000	4055 MOUNT		
4711-34-403-015	5963 MOUNTAIN TOP	05/10/23	\$765,000	\$765,000	\$141,300	18.47	\$710,157	\$135,000	\$630,000	\$639,063	0.986	2,534	\$248.62	4055	6.3785	\$135,000	4055 MOUNT		
Totals:			\$6,262,685	\$6,262,685	\$681,000		\$6,148,367		\$5,140,859	\$5,585,046			\$234.10		0.1564				
										Sale. Ratio =	10.87			E.C.F. =>	0.920	Std. Deviatir	0.0558		
										Std. Dev. =>	8.16			Ave. E.C.F. =>	0.922	Ave. Varianc	3.6954	Coefficier	4.008

4054 4055

Outlier

4711-34-403-003	5900 MOUNTAIN TOP	06/27/22	\$675,000	\$675,000	\$144,000	21.33	\$837,707	\$137,978	\$537,022	\$777,477	0.691	2,608	\$205.91	4055	23.1309	B	\$135,000	4055 MOUNT
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2024 = 0.900

2025 = 0.920

**2025 ECF Table
4101**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. S.Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Door Area	\$/Sq.Ft.	CF Area r. by Mean (%)	Land Value	Land Table	
4711-27-301-010	4572 VILLA FRANCE DR	09/26/22	\$514,000	\$514,000	\$212,500 41.34	\$520,825	\$80,000	\$434,000	\$427,985	1.014	1,595	\$272.10	4101 9.8887	\$80,000 4101 VILLAS OF OAK POINTE
4711-27-301-018	4605 VILLA FRANCE DR	08/22/22	\$560,000	\$560,000	\$187,800 33.54	\$491,077	\$80,000	\$480,000	\$399,104	1.203	1,539	\$311.89	4101 8.9754	\$80,000 4101 VILLAS OF OAK POINTE
4711-27-301-027	4577 LEBLANC CT	04/22/22	\$525,000	\$525,000	\$200,200 38.13	\$480,632	\$80,000	\$445,000	\$388,963	1.144	1,503	\$296.07	4101 3.1127	\$80,000 4101 VILLAS OF OAK POINTE
4711-27-301-053	4536 VILLA FRANCE DR	07/11/22	\$520,000	\$520,000	\$204,700 39.37	\$499,459	\$80,000	\$440,000	\$407,242	1.080	1,675	\$262.69	4101 3.2501	\$80,000 4101 VILLAS OF OAK POINTE
4711-27-301-074	4455 QUEBEC LN	09/07/23	\$615,000	\$615,000	\$249,500 40.57	\$570,500	\$80,000	\$535,000	\$476,214	1.123	2,025	\$264.20	4101 1.0506	\$80,000 4101 VILLAS OF OAK POINTE
Totals:			\$2,734,000	\$2,734,000	\$1,054,700	\$2,562,493		\$2,334,000	\$2,099,508			\$281.39	0.1251	
					Sale. Ratio => 38.58			E.C.F. => 1.112				Std. Devia 0.0707		
					Std. Dev. => 3.08			Ave. E.C.F. => 1.113				Ave. Varia 5.2555	Coefficien 4.72	

4101

2024 = 1.030

2025 = 1.112

2025 ECF Table
4102

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Are:	\$/Sq.Ft.	ECF Area ev. by Mean (%)	Land Value	Land Table		
4711-28-408-042	4742 HUNTINGTON DR	03/28/23	\$567,011	\$567,011	\$236,000	41.62	\$535,923	\$82,691	\$484,320	\$647,474	0.748	2,526	\$191.73	4102	1.3056	\$80,000	4102 COUNTRY CLUB MANORS
4711-28-408-053	4619 ROUNDTREE DR	11/22/23	\$520,000	\$520,000	\$212,400	40.85	\$506,650	\$80,000	\$440,000	\$609,500	0.722	2,164	\$203.33	4102	1.3056	\$80,000	4102 COUNTRY CLUB MANORS
Totals:			\$1,087,011	\$1,087,011	\$448,400		\$1,042,573		\$924,320	\$1,256,974		\$197.53		0.0394			
						Sale. Ratio =	41.25			E.C.F. =>	0.735	Std. Deviat	0.01846				
						Std. Dev. =>	0.55			Ave. E.C.F. =>	0.735	Ave. Varian	1.3056	Coefficient of	1.7764		

4102

2024 = 0.700

2025 = 0.740 (Rounded)

Outlier

4711-28-408-019	4664 HUNTINGTON DR	09/14/23	\$850,000	\$850,000	\$299,800	35.27	\$612,673	\$200,332	\$649,668	\$589,059	1.103	1,925	\$337.49	4102	36.7933	\$200,000	4102 COUNTRY CLUB MANORS
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**2025 ECF Table
4103 4105**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Std. when Sold/Adj. S	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Ratio by Mean (%)	Land Value	Land Table	
4711-21-202-009	4808 NEW HAVEN DR	06/30/23	\$346,500	\$346,500	\$168,000	48.48	\$355,475	\$65,000	\$281,500	\$268,213	1.050	1,962	\$143.48	4103	8.2058	\$65,000	4103 NORTH S
4711-21-202-010	3175 MACKENZIE DR	08/21/23	\$355,663	\$355,663	\$149,700	42.09	\$330,709	\$65,000	\$290,663	\$245,345	1.185	1,512	\$192.24	4103	5.3113	\$65,000	4103 NORTH S
4711-21-202-011	3187 MACKENZIE DR	04/06/23	\$348,500	\$348,500	\$150,100	43.07	\$321,786	\$65,000	\$283,500	\$237,106	1.196	1,546	\$183.38	4103	6.4071	\$65,000	4103 NORTH S
4711-21-202-016	4790 NEW HAVEN DR	05/26/23	\$377,000	\$377,000	\$153,700	40.77	\$364,807	\$65,000	\$312,000	\$276,830	1.127	2,066	\$151.02	4103	0.4551	\$65,000	4103 NORTH S
4711-21-202-018	4778 NEW HAVEN DR	04/05/22	\$335,000	\$335,000	\$128,600	38.39	\$341,163	\$65,000	\$270,000	\$254,998	1.059	1,513	\$178.45	4103	7.2765	\$65,000	4103 NORTH S
4711-21-202-033	4845 NEW HAVEN DR	07/28/23	\$395,000	\$395,000	\$158,800	40.20	\$344,087	\$65,443	\$329,557	\$257,289	1.281	1,500	\$219.70	4103	14.9286	\$65,000	4103 NORTH S
4711-21-202-039	4917 NEW HAVEN DR	07/20/22	\$375,000	\$375,000	\$153,700	40.99	\$365,907	\$66,819	\$308,181	\$276,166	1.116	1,512	\$203.82	4103	1.5671	\$65,000	4103 NORTH S
4711-22-101-001	5197 NORTHFIELD DR	01/06/23	\$370,000	\$370,000	\$160,000	43.24	\$375,083	\$67,237	\$302,763	\$284,253	1.065	2,314	\$130.84	4105	6.6478	\$65,000	4105 NORTH S
4711-22-101-010	5089 NORTHFIELD DR	08/15/23	\$375,000	\$375,000	\$159,700	42.59	\$376,708	\$65,477	\$309,523	\$287,379	1.077	1,746	\$177.28	4105	5.4540	\$65,000	4105 NORTH S
4711-22-101-022	5108 NORTHFIELD DR	12/05/23	\$330,000	\$330,000	\$157,200	47.64	\$333,505	\$65,000	\$265,000	\$247,927	1.069	1,755	\$151.00	4105	6.2733	\$65,000	4105 NORTH S
4711-22-101-028	5176 NORTHFIELD DR	09/21/22	\$335,000	\$335,000	\$147,600	44.06	\$345,097	\$65,000	\$270,000	\$258,631	1.044	1,941	\$139.10	4105	8.7637	\$65,000	4105 NORTH S
4711-22-101-035	5148 PENTWATER DR	09/07/23	\$465,000	\$465,000	\$191,700	41.23	\$412,164	\$65,419	\$399,581	\$320,171	1.248	1,788	\$223.48	4105	11.6428	\$65,000	4105 NORTH S
4711-22-101-039	5100 PENTWATER DR	05/31/23	\$425,500	\$425,500	\$183,500	43.13	\$391,727	\$65,000	\$360,500	\$301,687	1.195	1,960	\$183.93	4105	6.3351	\$65,000	4105 NORTH S
4711-22-103-002	5256 PENTWATER DR.	08/15/22	\$360,000	\$360,000	\$158,300	43.97	\$370,435	\$65,000	\$295,000	\$282,027	1.046	2,006	\$147.06	4103	8.5596	\$65,000	4103 NORTH S
4711-22-103-016	5325 PENTWATER DR.	08/23/22	\$436,000	\$436,000	\$164,000	37.61	\$395,100	\$65,468	\$370,532	\$304,369	1.217	1,772	\$209.10	4103	8.5780	\$65,000	4103 NORTH S
Totals:			\$5,629,163	\$5,629,163	\$2,384,600		\$5,423,753		\$4,648,300	\$4,102,391		\$175.59		0.1475			
						Sale. Ratio =>	42.36				E.C.F. =>	1.133	Std. Deviat	0.0814			
						Std. Dev. =>	2.94				Ave. E.C.F. =>	1.132	Ave. Variance	7.0937	Coefficient	6.269	

4103 4105

2024 = 1.083

2025 = 1.133

2025 ECF Table
4104

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (%)	Land Value	Land Table	
4711-36-103-001	7490 PINE VISTA DR	06/10/24	\$605,000	\$605,000	\$281,700	46.56	\$570,892	\$80,000	\$525,000	\$654,523	0.802	2,713	\$193.51	4104	1.2845	\$80,000	4104 LAKE VILLAS AT PINE CREEK
4711-36-103-015	7368 PINE VISTA DR	04/02/24	\$600,000	\$600,000	\$292,300	48.72	\$618,664	\$82,184	\$517,816	\$715,307	0.724	2,569	\$201.56	4104	6.5358	\$80,000	4104 LAKE VILLAS AT PINE CREEK
4711-36-103-032	7397 PINE VISTA DR	05/31/24	\$750,000	\$750,000	\$320,300	42.71	\$649,239	\$101,340	\$648,660	\$730,532	0.888	2,523	\$257.10	4104	9.8662	\$100,000	4104 LAKE VILLAS AT PINE CREEK
4711-36-103-040	7224 PINE VISTA DR	04/03/23	\$625,000	\$625,000	\$279,200	44.67	\$630,048	\$80,000	\$545,000	\$733,397	0.743	2,569	\$212.14	4104	4.6149	\$80,000	4104 LAKE VILLAS AT PINE CREEK
Totals:			\$2,580,000	\$2,580,000	\$1,173,500		\$2,468,843		\$2,236,476	\$2,833,759			\$216.08		0.0040		
						Sale. Ratio =>	45.48				E.C.F. =>	0.789	Std. Deviat		0.07371		
						Std. Dev. =>	2.57				Ave. E.C.F. =>	0.789	Ave. Variar	5.5754	Coefficient t	7.064	

