

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-32-100-002	3212 DUFFIELD RD	04/17/23	\$385,000	\$385,000	\$175,500	45.58	\$398,909	\$46,000	\$339,000	\$409,883	0.827
08-32-100-023	3290 DUFFIELD RD	09/20/22	\$520,000	\$520,000	\$211,100	40.60	\$552,905	\$82,278	\$437,722	\$546,605	0.801
08-32-200-027	3360 DILLON RD	08/30/22	\$410,000	\$410,000	\$110,200	26.88	\$371,284	\$33,155	\$376,845	\$392,717	0.960
08-33-100-006	10401 W PIERSON RD	06/01/22	\$150,000	\$150,000	\$69,100	46.07	\$176,966	\$86,250	\$63,750	\$105,361	0.605
08-33-400-009	10108 W POTTER RD	06/17/22	\$174,900	\$174,900	\$74,100	42.37	\$189,825	\$32,070	\$142,830	\$183,223	0.780
08-36-100-005	7571 RIVER RD	03/01/24	\$279,900	\$279,900	\$102,900	36.76	\$231,436	\$60,212	\$219,688	\$198,866	1.105
08-36-300-024	3305 LONGVIEW DR	05/13/22	\$277,500	\$277,500	\$115,600	41.66	\$294,528	\$52,020	\$225,480	\$281,659	0.801
Totals:			\$2,197,300	\$2,197,300	\$858,500		\$2,215,853		\$1,805,315	\$2,118,314	
						Sale. Ratio =>	39.07			E.C.F. =>	0.852
						Std. Dev. =>	2.78			Ave. E.C.F. =>	0.840