4104

2024 = 0.740

2025 = 0.800 (Rounded)

2025 ECF Table
4200, 4209, 4210, 4211, 4212, 4213, 4214, 4215, 4216

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Adj. Sal Cur.	Appraisal	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	r. by Mean	Land Value	Land Table
4711-28-303-028	4963 FAIRWAYS DR	11/29/23	\$385,000	\$385,000	\$187,200	48.62	\$386,103	\$108,005	\$276,995	\$347,623	0.797	1,622	\$170.77	4216	5.1128	\$105,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-303-029	4971 FAIRWAYS DR	09/22/22	\$420,000	\$420,000	\$173,900	41.40	\$398,173	\$105,897	\$314,103	\$365,345	0.860	1,622	\$193.65	4216	11.4044	\$105,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-402-015	4762 PINE EAGLES DR	07/13/23	\$355,000	\$355,000	\$172,100	48.48	\$376,874	\$105,000	\$250,000	\$388,391	0.644	1,848	\$135.28	4211	10.2019	\$105,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-402-022	4716 PINE EAGLES DR	05/20/22	\$370,000	\$370,000	\$155,100	41.92	\$365,557	\$80,810	\$289,190	\$406,781	0.711	1,860	\$155.48	4211	3.4777	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-402-024	4704 PINE EAGLES DR	09/15/23	\$489,900	\$489,900	\$196,200	40.05	\$410,567	\$83,388	\$406,512	\$467,399	0.870	1,906	\$213.28	4213	12.4034	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-402-027	4775 PINE EAGLES DR	01/23/23	\$370,000	\$370,000	\$182,700	49.38	\$397,926	\$80,000	\$290,000	\$454,180	0.639	1,990	\$145.73	4212	10.7186	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-402-034	4665 PINE EAGLES DR	11/14/23	\$370,000	\$370,000	\$164,000	44.32	\$371,491	\$80,000	\$290,000	\$416,416	0.696	1,990	\$145.73	4212	4.9280	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-052	4572 GOLF VIEW DR	04/29/22	\$480,000	\$480,000	\$170,000	35.42	\$423,571	\$105,000	\$375,000	\$455,101	0.824	1,906	\$196.75	4213	7.8293	\$105,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-059	4564 GOLF VIEW DR	05/18/23	\$400,000	\$400,000	\$176,300	44.08	\$374,459	\$105,000	\$295,000	\$384,941	0.766	1,990	\$148.24	4212	2.0651	\$105,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-064	4552 GOLF VIEW DR	06/19/23	\$477,000	\$477,000	\$202,100	42.37	\$425,429	\$105,000	\$372,000	\$457,756	0.813	1,906	\$195.17	4213	6.6961	\$105,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-076	4532 GOLF VIEW DR	02/12/24	\$508,500	\$508,500	\$219,700	43.21	\$458,812	\$105,000	\$403,500	\$505,446	0.798	1,906	\$211.70	4213	5.2606	\$105,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-079	4614 GOLF VIEW DR	03/21/23	\$350,000	\$350,000	\$145,700	41.63	\$335,458	\$80,000	\$270,000	\$364,940	0.740	1,848	\$146.10	4211	0.5852	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-085	4581 GOLF VIEW DR	05/19/23	\$339,000	\$339,000	\$168,800	49.79	\$355,646	\$85,000	\$254,000	\$386,637	0.657	1,526	\$166.45	4210	8.8753	\$85,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-091	4563 GOLF VIEW DR	12/15/23	\$407,000	\$407,000	\$178,700	43.91	\$388,155	\$85,000	\$322,000	\$433,079	0.744	1,990	\$161.81	4212	0.2185	\$85,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-093	4549 GOLF VIEW DR	07/21/23	\$505,900	\$505,900	\$177,900	35.17	\$422,443	\$85,000	\$420,900	\$482,061	0.873	1,906	\$220.83	4213	12.7426	\$85,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-097	4535 GOLF VIEW DR	07/25/23	\$374,000	\$374,000	\$179,900	48.10	\$386,618	\$110,000	\$264,000	\$395,169	0.668	1,526	\$173.00	4210	7.7630	\$85,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-099	4539 GOLF VIEW DR	01/27/23	\$375,000	\$375,000	\$163,200	43.52	\$387,096	\$85,000	\$290,000	\$431,566	0.672	1,990	\$145.73	4212	7.3727	\$85,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-403-102	4596 GOLF VIEW DR	05/12/23	\$430,000	\$430,000	\$173,100	40.26	\$360,828	\$80,000	\$350,000	\$401,183	0.872	1,990	\$175.88	4212	12.6721	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-405-015	4514 GOLF VIEW DR	05/24/22	\$410,000	\$410,000	\$178,600	43.56	\$396,423	\$110,000	\$300,000	\$409,176	0.733	1,990	\$150.75	4212	1.2518	\$110,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-405-016	4512 GOLF VIEW DR	04/14/23	\$460,000	\$460,000	\$203,200	44.17	\$428,847	\$110,000	\$350,000	\$455,496	0.768	1,906	\$183.63	4213	2.2694	\$110,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-405-026	4509 GOLF VIEW DR	04/27/23	\$310,000	\$310,000	\$155,400	50.13	\$324,161	\$80,000	\$230,000	\$348,801	0.659	1,990	\$115.58	4212	8.6298	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-405-030	4518 OAK POINTE DR	11/18/22	\$455,000	\$455,000	\$181,000	39.78	\$416,982	\$111,911	\$343,089	\$435,816	0.787	1,990	\$172.41	4212	4.1535	\$110,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-28-405-051	4458 GOLF VIEW DR	06/16/23	\$486,500	\$486,500	\$206,100	42.36	\$438,763	\$85,000	\$401,500	\$505,376	0.794	1,906	\$210.65	4213	4.8759	\$85,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-36-103-064	7570 WOODWIND CT	06/27/23	\$505,500	\$505,500	\$222,900	44.09	\$498,841	\$80,000	\$425,500	\$566,001	0.752	2,417	\$176.04	4200	0.6066	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-36-103-065	7575 WOODWIND CT	06/28/23	\$434,000	\$434,000	\$214,000	49.31	\$483,077	\$80,000	\$354,000	\$544,699	0.650	2,158	\$164.04	4200	9.5799	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-36-103-067	7563 WOODWIND CT	01/12/24	\$482,900	\$482,900	\$222,700	46.12	\$498,306	\$80,000	\$402,900	\$565,278	0.713	2,419	\$166.56	4200	3.2953	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-36-103-075	7644 BROOKDALE CT	06/24/22	\$455,000	\$455,000	\$197,700	43.45	\$485,294	\$80,000	\$375,000	\$547,695	0.685	2,011	\$186.47	4200	6.1011	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-36-103-086	7580 BROOKDALE CT	07/08/22	\$560,000	\$560,000	\$221,500	39.55	\$560,338	\$80,000	\$480,000	\$649,105	0.739	2,011	\$238.69	4200	0.6220	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS
4711-36-103-093	7536 BROOKDALE CT	05/03/23	\$510,000	\$510,000	\$201,600	39.53	\$533,930	\$80,000	\$430,000	\$613,419	0.701	2,011	\$213.82	4200	4.4710	\$80,000	4203 OAK POINTE/ PINECREEK CONDOS

Totals: \$12,475,200 \$12,475,200 \$5,391,300 \$12,090,168 \$9,825,189 \$13,184,875 \$175.18 0.0513

Sale. Ratio => 43.22 E.C.F. => 0.745 Std. Deviatio 0.073266
Std. Dev. => 4.00 Ave. E.C.F. => 0.746 Ave. Varian 6.0753 Coefficient of Var=>

4200, 4209, 4210, 4211, 4212, 4213, 4214, 4215, 4216

2024 = 0.700 0.740 0.800

2025 = 0.750 (Rounded)

**2025 ECF Table
4201 4205**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Std. when Sold/Adj. SeCur.	Appraisal and + YarBldg. Residua	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area	by Mean	Iding St	Land Value	Land Table				
4711-13-402-002	7860 POWDERHORN C	05/24/22	\$326,000	\$326,000	\$123,100	37.76	\$308,243	\$56,318	\$269,682	\$314,906	0.856	1,583	\$170.36	4205	3.8827	INTERI	\$55,000	4201 LAKE E	
4711-13-402-030	2827 MONTE VISTA	07/11/23	\$345,000	\$345,000	\$162,700	47.16	\$358,097	\$55,824	\$289,176	\$377,841	0.765	1,819	\$158.98	4201	5.2224	INTERI	\$55,000	4201 LAKE E	
4711-13-402-095	2869 BRECKENRIDGE D	08/05/22	\$305,000	\$305,000	\$122,700	40.23	\$315,204	\$56,710	\$248,290	\$323,118	0.768	1,576	\$157.54	4205	4.9141	EXTERI	\$55,000	4201 LAKE E	
4711-13-402-102	7698 GUNNISON CT	10/12/23	\$345,000	\$345,000	\$144,100	41.77	\$333,051	\$59,872	\$285,128	\$341,474	0.835	1,739	\$163.96	4201	1.7431	INTERI	\$55,000	4201 LAKE E	
4711-13-402-103	7706 GUNNISON CT	02/28/23	\$335,000	\$335,000	\$134,900	40.27	\$330,473	\$61,085	\$273,915	\$336,735	0.813	1,739	\$157.51	4201	0.4117	INTERI	\$55,000	4201 LAKE E	
4711-13-402-110	2861 E TELLURIDE	10/24/23	\$280,000	\$280,000	\$142,400	50.86	\$280,462	\$55,000	\$225,000	\$281,828	0.798	1,575	\$142.86	4205	1.9200	INTERI	\$55,000	4201 LAKE E	
4711-13-402-111	2869 E TELLURIDE	07/08/22	\$370,000	\$370,000	\$132,000	35.68	\$333,340	\$56,381	\$313,619	\$346,199	0.906	1,575	\$199.12	4205	8.8332	EXTERI	\$55,000	4201 LAKE E	
4711-13-402-137	3008 E TELLURIDE	04/07/23	\$310,000	\$310,000	\$138,800	44.77	\$308,798	\$59,077	\$250,923	\$312,151	0.804	1,583	\$158.51	4205	1.3710	INTERI	\$55,000	4201 LAKE E	
4711-13-402-150	3056 W TELLURIDE	05/02/23	\$295,000	\$295,000	\$135,600	45.97	\$298,454	\$55,000	\$240,000	\$304,318	0.789	1,619	\$148.24	4205	2.8911	EXTERI	\$55,000	4201 LAKE E	
4711-13-402-167	2964 W TELLURIDE	07/19/23	\$320,000	\$320,000	\$141,300	44.16	\$321,785	\$55,000	\$265,000	\$333,481	0.795	1,583	\$167.40	4205	2.2914	EXTERI	\$55,000	4201 LAKE E	
4711-13-402-168	2956 W TELLURIDE	07/08/22	\$331,000	\$331,000	\$124,900	37.73	\$307,603	\$55,847	\$275,153	\$314,695	0.874	1,583	\$173.82	4205	5.6787	INTERI	\$55,000	4201 LAKE E	
4711-13-402-170	2928 W TELLURIDE	02/15/24	\$354,050	\$354,050	\$141,300	39.91	\$337,621	\$55,000	\$299,050	\$353,276	0.847	1,583	\$188.91	4205	2.8944	EXTERI	\$55,000	4201 LAKE E	
4711-13-402-171	2920 W TELLURIDE	01/31/23	\$307,000	\$307,000	\$124,900	40.68	\$314,251	\$56,923	\$250,077	\$321,660	0.777	1,583	\$157.98	4205	4.0104	INTERI	\$55,000	4201 LAKE E	
Totals:			\$4,223,050	\$4,223,050	\$1,768,700		\$4,147,382		\$3,485,013	\$4,261,681			\$165.02		0.0194				
							Sale. Ratio =	41.88			E.C.F. =>	0.818	Std. Deviat		0.04317				
							Std. Dev. =>	4.30			Ave. E.C.F. =>	0.818	Ave. Variar		3.5434	Coefficien		4.334	

4201 4205

2024 = 0.800

2025 = 0.820 (Rounded)

2025 ECF Table
4202 4206

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	CF Area	av. by Mean (f)	Land Value	Land Table	
4711-04-303-006	4047 HAMPTON	05/27/22	\$215,000	\$215,000	\$75,300	35.02	\$199,727	\$45,000	\$170,000	\$148,776	1.143	1,228	\$138.44	4206	8.0674	\$45,000	4202 CONDO'S AREA 2
4711-04-303-007	4051 HAMPTON	07/18/22	\$200,000	\$200,000	\$75,300	37.65	\$199,727	\$45,000	\$155,000	\$148,776	1.042	1,228	\$126.22	4206	2.0149	\$45,000	4202 CONDO'S AREA 2
4711-04-303-010	4027 HAMPTON	05/17/22	\$207,000	\$207,000	\$82,100	39.66	\$220,707	\$45,000	\$162,000	\$168,949	0.959	1,366	\$118.59	4206	10.3114	\$45,000	4202 CONDO'S AREA 2
4711-04-303-024	4061 HAMPTON	12/19/23	\$200,000	\$200,000	\$88,200	44.10	\$199,727	\$45,000	\$155,000	\$148,776	1.042	1,228	\$126.22	4206	2.0149	\$45,000	4202 CONDO'S AREA 2
4711-04-303-029	4141 HAMPTON	02/16/23	\$225,000	\$225,000	\$87,600	38.93	\$232,351	\$45,000	\$180,000	\$180,145	0.999	1,539	\$116.96	4206	6.2789	\$45,000	4202 CONDO'S AREA 2
4711-04-303-045	4187 HAMPTON	10/24/22	\$224,000	\$224,000	\$82,500	36.83	\$221,762	\$45,000	\$179,000	\$169,963	1.053	1,366	\$131.04	4206	0.8816	\$45,000	4202 CONDO'S AREA 2
4711-04-303-050	4070 HAMPTON	08/29/23	\$230,000	\$230,000	\$101,500	44.13	\$230,872	\$45,000	\$185,000	\$178,723	1.035	1,539	\$120.21	4206	2.6863	\$45,000	4202 CONDO'S AREA 2
4711-04-303-052	4086 HAMPTON	05/05/22	\$210,000	\$210,000	\$82,100	39.10	\$217,908	\$45,000	\$165,000	\$166,258	0.992	1,366	\$120.79	4206	6.9548	\$45,000	4202 CONDO'S AREA 2
4711-04-303-065	4146 HAMPTON	09/01/23	\$226,500	\$226,500	\$101,500	44.81	\$233,671	\$45,000	\$181,500	\$181,414	1.000	1,539	\$117.93	4206	6.1512	\$45,000	4202 CONDO'S AREA 2
4711-04-303-070	4126 HAMPTON	01/03/24	\$230,000	\$230,000	\$95,600	41.57	\$217,339	\$45,000	\$185,000	\$165,711	1.116	1,366	\$135.43	4206	5.4421	\$45,000	4202 CONDO'S AREA 2
4711-04-303-073	4164 HAMPTON	08/17/22	\$197,250	\$197,250	\$75,300	38.17	\$199,727	\$45,000	\$152,250	\$148,776	1.023	1,228	\$123.98	4206	3.8633	\$45,000	4202 CONDO'S AREA 2
4711-04-303-081	4184 HAMPTON	03/15/23	\$235,000	\$235,000	\$83,000	35.32	\$220,138	\$45,000	\$190,000	\$168,402	1.128	1,366	\$139.09	4206	6.6270	\$45,000	4202 CONDO'S AREA 2
4711-04-303-084	4160 HAMPTON	12/05/22	\$189,500	\$189,500	\$75,800	40.00	\$199,727	\$45,000	\$144,500	\$148,776	0.971	1,228	\$117.67	4206	9.0725	\$45,000	4202 CONDO'S AREA 2
4711-04-303-097	4111 KIRKWAY C	03/05/24	\$230,000	\$230,000	\$87,700	38.13	\$199,727	\$45,000	\$185,000	\$148,776	1.243	1,228	\$150.65	4206	18.1497	\$45,000	4202 CONDO'S AREA 2
4711-04-303-098	4119 KIRKWAY C	11/07/23	\$230,000	\$230,000	\$108,500	47.17	\$245,424	\$45,000	\$185,000	\$192,715	0.960	1,539	\$120.21	4206	10.2019	\$45,000	4202 CONDO'S AREA 2
4711-04-303-108	4115 KIRKWAY C	05/19/22	\$190,000	\$190,000	\$75,800	39.89	\$199,727	\$45,000	\$145,000	\$148,776	0.975	1,228	\$118.08	4206	8.7364	\$45,000	4202 CONDO'S AREA 2
4711-04-303-109	4059 KIRKWAY C	09/09/22	\$220,000	\$220,000	\$79,200	36.00	\$208,890	\$45,000	\$175,000	\$157,587	1.111	1,279	\$136.83	4206	4.8517	\$45,000	4202 CONDO'S AREA 2
4711-04-303-129	4233 HAMPTON	11/17/22	\$220,000	\$220,000	\$84,000	38.18	\$222,885	\$45,000	\$175,000	\$171,043	1.023	1,528	\$114.53	4206	3.8851	\$45,000	4202 CONDO'S AREA 2
4711-04-303-130	4241 HAMPTON	07/10/23	\$240,000	\$240,000	\$98,300	40.96	\$222,885	\$45,000	\$195,000	\$171,043	1.140	1,528	\$127.62	4206	7.8079	\$45,000	4202 CONDO'S AREA 2
4711-04-303-133	4261 HAMPTON	02/07/23	\$210,000	\$210,000	\$79,200	37.71	\$208,890	\$45,000	\$165,000	\$157,587	1.047	1,279	\$129.01	4206	1.4940	\$45,000	4202 CONDO'S AREA 2
4711-04-303-143	4301 HAMPTON	08/04/22	\$219,900	\$219,900	\$83,700	38.06	\$221,695	\$45,000	\$174,900	\$169,899	1.029	1,534	\$114.02	4206	3.2549	\$45,000	4202 CONDO'S AREA 2
4711-04-303-159	4236 HAMPTON	07/21/23	\$234,000	\$234,000	\$98,300	42.01	\$222,885	\$45,000	\$189,000	\$171,043	1.105	1,528	\$123.69	4206	4.3000	\$45,000	4202 CONDO'S AREA 2
4711-04-303-166	4284 HAMPTON	09/23/22	\$220,000	\$220,000	\$84,700	38.50	\$224,929	\$45,000	\$175,000	\$173,009	1.012	1,528	\$114.53	4206	5.0473	\$45,000	4202 CONDO'S AREA 2
4711-04-303-170	4280 HAMPTON	07/21/23	\$244,000	\$244,000	\$98,800	40.49	\$223,725	\$45,000	\$199,000	\$171,851	1.158	1,534	\$129.73	4206	9.5997	\$45,000	4202 CONDO'S AREA 2
4711-04-303-178	4336 HAMPTON	09/13/22	\$215,000	\$215,000	\$84,700	39.40	\$224,929	\$45,000	\$170,000	\$173,009	0.983	1,528	\$111.26	4206	7.9374	\$45,000	4202 CONDO'S AREA 2
4711-04-303-181	4324 HAMPTON	08/04/22	\$199,200	\$199,200	\$79,700	40.01	\$210,777	\$45,000	\$154,200	\$159,401	0.967	1,279	\$120.56	4206	9.4612	\$45,000	4202 CONDO'S AREA 2
4711-04-303-187	4472 ASTER BLVE	08/02/22	\$209,000	\$209,000	\$79,900	38.23	\$210,777	\$45,000	\$164,000	\$159,401	1.029	1,279	\$128.23	4206	3.3132	\$45,000	4202 CONDO'S AREA 2
4711-04-303-189	4456 ASTER BLVE	03/29/24	\$259,000	\$259,000	\$99,200	38.30	\$224,929	\$45,000	\$214,000	\$173,009	1.237	1,528	\$140.05	4206	17.4949	\$45,000	4202 CONDO'S AREA 2
4711-04-303-192	4428 ASTER BLVE	08/24/23	\$218,000	\$218,000	\$93,000	42.66	\$210,777	\$45,000	\$173,000	\$159,401	1.085	1,279	\$135.26	4206	2.3330	\$45,000	4202 CONDO'S AREA 2
4711-04-303-196	4460 ASTER BLVE	06/28/23	\$252,500	\$252,500	\$99,200	39.29	\$224,929	\$45,000	\$207,500	\$173,009	1.199	1,528	\$135.80	4206	13.7378	\$45,000	4202 CONDO'S AREA 2
4711-04-303-203	765 ABBINGTON	09/23/22	\$215,000	\$215,000	\$84,400	39.26	\$223,725	\$45,000	\$170,000	\$171,851	0.989	1,534	\$110.82	4206	7.2754	\$45,000	4202 CONDO'S AREA 2
4711-04-303-206	769 ABBINGTON	05/01/23	\$240,000	\$240,000	\$98,800	41.17	\$223,725	\$45,000	\$195,000	\$171,851	1.135	1,534	\$127.12	4206	7.2721	\$45,000	4202 CONDO'S AREA 2
4711-04-303-207	761 ABBINGTON	05/26/22	\$220,000	\$220,000	\$84,700	38.50	\$224,929	\$45,000	\$175,000	\$173,009	1.012	1,528	\$114.53	4206	5.0473	\$45,000	4202 CONDO'S AREA 2
4711-04-303-215	713 ABBINGTON	12/14/23	\$249,000	\$249,000	\$98,800	39.68	\$223,725	\$45,000	\$204,000	\$171,851	1.187	1,534	\$132.99	4206	12.5092	\$45,000	4202 CONDO'S AREA 2
4711-04-303-217	725 ABBINGTON	09/23/22	\$230,000	\$230,000	\$79,700	34.65	\$210,777	\$45,000	\$185,000	\$159,401	1.161	1,279	\$144.64	4206	9.8612	\$45,000	4202 CONDO'S AREA 2
4711-04-303-218	717 ABBINGTON	08/18/22	\$220,500	\$220,500	\$84,400	38.28	\$223,725	\$45,000	\$175,500	\$171,851	1.021	1,534	\$114.41	4206	4.0750	\$45,000	4202 CONDO'S AREA 2
4711-04-303-228	673 ABBINGTON	11/01/23	\$220,000	\$220,000	\$93,300	42.41	\$210,777	\$45,000	\$175,000	\$159,401	1.098	1,279	\$136.83	4206	3.5877	\$45,000	4202 CONDO'S AREA 2
4711-04-303-233	633 ABBINGTON	04/08/22	\$210,000	\$210,000	\$79,700	37.95	\$212,001	\$45,000	\$165,000	\$160,578	1.028	1,279	\$129.01	4206	3.4445	\$45,000	4202 CONDO'S AREA 2
4711-04-303-234	4351 ASTER BLVE	08/08/23	\$216,000	\$216,000	\$93,000	43.06	\$210,777	\$45,000	\$171,000	\$159,401	1.073	1,279	\$133.70	4206	1.0783	\$45,000	4202 CONDO'S AREA 2
4711-04-303-242	605 ABBINGTON	11/20/23	\$230,000	\$230,000	\$99,200	43.13	\$224,929	\$45,000	\$185,000	\$173,009	1.069	1,528	\$121.07	4206	0.7327	\$45,000	4202 CONDO'S AREA 2
4711-04-303-249	4445 ASTER BLVE	11/14/22	\$211,000	\$211,000	\$84,700	40.14	\$224,929	\$45,000	\$166,000	\$173,009	0.959	1,528	\$108.64	4206	10.2494	\$45,000	4202 CONDO'S AREA 2
4711-04-303-250	4453 ASTER BLVE	07/25/22	\$220,000	\$220,000	\$84,400	38.36	\$223,725	\$45,000	\$175,000	\$171,851	1.018	1,534	\$114.08	4206	4.3659	\$45,000	4202 CONDO'S AREA 2
4711-34-101-001	5084 KINTYRE LN	05/01/23	\$199,900	\$199,900	\$80,100	40.07	\$189,461	\$45,000	\$154,900	\$139,846	1.108	1,494	\$103.68	4202	4.5663	\$45,000	4202 CONDO'S AREA 2