2025 ECF Used: ECF .852

Giving Average and Effective ECF Equal Weight

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-01-400-009	8187 N ELMS RD	07/07/23	\$425,000	\$425,000	\$141,800	33.36	\$336,767	\$78,177	\$346,823	\$307,714	1.127
08-01-551-014	8018 MORRISH RD	05/12/22	\$234,000	\$234,000	\$87,000	37.18	\$231,030	\$27,654	\$206,346	\$249,235	0.828
08-02-200-020	8459 MORRISH RD	11/01/23	\$245,000	\$245,000	\$97,700	39.88	\$248,024	\$33,786	\$211,214	\$262,547	0.804
08-02-200-023	8489 MORRISH RD	06/07/23	\$230,000	\$230,000	\$107,900	46.91	\$244,860	\$39,297	\$190,703	\$251,915	0.757
08-03-200-015	9091 W FRANCES RD	02/24/23	\$199,500	\$199,500	\$74,600	37.39	\$187,791	\$26,000	\$173,500	\$198,273	0.875
08-11-300-008	7160 N MCKINLEY RD	08/04/22	\$270,000	\$270,000	\$89,800	33.26	\$250,903	\$45,000	\$225,000	\$252,332	0.892
08-11-300-015	8270 W STANLEY RD	04/12/22	\$277,450	\$277,450	\$103,600	37.34	\$291,087	\$50,601	\$226,849	\$294,713	0.770
08-12-100-015	7403 JOHNSON RD	01/30/24	\$100,000	\$100,000	\$41,900	41.90	\$98,659	\$27,000	\$73,000	\$87,817	0.831
08-12-100-031	7374 JOHNSON RD	07/24/23	\$290,000	\$290,000	\$111,900	38.59	\$251,030	\$48,019	\$241,981	\$248,788	0.973
08-12-300-041	7245 JOHNSON RD	02/14/24	\$410,000	\$410,000	\$193,900	47.29	\$425,835	\$47,965	\$362,035	\$457,443	0.791
08-13-100-009	6450 JOHNSON RD	03/10/23	\$253,000	\$253,000	\$81,600	32.25	\$240,972	\$29,340	\$223,660	\$259,353	0.862
08-13-200-011	7067 W STANLEY RD	11/23/22	\$206,000	\$206,000	\$76,700	37.23	\$203,065	\$30,015	\$175,985	\$212,071	0.830
08-13-200-033	6419 N ELMS RD	01/23/23	\$175,900	\$175,900	\$58,600	33.31	\$183,043	\$39,977	\$135,923	\$175,326	0.775
08-13-200-043	6277 N ELMS RD	11/18/22	\$595,000	\$595,000	\$246,900	41.50	\$660,303	\$167,220	\$427,780	\$596,071	0.718
08-13-300-014	6120 JOHNSON RD	10/06/23	\$239,900	\$239,900	\$106,600	44.44	\$234,017	\$27,000	\$212,900	\$253,697	0.839
08-13-300-022	7460 W COLDWATER RD	08/16/22	\$215,000	\$215,000	\$65,200	30.33	\$195,109	\$31,973	\$183,027	\$199,922	0.915
08-13-501-008	6423 JOHNSON RD	03/22/24	\$170,000	\$170,000	\$82,100	48.29	\$180,782	\$35,091	\$134,909	\$178,543	0.756
08-13-501-013	7513 W STANLEY RD	12/28/22	\$243,000	\$243,000	\$100,800	41.48	\$201,608	\$64,350	\$178,650	\$180,831	0.988
08-14-400-019	8158 W COLDWATER RD	01/31/23	\$192,500	\$192,500	\$73,400	38.13	\$186,076	\$27,000	\$165,500	\$194,946	0.849
08-14-400-042	8170 W COLDWATER RD	05/31/23	\$275,000	\$275,000	\$151,500	55.09	\$298,451	\$27,000	\$248,000	\$332,661	0.746
08-14-551-008	8312 W COLDWATER RD	10/16/23	\$199,900	\$199,900	\$80,900	40.47	\$182,841	\$34,482	\$165,418	\$181,813	0.910
08-22-400-018	5225 N MCKINLEY RD	04/15/22	\$215,000	\$215,000	\$82,100	38.19	\$203,256	\$31,118	\$183,882	\$210,953	0.872
08-22-400-019	5235 N MCKINLEY RD	06/24/22	\$245,000	\$245,000	\$77,100	31.47	\$218,248	\$29,076	\$215,924	\$231,828	0.931
08-23-100-018	5469 DELAND RD	05/01/23	\$215,000	\$215,000	\$112,000	52.09	\$237,003	\$27,000	\$188,000	\$257,357	0.731
08-23-100-025	8477 W COLDWATER RD	05/26/23	\$245,000	\$245,000	\$130,000	53.06	\$285,036	\$28,260	\$216,740	\$314,676	0.689
08-23-200-002	5500 DELAND RD	06/27/23	\$250,000	\$250,000	\$106,200	42.48	\$232,982	\$34,687	\$215,313	\$243,009	0.886
08-23-200-008	5454 DELAND RD	11/23/22	\$185,000	\$185,000	\$82,400	44.54	\$205,563	\$27,000	\$158,000	\$218,827	0.722
08-23-200-024	5290 DELAND RD	10/31/23	\$174,000	\$174,000	\$60,800	34.94	\$138,167	\$27,000	\$147,000	\$136,234	1.079
08-23-400-011	5066 DELAND RD	02/29/24	\$130,000	\$130,000	\$61,000	46.92	\$132,631	\$27,000	\$103,000	\$129,450	0.796
08-23-577-009	8121 W CARPENTER RD	09/29/22	\$185,000	\$185,000	\$76,900	41.57	\$197,743	\$29,059	\$155,941	\$206,721	0.754
08-23-577-009	8121 W CARPENTER RD	11/20/23	\$189,900	\$189,900	\$87,600	46.13	\$197,743	\$29,059	\$160,841	\$206,721	0.778
08-23-577-014	8071 W CARPENTER RD	12/15/22	\$184,900	\$184,900	\$74,600	40.35	\$192,210	\$27,000	\$157,900	\$202,463	0.780
08-23-577-017	8041 W CARPENTER RD	03/10/23	\$236,900	\$236,900	\$74,300	31.36	\$197,756	\$27,000	\$209,900	\$209,260	1.003
08-24-100-001	7513 W COLDWATER RD	07/26/23	\$175,000	\$175,000	\$63,200	36.11	\$139,048	\$31,500	\$143,500	\$131,799	1.089
08-24-100-039	5457 JOHNSON RD	11/14/22	\$161,500	\$161,500	\$52,400	32.45	\$151,078	\$27,000	\$134,500	\$152,056	0.885
08-24-200-033	5305 N ELMS RD	03/17/23	\$200,000	\$200,000	\$92,700	46.35	\$230,440	\$29,786	\$170,214	\$245,900	0.692
08-24-200-035	7105 W COLDWATER RD	06/30/22	\$389,000	\$389,000	\$159,600	41.03	\$410,487	\$61,065	\$327,935	\$428,213	0.766
08-24-400-008	5057 N ELMS RD	03/24/23	\$360,000	\$360,000	\$167,500	46.53	\$408,465	\$108,000	\$252,000	\$368,217	0.684
08-24-576-002	7238 W CARPENTER RD	02/02/23	\$179,000	\$179,000	\$74,200	41.45	\$187,283	\$47,573	\$131,427	\$171,213	0.768
08-24-576-020	7054 HICKORY ST	11/13/23	\$199,900	\$199,900	\$87,700	43.87	\$192,342	\$29,359	\$170,541	\$199,734	0.854
08-24-576-029	7070 HICKORY ST	05/04/22	\$190,000	\$190,000	\$76,700	40.37	\$192,653	\$30,975	\$159,025	\$198,135	0.803
08-24-577-002	5200 PLEASANT DR	07/29/22	\$175,000	\$175,000	\$74,400	42.51	\$191,028	\$28,524	\$146,476	\$199,147	0.736
Totals:			\$9,931,250	\$9,931,250	\$4,047,800		\$9,873,415		\$8,257,262	\$10,037,924	
						Sale. Ratio =>	40.76			E.C.F. =>	0.823
						Std. Dev. =>	6.08			Ave. E.C.F. =>	0.836