Totals:	\$9,481,250	\$9,481,250	\$3,764,900		\$9,329,368	\$7,546,250	\$7,110,911		\$124.98	0.0762	
			Sale. Ratio =>	39.71		E.C.F. =>	1.061		Std. Deviat	0.0768	
			Std. Dev. =>	2.65		Ave. E.C.F. =>	1.062		Ave. Varian	6.4195	Coefficient of Var=>

4202 4206

2024 =	1.040
2025 =	1.061

Resold

4711-04-303-029	4141 HAMPTON	06/10/22	\$220,000	\$220,000	\$87,600	39.82	\$232,351	\$45,000	\$175,000	\$180,145	0.971	1,539	\$113.71	4206	9.0545	\$45,000	4202 CONDO'S AREA 2
4711-04-303-073	4164 HAMPTON	06/24/22	\$145,000	\$145,000	\$75,300	51.93	\$199,727	\$45,000	\$100,000	\$148,776	0.672	1,228	\$81.43	4206	38.9832	\$45,000	4202 CONDO'S AREA 2
4711-04-303-070	4126 HAMPTON	04/12/22	\$220,000	\$220,000	\$81,800	37.18	\$217,339	\$45,000	\$175,000	\$165,711	1.056	1,366	\$128.11	4206	0.5925	\$45,000	4202 CONDO'S AREA 2

**2025 ECF Table
4203**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Adj. Sa Cur.	Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	av. by Mean (%)	Land Value	Land Table	
4711-03-304-011	667 OLDE IVY LN	07/15/22	\$320,000	\$320,000	\$132,900	41.53	\$311,956	\$56,451	\$263,549	\$345,277	0.763	2,061	\$127.87	4203	0.7610	\$55,000	4201 CONDO'S AREA 1	
4711-03-304-013	671 OLDE IVY LN	08/23/23	\$320,000	\$320,000	\$136,300	42.59	\$296,688	\$55,928	\$264,072	\$325,351	0.812	2,043	\$129.26	4203	5.5965	\$55,000	4201 CONDO'S AREA 1	
4711-03-304-027	606 OLDE IVY LN	05/26/22	\$286,000	\$286,000	\$128,700	45.00	\$296,688	\$55,928	\$230,072	\$325,351	0.707	2,043	\$112.61	4203	4.8538	\$55,000	4201 CONDO'S AREA 1	
4711-03-304-037	5379 IVY CT	09/16/22	\$350,000	\$350,000	\$133,400	38.11	\$350,968	\$55,345	\$294,655	\$399,491	0.738	1,912	\$154.11	4203	1.8110	\$55,000	4201 CONDO'S AREA 1	
4711-03-304-039	5399 IVY CT	05/26/23	\$353,000	\$353,000	\$144,900	41.05	\$323,609	\$59,171	\$293,829	\$357,349	0.822	1,460	\$201.25	4203	6.6560	\$55,000	4201 CONDO'S AREA 1	
4711-03-304-051	5438 IVY CT	04/06/22	\$291,000	\$291,000	\$124,100	42.65	\$299,297	\$55,300	\$235,700	\$329,726	0.715	1,460	\$161.44	4203	4.0851	\$55,000	4201 CONDO'S AREA 1	
4711-03-304-064	5386 IVY CT	08/09/22	\$330,000	\$330,000	\$124,800	37.82	\$332,604	\$55,300	\$274,700	\$374,735	0.733	1,418	\$193.72	4203	2.2636	\$55,000	4201 CONDO'S AREA 1	
Totals:			\$2,250,000	\$2,250,000	\$925,100		\$2,211,810		\$1,856,577	\$2,457,280			\$154.32		0.0146			
						Sale. Ratio =>	41.12				E.C.F. =>	0.756	Std. Deviat	0.04562				
						Std. Dev. =>	2.57				Ave. E.C.F. =>	0.756	Ave. Varian	3.7181	Coefficient of	4.92021		
4203																		
						2024 =	0.740											
						2025 =	0.760 (Rounded)											
Resold																		
4711-03-304-013	671 OLDE IVY LN	04/29/22	\$261,000	\$261,000	\$128,900	49.39	\$296,688	\$55,928	\$205,072	\$325,351	0.630	2,043	\$100.38	4203	12.5378	INTERIOR	\$55,000	4201 CONDO'S AREA 1

2025 ECF Table
4204

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Lsd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area ev. by Mean ('	Land Value	Land Table		
4711-04-101-005	4310 ASTER BLVD	08/15/22	\$252,900	WD	03-ARM'S LENGTH	\$252,900	\$108,300	42.82	\$256,827	\$45,000	\$207,900	\$220,653	0.942	1,721	\$120.80	4204	6.8944	\$45,000	4202 CONDO'S AREA 2
4711-04-101-006	4312 ASTER BLVD	10/14/22	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$96,700	40.12	\$229,072	\$45,137	\$195,863	\$191,599	1.022	1,574	\$124.44	4204	1.1108	\$45,000	4202 CONDO'S AREA 2
4711-04-101-007	4314 ASTER BLVD	01/06/23	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$87,600	34.90	\$217,451	\$45,000	\$206,000	\$179,636	1.147	1,376	\$149.71	4204	13.5613	\$45,000	4202 CONDO'S AREA 2
4711-04-101-012	4406 WILLOW VIEW CT	06/30/23	\$223,500	WD	03-ARM'S LENGTH	\$223,500	\$96,800	43.31	\$209,196	\$45,000	\$178,500	\$171,038	1.044	1,376	\$129.72	4204	3.2483	\$45,000	4202 CONDO'S AREA 2
4711-04-101-013	4408 WILLOW VIEW CT.	03/15/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,900	46.76	\$262,222	\$45,344	\$204,656	\$225,915	0.906	1,721	\$118.92	4204	10.5247	\$45,000	4202 CONDO'S AREA 2
4711-04-101-022	4604 WILLOW VIEW CT	02/16/24	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$111,900	41.83	\$241,469	\$45,000	\$222,500	\$204,655	1.087	1,574	\$141.36	4204	7.6047	\$45,000	4202 CONDO'S AREA 2
4711-04-101-027	4519 WILLOW VIEW CT	04/11/23	\$227,300	WD	03-ARM'S LENGTH	\$227,300	\$105,000	46.19	\$242,673	\$45,532	\$181,768	\$205,355	0.885	1,574	\$115.48	4204	12.6008	\$45,000	4202 CONDO'S AREA 2
4711-04-101-030	4459 WILLOW VIEW CT	01/05/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$125,000	44.64	\$269,499	\$45,000	\$235,000	\$233,853	1.005	1,247	\$188.45	4204	0.6243	\$45,000	4202 CONDO'S AREA 2
4711-04-101-036	4421 WILLOW VIEW CT	04/05/22	\$232,500	OTH	08-ESTATE	\$232,500	\$96,400	41.46	\$252,416	\$46,231	\$186,269	\$214,776	0.867	1,574	\$118.34	4204	14.3876	\$45,000	4202 CONDO'S AREA 2
4711-04-101-049	495 LILLY VIEW CT	10/14/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,900	40.38	\$229,517	\$45,000	\$195,000	\$192,205	1.015	1,574	\$123.89	4204	0.3393	\$45,000	4202 CONDO'S AREA 2
4711-04-101-065	445 LILLY VIEW CT	05/22/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,300	39.02	\$241,904	\$45,654	\$229,346	\$204,427	1.122	1,574	\$145.71	4204	11.0749	\$45,000	4202 CONDO'S AREA 2
4711-04-101-072	421 LILLY VIEW CT	10/31/23	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$143,900	43.28	\$309,812	\$46,170	\$286,330	\$274,627	1.043	1,721	\$166.37	4204	3.1466	\$45,000	4202 CONDO'S AREA 2
4711-04-101-099	498 LILLY VIEW CT	06/30/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$123,200	39.61	\$285,768	\$45,000	\$266,000	\$250,800	1.061	1,721	\$154.56	4204	4.9459	\$45,000	4202 CONDO'S AREA 2

Totals: \$3,384,200

\$3,384,200

\$1,415,900

Sale. Ratio => 41.84

Std. Dev. => 3.20

\$3,247,826

\$2,795,132

\$2,769,540

E.C.F. => 1.009

Ave. E.C.F. => 1.011

\$138.29

Std. Deviat

0.08828

Ave. Variar

0.1907

6.9280

Coefficient of Var=>

4204

2024 = 0.960

2025 = 1.009

Resold

4711-04-101-022	4604 WILLOW VIEW CT	09/23/22	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$96,900	38.22	\$241,469	\$45,000	\$208,500	\$204,655	1.019	1,574	\$132.47	4204	0.7639	\$45,000	4202 CONDO'S AREA 2
4711-04-101-072	421 LILLY VIEW CT	08/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$129,100	43.03	\$309,812	\$46,170	\$253,830	\$274,627	0.924	1,721	\$147.49	4204	8.6876	\$45,000	4202 CONDO'S AREA 2

**2025 ECF Table
4207**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when So	sd./Adj. Sal	Cur. Appraisal	Land + Yard Bldg.	Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean	(lding S	Land Value	Land Table	
4711-04-401-005	973 LAWSON	09/30/22	\$260,000	\$260,000	\$109,600	42.15	\$258,639	\$45,000	\$215,000	\$288,701	0.745	1,305	\$164.75	4207	1.1622	EXTERI	\$45,000	4202 CONDO'S AREA 2	
4711-04-401-021	4685 SUMMER RIDGE DR	03/29/24	\$265,000	\$265,000	\$120,500	45.47	\$263,252	\$45,000	\$220,000	\$294,935	0.746	1,305	\$168.58	4207	1.0409	EXTERI	\$45,000	4202 CONDO'S AREA 2	
4711-04-401-022	4689 SUMMER RIDGE DR	06/16/23	\$299,000	\$299,000	\$121,700	40.70	\$276,331	\$45,000	\$254,000	\$312,609	0.813	1,714	\$148.19	4207	5.6179	INTERI	\$45,000	4202 CONDO'S AREA 2	
4711-04-401-033	4720 SUMMER RIDGE DR	07/28/22	\$334,900	\$334,900	\$144,400	43.12	\$342,050	\$45,000	\$289,900	\$401,419	0.722	1,770	\$163.79	4207	3.4148	EXTERI	\$45,000	4202 CONDO'S AREA 2	
Totals:			\$1,158,900	\$1,158,900	\$496,200		\$1,140,272		\$978,900	\$1,297,665			\$161.33		0.1981				
											E.C.F. =>	0.754	Std. Deviatio	0.03901					
											Ave. E.C.F. =>	0.756	Ave. Varianc	2.8090	Coefficient of	3.714			

4207

2024 = 0.740

2025 = 0.754

**2025 ECF Table
4208**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	vsd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Meanilding St	Land Value	Land Table			
4711-10-303-003	1990 GENOA CIRCLE	04/14/23	\$385,000	\$385,000	\$183,700	47.71	\$374,934	\$55,512	\$329,488	\$456,317	0.722	1,394	\$236.36	4208	3.9853 INTERIC	\$55,000	4201 CONDO'S AREA 1
4711-10-303-035	1880 GENOA CIRCLE	12/20/22	\$344,000	\$344,000	\$144,000	41.86	\$321,393	\$56,338	\$287,662	\$378,650	0.760	1,394	\$206.36	4208	0.2208 INTERIC	\$55,000	4201 CONDO'S AREA 1
4711-10-303-060	1754 GENOA CIRCLE	07/13/22	\$375,000	\$375,000	\$160,700	42.85	\$343,536	\$55,914	\$319,086	\$410,889	0.777	1,901	\$167.85	4208	1.4663 EXTERIC	\$55,000	4201 CONDO'S AREA 1
4711-10-303-078	1821 GENOA CIRCLE	05/31/23	\$349,900	\$349,900	\$146,900	41.98	\$316,532	\$55,000	\$294,900	\$373,617	0.789	1,394	\$211.55	4208	2.7398 INTERIC	\$55,000	4201 CONDO'S AREA 1
Totals:			\$1,453,900	\$1,453,900	\$635,300		\$1,356,395		\$1,231,136	\$1,619,473			\$205.53		0.1705		
						Sale. Ratio =>	43.70			E.C.F. =>	0.760	Std. Deviat	0.02921				
						Std. Dev. =>	2.78			Ave. E.C.F. =>	0.762	Ave. Variance	2.1031	Coefficient	2.76		

4208

2024 = 0.700

2025 = 0.760

Outlier

4711-10-303-009	1958 GENOA CIRCLE	02/01/23	\$350,000	\$350,000	\$155,400	44.40	\$352,814	\$55,000	\$295,000	\$425,449	0.693	1,520	\$194.08	4208	6.8527 EXTERIC	\$55,000	4201 CONDO'S AREA 1
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2025 ECF Table

4217

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Isd. when Sold/Adj. Sa	Cur. Appraisal Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area ev. by Mean	(ilding St	Land Value	Land Table				
4711-14-203-013	6597 CORTLAND AVE	08/18/23	\$331,000	\$331,000	\$133,700	40.39	\$301,286	\$55,341	\$275,659	\$264,457	1.042	1,436	\$191.96	4217	2.3406	INTERIC	\$55,000	4201 CONDO'S AREA 1	
4711-14-203-016	6592 CORTLAND AVE	04/07/22	\$358,000	\$358,000	\$140,900	39.36	\$353,160	\$55,000	\$303,000	\$320,602	0.945	1,913	\$158.39	4217	7.3856	INTERIC	\$55,000	4201 CONDO'S AREA 1	
4711-14-203-030	6729 CORTLAND AVE	10/20/23	\$329,000	\$329,000	\$134,200	40.79	\$302,393	\$55,000	\$274,000	\$266,014	1.030	1,913	\$143.23	4217	1.1068	EXTERIC	\$55,000	4201 CONDO'S AREA 1	
4711-14-203-053	6679 CORTLAND AVE	06/30/22	\$310,000	\$310,000	\$120,000	38.71	\$279,098	\$55,163	\$254,837	\$240,790	1.058	1,436	\$177.46	4217	3.9383	EXTERIC	\$55,000	4201 CONDO'S AREA 1	
Totals:			\$1,328,000	\$1,328,000	\$528,800		\$1,235,937		\$1,107,496	\$1,091,863			\$167.76		0.4636				
						Sale. Ratio =>	39.82			E.C.F. =>	1.014	Std. Deviat	0.05058						
						Std. Dev. =>	0.95			Ave. E.C.F. =>	1.019	Ave. Varianc	3.6928	Coefficient of	3.624				

4217

2024 = 0.930

2025 = 1.014

**2025 ECF Table
4218**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Std. when Sold	So/Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (%)	Land Value	Land Table	
4711-05-101-006	3329 DEWDROP LN	04/12/22	\$295,000	\$295,000	\$128,400	43.53	\$300,423	\$55,450	\$239,550	\$243,997	0.982	1,711	\$140.01	4218 8.6255	\$55,000	4201 CONDO'S AREA 1	
4711-05-101-009	3349 DEWDROP LN	03/22/24	\$345,000	\$345,000	\$136,200	39.48	\$296,036	\$56,639	\$288,361	\$238,443	1.209	1,400	\$205.97	4218 14.1319	\$55,000	4201 CONDO'S AREA 1	
4711-05-101-015	3385 DEWDROP LN	11/07/22	\$285,000	\$285,000	\$118,600	41.61	\$276,346	\$55,931	\$229,069	\$219,537	1.043	1,394	\$164.32	4218 2.4610	\$55,000	4201 CONDO'S AREA 1	
4711-05-101-023	3421 DEWDROP LN	12/12/23	\$318,000	\$318,000	\$127,900	40.22	\$295,621	\$55,436	\$262,564	\$239,228	1.098	1,394	\$188.35	4218 2.9517	\$55,000	4201 CONDO'S AREA 1	
4711-05-101-042	584 SNOWFALL CT	09/01/22	\$300,000	\$300,000	\$128,200	42.73	\$299,014	\$55,117	\$244,883	\$242,925	1.008	1,711	\$143.12	4218 5.9971	\$55,000	4201 CONDO'S AREA 1	
Totals:			\$1,543,000	\$1,543,000	\$639,300		\$1,467,440		\$1,264,427	\$1,184,131			\$168.36	0.0219			
						Sale. Ratio =	41.43				E.C.F. =>	1.068	Std. Deviat		0.09012		
						Std. Dev. =>	1.69				Ave. E.C.F. =>	1.068	Ave. Variar		6.8334	Coefficient (6.398

4218

2024 = 1.004

2025 = 1.070 (Rounded)

**2025 ECF Table
4300 4301**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (%)	Land Value	Land Table			
4711-03-303-001	609 PATHWAY DR	07/02/22	\$295,000	\$295,000	\$111,000	37.63	\$259,558	\$55,000	\$240,000	\$192,979	1.244	1,513	\$158.63	4300	7.1449	\$55,000	4301 LAKE CHEMUNG NON LAI
4711-03-303-012	781 MAURY PL	05/16/22	\$360,000	\$360,000	\$151,000	41.94	\$370,433	\$57,414	\$302,586	\$295,301	1.025	1,589	\$190.43	4300	14.7539	\$55,000	4301 LAKE CHEMUNG NON LAI
4711-03-303-018	830 MAURY PL	07/13/23	\$340,000	\$340,000	\$125,100	36.79	\$290,014	\$55,000	\$285,000	\$221,711	1.285	1,584	\$179.92	4300	11.3247	\$55,000	4301 LAKE CHEMUNG NON LAI
4711-10-102-031	5307 DICKSON ST	12/19/22	\$435,000	\$435,000	\$165,800	38.11	\$429,101	\$36,900	\$398,100	\$370,001	1.076	2,398	\$166.01	4301	9.6265	\$36,900	4301 LAKE CHEMUNG NON LAI
4711-10-201-051	1188 JAMES R ST	07/06/22	\$330,000	\$330,000	\$128,300	38.88	\$310,775	\$76,500	\$253,500	\$221,014	1.147	1,758	\$144.20	4300	2.5223	\$76,500	4301 LAKE CHEMUNG NON LAI
4711-10-301-070	5885 E GRAND RIVER AVE	01/27/23	\$230,000	\$230,000	\$68,500	29.78	\$194,368	\$46,314	\$183,686	\$139,674	1.315	1,334	\$137.70	4301	14.2901	\$45,000	4301 LAKE CHEMUNG NON LAI
4711-10-301-164	5312 DICKSON ST	07/31/23	\$265,000	\$265,000	\$108,500	40.94	\$231,857	\$46,268	\$218,732	\$175,084	1.249	1,136	\$192.55	4301	7.7089	\$45,000	4301 LAKE CHEMUNG NON LAI
4711-11-302-056	1676 EDWIN DR	07/14/23	\$276,000	\$276,000	\$119,400	43.26	\$255,239	\$84,690	\$191,310	\$160,895	1.189	1,400	\$136.65	4300	1.6826	\$84,690	4301 LAKE CHEMUNG NON LAI
4711-11-302-071	1575 S HUGHES RD	06/28/23	\$240,000	\$240,000	\$108,300	45.13	\$231,546	\$83,799	\$156,201	\$139,384	1.121	1,036	\$150.77	4300	5.1556	\$76,500	4301 LAKE CHEMUNG NON LAI
4711-11-304-011	1847 S HUGHES RD	09/30/22	\$265,000	\$265,000	\$114,200	43.09	\$263,271	\$100,804	\$164,196	\$153,271	1.071	1,492	\$110.05	4300	10.0928	\$99,100	4301 LAKE CHEMUNG NON LAI
Totals:			\$3,036,000	\$3,036,000	\$1,200,100		\$2,836,162		\$2,393,311	\$2,069,314			\$156.69		1.5636		
						Sale. Ratio =>	39.53			E.C.F. =>	1.157	Std. Deviation		0.09949			
						Std. Dev. =>	4.40			Ave. E.C.F. =>	1.172	Ave. Variance		8.4302	Coefficient (7.192		