2025 ECF Used: Average ECF .836

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-04-200-018	8396 N SEYMOUR RD	09/27/22	\$175,900	\$175,900	\$68,900	39.17	\$167,406	\$62,500	\$113,400	\$131,297	0.864
08-04-200-018	8396 N SEYMOUR RD	08/14/23	\$179,900	\$179,900	\$75,600	42.02	\$167,406	\$62,500	\$117,400	\$131,297	0.894
08-11-100-002	7217 N MCKINLEY RD	01/27/23	\$345,000	\$345,000	\$137,100	39.74	\$373,514	\$100,600	\$244,400	\$341,569	0.716
08-15-100-006	6454 N SEYMOUR RD	09/15/23	\$349,900	\$349,900	\$113,100	32.32	\$293,049	\$105,075	\$244,825	\$235,262	1.041
08-15-200-025	6461 N MCKINLEY RD	05/02/22	\$315,000	\$315,000	\$87,800	27.87	\$287,227	\$71,027	\$243,973	\$270,588	0.902
08-15-200-045	6321 N MCKINLEY RD	11/10/22	\$380,000	\$380,000	\$183,300	48.24	\$417,393	\$182,191	\$197,809	\$294,370	0.672
08-22-100-008	5308 N SEYMOUR RD	09/18/23	\$430,000	\$430,000	\$152,500	35.47	\$412,430	\$120,285	\$309,715	\$365,638	0.847
08-22-200-021	5275 CONESTOGA DR	10/03/22	\$434,999	\$434,999	\$176,700	40.62	\$437,653	\$104,860	\$330,139	\$416,512	0.793
08-22-554-013	5162 N SEYMOUR RD	11/13/23	\$200,000	\$200,000	\$91,200	45.60	\$201,272	\$68,215	\$131,785	\$166,529	0.791
Totals:			\$2,810,699	\$2,810,699	\$1,086,200		\$2,757,350		\$1,933,446	\$2,353,063	
						Sale. Ratio =>	38.65			E.C.F. =>	0.822
						Std. Dev. =>	4.55			Ave. E.C.F. =>	0.835

2025 ECF Used: Average ECF .835

2024 ECF Study For:

AMBLESIDE/TWIN OAKS/PLEASANT WOODS/HIDDEN LAKE DEVELOPMENTS

HIGHER END DEVELOPMENTS OF SIMILAR STYLE, AGE AND QUALITY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-34-501-001	3498 AMBLESIDE DR	08/18/23	\$320,000	\$320,000	\$135,100	42.22	\$323,541	\$49,000	\$271,000	\$383,973	0.706
08-34-504-011	3384 WOODRIDGE DR	11/16/22	\$425,000	\$425,000	\$156,600	36.85	\$416,293	\$39,000	\$386,000	\$527,683	0.732
08-22-578-001	9038 TWIN OAKS	09/29/23	\$322,000	\$322,000	\$149,200	46.34	\$337,958	\$39,059	\$282,941	\$418,041	0.677
08-22-578-014	9079 TWIN OAKS	11/28/22	\$315,000	\$315,000	\$140,600	44.63	\$326,376	\$37,500	\$277,500	\$404,022	0.687
08-23-503-008	8404 JACLYN ANN	09/23/22	\$354,900	\$354,900	\$150,700	42.46	\$373,819	\$79,714	\$275,186	\$411,336	0.669
08-23-503-010	8424 JACLYN ANN	05/16/23	\$370,000	\$370,000	\$145,000	39.19	\$326,170	\$41,135	\$328,865	\$398,650	0.825
08-23-503-016	8494 JACLYN ANN	07/13/22	\$333,700	\$333,700	\$151,500	45.40	\$349,245	\$37,500	\$296,200	\$436,007	0.679
08-23-503-021	8453 JACLYN ANN	03/31/23	\$315,000	\$315,000	\$132,300	42.00	\$304,937	\$37,500	\$277,500	\$374,038	0.742
Totals:			\$2,755,600	\$2,755,600	\$1,161,000		\$2,758,339		\$2,395,192	\$3,353,750	
						Sale. Ratio =>	42.13			E.C.F. =>	0.714
						Std. Dev. =>	0.15			Ave. E.C.F. =>	0.715