4300 4301

2024 = 1.060

2025 = 1.200 (rounded)

Outliers

4711-10-301-197	5775 E GRAND RIVER AVE	10/14/22	\$255,000	\$255,000	\$143,500	56.27	\$304,216	\$200,200	\$54,800	\$98,128	0.558	1,302	\$42.09	4301	61.3756	D	\$200,200
4711-11-302-064	1637 WESTMORE DR	07/28/23	\$225,000	\$225,000	\$72,600	32.27	\$161,748	\$46,572	\$178,428	\$108,657	1.642	768	\$232.33	4300	46.9919	C	\$45,000

2025 ECF Table
4302 4307 4309

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	lsd. when Sol.sd/Adj. Sal	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Land Value	Land Table		
4711-10-101-003	715 PATHWAY DR	06/15/22	\$669,000	\$669,000	\$258,900	38.70	\$753,655	\$217,819	\$451,181	\$377,349	1.196	2,844	\$158.64	4309	30.9330	\$216,500	4300 LAKE CHEMUNG
4711-10-202-009	1362 ELMHURST DR	08/30/23	\$373,000	\$373,000	\$165,100	44.26	\$376,859	\$193,500	\$179,500	\$129,126	1.390	1,092	\$164.38	4307	11.4875	\$193,500	4300 LAKE CHEMUNG
4711-10-301-137	5512 WILDWOOD	06/14/22	\$389,500	\$389,500	\$136,700	35.10	\$330,412	\$109,437	\$280,063	\$155,616	1.800	960	\$291.73	4307	29.4714	\$105,000	4300 LAKE CHEMUNG
4711-10-301-190	5630 GLEN ECHO	03/01/24	\$359,900	\$359,900	\$162,200	45.07	\$338,350	\$152,600	\$207,300	\$130,810	1.585	1,680	\$123.39	4307	7.9754	\$152,600	4300 LAKE CHEMUNG
4711-11-302-018	1728 S HUGHES RD	04/20/22	\$400,000	\$400,000	\$163,500	40.88	\$377,296	\$137,999	\$262,001	\$168,519	1.555	1,240	\$211.29	4309	4.9737	\$136,000	4300 LAKE CHEMUNG
Totals:			\$2,191,400	\$2,191,400	\$886,400		\$2,176,572		\$1,380,045	\$961,420		\$189.89		6.9566			
						Sale. Ratio =>	40.45			E.C.F. =>	1.435	Std. Deviatio		0.22615			
						Std. Dev. =>	4.10			Ave. E.C.F. =>	1.505	Ave. Variance		16.9682	Coefficient of		11.275

4302 4307 4309

2024 = 1.420

2025 = 1.435

Outliers

4711-11-305-023	6025 E GRAND RIVER	09/21/22	\$295,000	\$295,000	\$106,900	36.24	\$438,329	\$253,323	\$41,677	\$130,286	0.320	1,034	\$40.31	4309	31.9889	CD	\$251,300	4300 LAKE CHEMUNG
4711-09-201-063	849 SUNRISE PARK ST	06/06/22	\$330,000	\$330,000	\$205,400	62.24	\$484,358	\$221,100	\$108,900	\$185,393	0.587	1,400	\$77.79	4302	91.7588	C	\$221,100	4300 LAKE CHEMUNG
4711-10-202-008	1366 ELMHURST DR	09/19/23	\$645,000	\$645,000	\$223,700	34.68	\$516,212	\$200,400	\$444,600	\$222,403	1.999	1,590	\$279.62	4307	49.4086	C	\$200,400	4300 LAKE CHEMUNG

2025 ECF Table
4303

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold	sd./Adj. Sa	Cur. Appraisa	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean (%)	Use Code	Land Value	Land Table
4711-27-100-029	4531 CLIFFORD RD	09/30/22	\$335,000	\$335,000	\$126,200	37.67	\$336,644	\$67,216	\$267,784	\$224,523	1.193	1,926	\$139.04	4303	4.6257		\$66,620	4303 TRI LAKES NC
4711-27-101-029	4055 ANCHOR LN	03/17/23	\$500,000	\$500,000	\$176,800	35.36	\$475,096	\$124,300	\$375,700	\$292,330	1.285	1,943	\$193.36	4303	4.6257		\$124,300	4303 TRI LAKES NC
Totals:			\$835,000	\$835,000	\$303,000		\$811,740		\$643,484	\$516,853			\$166.20		0.6068			
					Sale. Ratio =	36.29				E.C.F. =>	1.245		Std. Deviatio	0.065417				
					Std. Dev. =>	1.63				Ave. E.C.F. =>	1.239		Ave. Variance	4.6257	Coefficient of	3.734		

4303

2024 = 1.200

2025 = 1.245

**2025 ECF Table
4304 4306**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. S: Cur.	Appraisal Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (%)	Land Value	Land Table		
4711-22-202-021	3390 PINERIDGE	07/20/23	\$710,000	\$710,000	\$301,100	42.41	\$654,014	\$279,296	\$430,704	\$248,487	1.733	2,000	\$215.35	4306 20.1463	\$273,400	4306 TRI LAKES
4711-22-302-016	3805 HIGHCREST DR	04/29/22	\$1,430,000	\$1,430,000	\$489,200	34.21	\$1,474,815	\$237,686	\$1,192,314	\$820,377	1.453	4,312	\$276.51	4306 7.8472	\$235,000	4306 TRI LAKES
4711-22-302-184	4268 HIGHCREST DR	06/27/23	\$730,000	\$730,000	\$331,100	45.36	\$755,138	\$238,200	\$491,800	\$342,797	1.435	2,906	\$169.24	4306 9.7177	\$238,200	4306 TRI LAKES
4711-22-302-188	4300 HIGHCREST DR	11/22/23	\$700,000	\$700,000	\$348,300	49.76	\$730,787	\$236,091	\$463,909	\$328,048	1.414	2,134	\$217.39	4306 11.7694	\$235,000	4306 TRI LAKES
4711-22-303-001	3701 CRESTHILL DR	04/29/22	\$710,000	\$710,000	\$255,300	35.96	\$698,691	\$126,900	\$583,100	\$379,172	1.538	2,236	\$260.78	4306 0.5980	\$126,900	4306 TRI LAKES
4711-28-201-033	4177 HOMESTEAD DR	01/09/23	\$1,150,000	\$1,150,000	\$407,300	35.42	\$1,117,483	\$363,000	\$787,000	\$500,320	1.573	3,440	\$228.78	4304 4.1147	\$363,000	4306 TRI LAKES
4711-28-201-056	4219 HOMESTEAD DR	10/31/22	\$725,000	\$725,000	\$294,800	40.66	\$709,296	\$364,076	\$360,924	\$228,926	1.577	1,328	\$271.78	4304 4.4754	\$363,000	4306 TRI LAKES
Totals:			\$6,155,000	\$6,155,000	\$2,427,100		\$6,140,224		\$4,309,751	\$2,848,127		\$234.26		1.8657		
					Sale. Ratio =>	39.43			E.C.F. =>	1.513		Std. Deviat	0.110884			
					Std. Dev. =>	5.76			Ave. E.C.F. =>	1.532		Ave. Varian	8.3813	Coefficient	5.4713	

4304 4306

2024 = 1.508

2025 = 1.513

Outlier

4711-22-302-181	4244 HIGHCREST DR	02/28/23	\$594,000	\$594,000	\$164,900	27.76	\$440,498	\$244,600	\$349,400	\$129,906	2.690	720	\$485.28	4306 115.7795	\$244,600	4306 TRI LAKES
4711-22-302-002	3830 HIGHCREST DR	03/01/23	\$1,200,000	\$1,200,000	\$557,200	46.43	\$1,256,989	\$295,755	\$904,245	\$637,423	1.419	3,426	\$263.94	4306 11.3250	\$286,200	4306 TRI LAKES

2025 ECF Table
4305

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	sd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (%)	Land Value	Land Table		
4711-09-201-122	846 SUNRISE PARK ST	10/02/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,000	35.56	\$198,924	\$45,000	\$180,000	\$118,403	1.520	876	\$205.48	4305 16.6726	\$45,000	4301 LAKE CHEMUNG N
4711-09-201-131	924 SUNRISE PARK	06/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,100	36.05	\$209,335	\$46,260	\$153,740	\$125,442	1.226	830	\$185.23	4305 12.7921	\$46,260	4301 LAKE CHEMUNG N
4711-09-201-134	948 SUNRISE PARK ST	08/04/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,100	37.55	\$180,560	\$45,000	\$155,000	\$104,277	1.486	800	\$193.75	4305 13.2922	\$45,000	4301 LAKE CHEMUNG N
4711-09-201-142	1068 SUNRISE PARK ST	12/09/22	\$210,000	WD	08-ESTATE	\$210,000	\$78,700	37.48	\$205,976	\$43,200	\$166,800	\$125,212	1.332	852	\$195.77	4305 2.1367	\$43,200	4301 LAKE CHEMUNG N
4711-09-201-214	1268 BOULEVARD DR	08/19/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$58,300	36.21	\$169,138	\$59,911	\$101,089	\$84,021	1.203	735	\$137.54	4305 15.0361	\$59,490	4301 LAKE CHEMUNG N
Totals:			\$996,000			\$996,000	\$364,200		\$963,933	\$756,629	\$557,355			\$183.55		0.4030		
								Sale. Ratio = 36.57										
								Std. Dev. => 0.90										
											E.C.F. => 1.358				Std. Devia 0.14568			
											Ave. E.C.F. => 1.354				Ave. Varia 11.9860	Coefficient 8.86		

4305

2024 = 1.300
2025 = 1.400 (rounded)

Outlier

4711-09-201-136	964 SUNRISE PARK	03/01/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$54,300	25.26	\$151,705	\$45,829	\$169,171	\$81,443	2.077	736	\$229.85	4305 72.3664	\$45,000	4301 LAKE CHEMUNG N
4711-09-201-234	1267 BOULEVARD DR	11/23/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$139,500	45.15	\$390,613	\$77,130	\$231,870	\$241,141	0.962	1,352	\$171.50	4305 39.1950	\$77,130	4301 LAKE CHEMUNG N
4711-09-201-137	972 SUNRISE PARK ST	12/30/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,500	45.35	\$270,937	\$43,200	\$171,800	\$175,182	0.981	2,044	\$84.05	4305 37.2812	\$43,200	4301 LAKE CHEMUNG N

**2025 ECF Table
4310**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	isd. when Sold/Adj. SiCur.	Appraisal	Land + YardBldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (%)	Use Code	Land Value	Land Table			
4711-22-302-128	4057 HIGHCREST D	09/25/23	\$795,000	\$795,000	\$287,100	36.11	\$724,707	\$215,159	\$579,841	\$443,085	1.309	1,511	\$383.75	4310	3.0467	ROUND LK WEI	\$203,100	4310 ROUND LAKE
4711-22-302-134	4105 HIGHCREST D	07/07/23	\$751,000	\$751,000	\$244,500	32.56	\$603,634	\$180,928	\$570,072	\$367,570	1.551	2,074	\$274.87	4310	21.1808	ROUND LK WEI	\$179,400	4310 ROUND LAKE
4711-22-302-141	4159 HIGHCREST D	02/07/23	\$355,000	\$355,000	\$121,000	34.08	\$327,370	\$201,738	\$153,262	\$109,245	1.403	775	\$197.76	4310	6.3806	ROUND LK WEI	\$200,400	4310 ROUND LAKE
4711-27-105-004	4533 FILBERT DR	05/31/23	\$780,000	\$780,000	\$304,000	38.97	\$761,468	\$355,707	\$424,293	\$352,836	1.203	2,023	\$209.73	4310	13.6588	ROUND LK WEI	\$351,600	4310 ROUND LAKE
4711-27-105-030	4383 FILBERT DR	08/29/22	\$425,000	\$425,000	\$136,300	32.07	\$410,527	\$203,904	\$221,096	\$179,672	1.231	1,682	\$131.45	4310	10.8559	ROUND LK WEI	\$203,100	4310 ROUND LAKE
Totals:			\$3,106,000	\$3,106,000	\$1,092,900		\$2,827,706	\$1,948,564	\$1,452,409			\$239.51		0.2497				
					Sale. Ratio =>	35.19			E.C.F. =>	1.342		Std. Deviatin	0.14169					
					Std. Dev. =>	2.83			Ave. E.C.F. =>	1.339		Ave. Variati	11.0246	Coefficient o	8.233			

4310

2024 = 1.150

2025 = 1.342

Outlier

4711-22-302-130	4075 HIGHCREST D	05/16/22	\$200,000	\$200,000	\$118,900	59.45	\$323,602	\$213,173	(\$13,173)	\$96,025	(0.137)	1,349	(\$9.77)	4310	147.6294	ROUND LK WEI	\$211,200	4310 ROUND LAKE
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2025 ECF Table
4402 4403

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (Building Style	Land Value	Land Table				
4711-03-402-155	401 CHEROKEE BND	03/31/23	\$266,000	\$266,000	\$96,200	36.17	\$243,307	\$32,961	\$233,039	\$198,627	1.173	1,144	\$203.71	4403	0.4135	SFR	\$30,000	4403 RED OAKS	
4711-03-405-236	724 MENOMINEE DR	08/29/23	\$325,000	\$325,000	\$89,300	27.48	\$306,456	\$30,000	\$295,000	\$261,054	1.130	2,379	\$124.00	4403	3.9080	SFR	\$30,000	4403 RED OAKS	
4711-10-203-005	969 RED OAKS DR	11/15/22	\$244,050	\$244,050	\$41,800	17.13	\$218,282	\$30,164	\$213,886	\$177,637	1.204	1,200	\$178.24	4403	3.4945	SFR	\$30,000	4403 RED OAKS	
Totals:			\$835,050	\$835,050	\$227,300		\$768,045		\$741,925	\$637,318			\$168.65		0.4979				
						Sale. Ratio =	27.22			E.C.F. =>	1.164	Std. Deviation		0.037185					
						Std. Dev. =>	9.53			Ave. E.C.F. =>	1.169	Ave. Variance		2.6053	Coefficient o		2.228440999		

2024 = 1.059 SFR

2025 = 1.164

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (Building Style	Land Value	Land Table				
4711-03-401-052	682 RED OAKS DR	05/31/22	\$117,000	\$117,000	\$36,200	30.94	\$81,064	\$33,083	\$83,917	\$56,850	1.476	1,248	\$67.24	4403	30.7010	DOUBLE WIDE	\$30,000	4403 RED OAKS	
4711-03-401-054	662 RED OAKS	07/26/22	\$92,500	\$92,500	\$31,600	34.16	\$68,719	\$30,000	\$62,500	\$45,876	1.362	1,056	\$59.19	4403	19.3265	DOUBLE WIDE	\$30,000	4403 RED OAKS	
4711-03-402-098	5757 COMANCHE LANE	07/21/23	\$135,000	\$135,000	\$53,900	39.93	\$122,619	\$36,245	\$98,755	\$102,339	0.965	1,140	\$86.63	4402	20.4134	SINGLE WIDE	\$30,000	4403 RED OAKS	
4711-03-402-128	5836 IROQUOIS DR	11/10/23	\$201,000	\$201,000	\$52,500	26.12	\$113,694	\$30,000	\$171,000	\$99,164	1.724	1,668	\$102.52	4403	55.5310	DOUBLE WIDE	\$30,000	4403 RED OAKS	
4711-03-402-161	5790 MAUNEE DR	10/11/22	\$90,000	\$90,000	\$38,200	42.44	\$86,311	\$36,447	\$53,553	\$59,081	0.906	1,344	\$39.85	4403	26.2675	DOUBLE WIDE	\$30,000	4403 RED OAKS	
4711-10-203-018	926 RED OAKS	09/01/23	\$125,000	\$125,000	\$47,700	38.16	\$100,341	\$30,000	\$95,000	\$83,342	1.140	1,388	\$68.44	4403	7.6388	DOUBLE WIDE	\$30,000	4403 RED OAKS	
4711-10-203-019	900 RED OAKS DR	07/14/22	\$105,000	\$105,000	\$49,100	46.76	\$111,229	\$30,000	\$75,000	\$96,243	0.779	1,618	\$46.35	4403	43.6985	DOUBLE WIDE	\$30,000	4403 RED OAKS	
4711-10-203-020	882 RED OAKS DR	09/02/22	\$110,000	\$110,000	\$28,100	25.55	\$71,709	\$31,546	\$78,454	\$47,586	1.649	1,344	\$58.37	4403	43.2398	DOUBLE WIDE	\$30,000	4403 RED OAKS	
Totals:			\$975,500	\$975,500	\$337,300		\$755,686		\$718,179	\$590,480			\$66.07		3.4007				
						Sale. Ratio =	34.58			E.C.F. =>	1.216	Std. Deviation		15.7173					
						Std. Dev. =>	7.67			Ave. E.C.F. =>	1.250	Ave. Variance		30.8521	Coefficient o		24.67630385		

4402 4403

2024 = 0.844 Mobile Homes

2025 = 1.216

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean (Building Style	Land Value	Land Table			
4711-03-405-239	640 MENOMINEE DR	03/01/24	\$120,000	\$120,000	\$31,800	26.50	\$68,105	\$30,000	\$90,000	\$45,148	1.993	1,456	\$61.81	4403	85.3563	DOUBLE WIDE	\$30,000	4403 RED OAKS

Outlier

**2025 ECF Table
4404**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	isd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	ldg. Residua	Cost Man. \$	E.C.F.	floor Are	\$/Sq.Ft.	ECF Area	av. by Mean (%)	Land Value	Land Table	
4711-12-401-033	1625 SKYVIEW DR	05/05/23	\$60,000	\$60,000	\$26,700	44.50	\$59,515	\$20,000	\$40,000	\$41,464	0.965	732	\$54.64	4404	4.4973	\$20,000	4404 SUBURBAN MOE
4711-12-401-050	1604 GREENMEADOWS DR	09/27/23	\$175,000	\$175,000	\$70,400	40.23	\$174,846	\$21,739	\$153,261	\$160,658	0.954	1,242	\$123.40	4404	5.5711	\$20,000	4404 SUBURBAN MOE
4711-12-401-103	1609 SANDY SHR	11/16/22	\$125,000	\$125,000	\$51,100	40.88	\$111,544	\$30,049	\$94,951	\$85,514	1.110	1,264	\$75.12	4404	10.0684	\$23,000	4404 SUBURBAN MOE
Totals:			\$360,000	\$360,000	\$148,200		\$345,905		\$288,212	\$287,636		\$84.39		0.7667			
						Sale. Ratio =	41.17			E.C.F. =>	1.002	Std. Deviat	0.08736				
						Std. Dev. =>	2.30			Ave. E.C.F. =>	1.010	Ave. Varian	6.7123	Coefficient of	6.648		

4404

2024 = 0.953

2025 = 1.002

2025 ECF Table
4500 4501 4502 4503

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. S	Cur. Appraisal Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	av. by Mean (%)	Land Value	Land Table		
4711-01-200-003	274 S HACKER RD	10/26/23	\$291,400	\$291,400	\$119,800	41.11	\$325,407	\$72,850	\$218,550	\$238,037	0.918	1,449	\$150.83	4502	14.9469	\$72,300	4502 (47060) HARTLAND M & B
4711-01-200-033	332 S HACKER RD	05/26/22	\$326,000	\$326,000	\$101,700	31.20	\$285,292	\$69,084	\$256,916	\$203,778	1.261	1,742	\$147.48	4502	19.3162	\$66,600	4502 (47060) HARTLAND M & B
4711-01-400-027	7588 PRICE DR	07/05/22	\$290,000	\$290,000	\$104,100	35.90	\$258,229	\$66,000	\$224,000	\$181,177	1.236	1,144	\$195.80	4502	16.8754	\$66,000	4502 (47060) HARTLAND M & B
4711-01-400-038	730 DEADWOOD LN	07/21/23	\$425,000	\$425,000	\$216,800	51.01	\$481,128	\$72,449	\$352,551	\$385,183	0.915	2,595	\$135.86	4502	15.2323	\$67,219	4502 (47060) HARTLAND M & B
4711-03-100-009	5444 GOLF CLUB RD	06/20/23	\$290,000	\$290,000	\$103,700	35.76	\$230,868	\$70,000	\$220,000	\$160,868	1.368	1,536	\$143.23	4500	29.9976	\$70,000	4500 (47070) HOWELL M & B
4711-03-100-038	249 S HUGHES RD	02/15/24	\$295,000	\$295,000	\$129,900	44.03	\$289,026	\$69,839	\$225,161	\$219,187	1.027	1,671	\$134.75	4500	4.0350	\$68,100	4500 (47070) HOWELL M & B
4711-03-200-003	5600 GOLF CLUB RD	11/01/23	\$249,000	\$249,000	\$80,100	32.17	\$226,060	\$55,927	\$193,073	\$160,352	1.204	1,428	\$135.21	4502	13.6456	\$55,000	4502 (47060) HARTLAND M & B
4711-03-200-016	5656 GOLF CLUB RD	06/23/23	\$497,000	\$497,000	\$265,900	53.50	\$571,528	\$53,850	\$443,150	\$487,915	0.908	2,526	\$176.13	4502	15.9353	\$53,850	4502 (47060) HARTLAND M & B
4711-06-100-009	344 CHILSON RD	11/09/23	\$340,000	\$340,000	\$138,000	40.59	\$308,294	\$63,014	\$276,986	\$245,280	1.129	1,464	\$189.20	4500	6.1660	\$62,400	4500 (47070) HOWELL M & B
4711-06-100-021	90 CHILSON RD	09/07/22	\$142,500	\$142,500	\$67,700	47.51	\$156,358	\$50,000	\$92,500	\$106,358	0.870	1,208	\$76.57	4500	19.7901	\$50,000	4500 (47070) HOWELL M & B
4711-07-200-013	1450 CHILSON RD	07/01/22	\$369,000	\$369,000	\$131,100	35.53	\$321,459	\$69,061	\$299,939	\$252,398	1.188	2,310	\$129.84	4500	12.0752	\$66,800	4500 (47070) HOWELL M & B
4711-12-200-007	7666 MCCLEMENTS RD	06/14/22	\$382,000	\$382,000	\$128,200	33.56	\$340,919	\$55,000	\$327,000	\$285,919	1.144	2,150	\$152.09	4500	7.6076	\$55,000	4500 (47070) HOWELL M & B
4711-12-200-029	7950 MCCLEMENTS RD	03/22/23	\$610,000	\$610,000	\$223,900	36.70	\$559,948	\$202,938	\$407,062	\$357,010	1.140	2,580	\$157.78	4500	7.2593	\$202,270	4500 (47070) HOWELL M & B
4711-12-400-020	1452 S HACKER RD	12/21/23	\$549,000	\$549,000	\$191,400	34.86	\$452,687	\$73,334	\$475,666	\$379,353	1.254	2,627	\$181.07	4500	18.6283	\$67,960	4500 (47070) HOWELL M & B
4711-16-100-016	410 SWEET RD	01/09/24	\$413,402	\$413,402	\$142,800	34.54	\$352,719	\$97,800	\$315,602	\$254,919	1.238	1,400	\$225.43	4500	17.0443	\$97,800	4500 (47070) HOWELL M & B
4711-17-100-033	3155 PINEVIEW TRL	05/20/22	\$515,000	\$515,000	\$158,200	30.72	\$416,858	\$122,584	\$392,416	\$294,274	1.334	2,658	\$147.64	4500	26.5901	\$120,100	4500 (47070) HOWELL M & B
4711-18-400-008	2777 ACORN LANE	06/09/23	\$350,000	\$350,000	\$161,400	46.11	\$367,761	\$86,548	\$263,452	\$281,213	0.937	1,585	\$166.22	4500	13.0763	\$85,400	4500 (47070) HOWELL M & B
4711-19-300-007	3856 BEATTIE RD	07/08/22	\$370,000	\$370,000	\$138,700	37.49	\$369,429	\$76,700	\$293,300	\$292,729	1.002	1,261	\$232.59	4500	6.5654	\$76,700	4500 (47070) HOWELL M & B
4711-19-301-010	2318 PARDEE RD	11/29/23	\$280,000	\$280,000	\$113,800	40.64	\$277,254	\$78,187	\$201,813	\$199,067	1.014	1,326	\$152.20	4500	5.3810	\$74,100	4500 (47070) HOWELL M & B
4711-20-300-005	3707 WESTPHAL RD	11/29/23	\$570,000	\$570,000	\$283,200	49.68	\$662,092	\$120,000	\$450,000	\$542,092	0.830	3,127	\$143.91	4500	23.7487	\$120,000	4500 (47070) HOWELL M & B
4711-21-100-034	3588 HILLANDALE DR	07/26/22	\$345,000	\$345,000	\$112,800	32.70	\$319,371	\$120,675	\$224,325	\$198,696	1.129	1,344	\$166.91	4500	6.1381	\$120,600	4500 (47070) HOWELL M & B
4711-21-200-019	4570 CROOKED LAKE RD	02/28/23	\$655,000	\$655,000	\$245,300	37.45	\$668,830	\$90,753	\$564,247	\$578,077	0.976	3,171	\$177.94	4500	9.1529	\$90,000	4500 (47070) HOWELL M & B
4711-21-300-021	4010 SEIM RD	04/28/23	\$275,000	\$275,000	\$113,200	41.16	\$268,116	\$59,150	\$215,850	\$208,966	1.033	1,488	\$145.06	4500	3.4662	\$59,150	4500 (47070) HOWELL M & B
4711-29-200-031	3837 E COON LAKE RD	04/04/22	\$375,000	\$375,000	\$144,300	38.48	\$375,938	\$77,100	\$297,900	\$298,838	0.997	2,446	\$121.79	4500	7.0744	\$77,100	4500 (47070) HOWELL M & B
4711-29-400-010	3533 BRIGHTON RD	12/27/22	\$335,000	\$335,000	\$106,700	31.85	\$311,162	\$83,753	\$251,247	\$227,409	1.105	1,589	\$158.12	4500	3.7219	\$80,000	4500 (47070) HOWELL M & B
4711-29-400-021	3835 BRIGHTON RD	05/13/22	\$270,000	\$270,000	\$107,300	39.74	\$287,049	\$81,045	\$188,955	\$206,004	0.917	1,512	\$124.97	4500	15.0365	\$80,000	4500 (47070) HOWELL M & B
4711-30-200-013	2975 E COON LAKE RD	07/27/22	\$459,400	\$459,400	\$176,600	38.44	\$461,321	\$124,900	\$334,500	\$336,421	0.994	1,596	\$209.59	4500	7.3315	\$124,900	4500 (47070) HOWELL M & B
4711-32-100-027	3444 BRIGHTON RD	10/21/22	\$407,500	\$407,500	\$197,800	48.54	\$485,702	\$75,000	\$332,500	\$410,702	0.810	2,226	\$149.37	4500	25.8015	\$75,000	4500 (47070) HOWELL M & B
4711-32-200-032	3754 BRIGHTON RD	12/13/22	\$475,000	\$475,000	\$174,700	36.78	\$435,230	\$95,000	\$380,000	\$340,230	1.117	1,965	\$193.38	4500	4.9287	\$95,000	4500 (47070) HOWELL M & B
4711-13-300-053	7401 HERBST RD	03/14/24	\$327,000	\$327,000	\$101,300	30.98	\$262,681	\$55,847	\$271,153	\$202,778	1.337	1,750	\$154.94	4501	29.4575	\$55,000	4501 (47010) BRIGHTON M & B
4711-14-200-008	2500 HUBERT RD	08/04/22	\$275,000	\$275,000	\$84,900	30.87	\$241,157	\$56,641	\$218,359	\$180,898	1.207	1,444	\$151.22	4501	16.4469	\$56,000	4501 (47010) BRIGHTON M & B
4711-14-300-012	2511 LITTLE SUNSET TRL	02/26/24	\$317,000	\$317,000	\$131,500	41.48	\$325,244	\$77,659	\$239,341	\$242,730	0.986	1,300	\$184.11	4501	5.6577	\$76,800	4501 (47010) BRIGHTON M & B
4711-24-200-045	2447 SPRING GROVE DR	10/06/23	\$545,000	\$545,000	\$247,300	45.38	\$550,232	\$79,600	\$465,400	\$461,404	1.009	2,586	\$179.97	4501	3.3953	\$79,600	4501 (47010) BRIGHTON M & B
4711-25-300-022	7197 BRIGHTON RD	06/13/22	\$392,000	\$392,000	\$178,800	45.61	\$452,722	\$76,712	\$315,288	\$368,637	0.855	2,526	\$124.82	4501	18.7334	\$55,727	4501 (47010) BRIGHTON M & B
4711-26-300-020	6399 BRIGHTON RD	12/01/23	\$380,500	\$380,500	\$145,400	38.21	\$339,735	\$72,630	\$307,870	\$261,868	1.176	2,060	\$149.45	4501	13.3057	\$65,000	4501 (47010) BRIGHTON M & B
4711-26-400-012	4580 BAUER RD	06/28/22	\$585,000	\$585,000	\$225,900	38.62	\$559,932	\$77,612	\$507,388	\$472,863	1.073	2,882	\$176.05	4501	3.0400	\$71,100	4501 (47010) BRIGHTON M & B
4711-33-100-005	4140 BRIGHTON RD	04/14/22	\$222,000	\$222,000	\$98,400	44.32	\$256,482	\$67,544	\$154,456	\$185,233	0.834	1,622	\$95.23	4501	20.8768	\$67,340	4501 (47010) BRIGHTON M & B
4711-33-200-016	5202 CHILSON RD	08/22/22	\$320,000	\$320,000	\$133,700	41.78	\$355,996	\$60,493	\$259,507	\$289,709	0.896	2,984	\$86.97	4501	14.6863	\$59,150	4501 (47010) BRIGHTON M & B
4711-35-300-012	6297 WAGON DR	06/09/23	\$925,000	\$925,000	\$389,300	42.09	\$870,085	\$135,963	\$789,037	\$719,727	1.096	3,401	\$232.00	4501	5.3686	\$93,300	4501 (47010) BRIGHTON M & B
4711-36-300-009	5981 BAUER RD	12/07/23	\$950,000	\$950,000	\$421,900	44.41	\$966,682	\$119,180	\$830,820	\$830,884	1.000	3,407	\$243.86	4501	4.2691	\$114,800	4501 (47010) BRIGHTON M & B
4711-32-200-035	5153 RICHARDSON RD	09/06/23	\$492,000	\$492,000	\$175,000	35.57	\$393,733	\$75,000	\$417,000	\$318,733	1.308	1,966	\$212.11	4500	24.0700	\$75,000	4500 (47070) HOWELL M & B
Totals:			\$16,881,702	\$16,881,702	\$6,712,500		\$16,440,716		\$13,494,280	\$12,867,916			\$161.26		1.8928		
					Sale. Ratio =	39.76			E.C.F. =>	1.049			Std. Devia	0.15444			
					Std. Dev. =>	5.93			Ave. E.C.F. =>	1.068			Ave. Varia	13.0701		Coefficient o	12.242

4500 4501 4502 4503

2024 = 1.000

2025 = 1.050 (rounded) 1.216 Mobile Homes used from Red Oaks 4402 & 4403

Resold

4711-19-200-003	2895 PARDEE RD	06/17/22	\$145,000	\$145,000	\$112,800	77.79	\$345,303	\$191,364	(\$46,364)	\$153,939	(0.301)	1,075	(\$43.13)	4500	136.8789	CD	\$176,440	4500 (47070) HOWELL M & B
4711-30-200-013	2975 E COON LAKE RD	06/13/22	\$350,000	\$350,000	\$176,600	50.46	\$461,321	\$124,900	\$225,100	\$336,421	0.669	1,596	\$141.04	4500	39.8503	C	\$124,900	4500 (47070) HOWELL M & B

Outlier

4711-01-400-006	780 S HACKER RD	05/10/23	\$350,000	\$350,000	\$190,100	54.31	\$424,789	\$266,389	\$83,611	\$149,293	0.560	1,167	\$71.65	4502	50.7559	C	\$74,000	4502 (47060) HARTLAND M & B
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