2025 ECF Used: Average ECF .715

2025 ECF Study For:

KRYSTAL KREEK/THORNRIIDGE/NEEDLES/SMALL SITE CONDOS

HIGHER END DEVELOPMENTS OF SIMILAR STYLE, AGE AND QUALITY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-35-577-022	8227 FOUNTAIN VIEW CT	10/11/22	\$485,000	\$485,000	\$202,500	41.75	\$449,242	\$51,623	\$433,377	\$659,401	0.657
08-35-578-048	8190 SHADYBROOK LN	08/31/22	\$390,000	\$390,000	\$157,900	40.49	\$398,594	\$42,369	\$347,631	\$590,755	0.588
08-36-506-002	3315 FIELDSTONE DR	06/08/22	\$456,000	\$456,000	\$248,400	54.47	\$490,077	\$52,690	\$403,310	\$725,352	0.556
08-36-506-005	3295 FIELDSTONE DR	09/08/23	\$730,000	\$730,000	\$299,800	41.07	\$641,322	\$95,044	\$634,956	\$905,934	0.701
08-22-503-001	9445 PINE NEEDLE TRL	10/28/22	\$275,000	\$275,000	\$22,500	8.18	\$260,874	\$50,062	\$224,938	\$349,605	0.643
08-22-503-019	9464 PINE NEEDLE TRL	01/13/23	\$330,000	\$330,000	\$143,700	43.55	\$334,692	\$42,755	\$287,245	\$484,141	0.593
08-15-676-009	9188 NORTH ISLAND CT	05/26/22	\$425,000	\$425,000	\$167,900	39.51	\$421,141	\$39,500	\$385,500	\$632,904	0.609
08-15-676-029	9035 NORTH ISLAND DR	11/09/23	\$500,000	\$500,000	\$196,000	39.20	\$436,008	\$44,500	\$455,500	\$649,267	0.702
08-15-676-033	9085 NORTH ISLAND DR	02/21/24	\$548,000	\$548,000	\$189,300	34.54	\$527,581	\$77,388	\$470,612	\$746,589	0.630
Totals:			\$4,139,000	\$4,139,000	\$1,628,000		\$3,959,531		\$3,643,069	\$5,743,947	
						Sale. Ratio =>	39.33			E.C.F. =>	0.634
						Std. Dev. =>	5.10			Ave. E.C.F. =>	0.631

2025 ECF Used: Average ECF .631

**2025 ECF Study: APPLE HILL ESTATES & ZONE 3 PLATS
 ZONE 3 RIVER RD AREA,
 MUD CREEK SITE CONDO**

Roadside plats and subdivisions located in the southern and eastern most portion of the Township,
 older but well maintained areas mostly built out.

ROADSIDE PLATTS AND SUBDIVISIONS OFF RIVER RD, JUST SOUTH OF RIVER, SIMILAR QUALITY AND STYLE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-32-576-001	3192 DILLON RD	08/22/23	\$193,000	\$193,000	\$75,400	39.07	\$164,940	\$34,660	\$158,340	\$170,301	0.930
08-32-577-001	3066 DILLON RD	03/07/24	\$170,000	\$170,000	\$94,100	55.35	\$203,197	\$41,818	\$128,182	\$210,953	0.608
08-32-578-016	3171 DILLON RD	05/09/22	\$242,000	\$242,000	\$97,400	40.25	\$255,761	\$34,275	\$207,725	\$277,773	0.748
08-34-576-027	3047 BEECH TREE LN	12/14/22	\$235,000	\$235,000	\$106,800	45.45	\$256,302	\$24,300	\$210,700	\$303,271	0.695
08-35-576-018	8042 W POTTER RD	10/27/23	\$360,000	\$360,000	\$138,600	38.50	\$303,616	\$34,986	\$325,014	\$351,150	0.926
08-36-551-011	3064 MORRISH RD	06/01/22	\$250,000	\$250,000	\$112,000	44.80	\$241,120	\$44,817	\$205,183	\$256,605	0.800
08-36-503-007	7484 FALLING LEAF CT	06/01/23	\$508,000	\$508,000	\$271,300	53.41	\$523,594	\$32,091	\$475,909	\$632,565	0.752
08-36-553-008	3221 WOOD VALLEY DR	04/21/23	\$240,000	\$240,000	\$87,800	36.58	\$225,135	\$45,947	\$194,053	\$230,615	0.841
08-36-553-015	3423 LONGVIEW DR	09/14/22	\$270,000	\$270,000	\$90,600	33.56	\$236,425	\$44,940	\$225,060	\$246,441	0.913
08-23-501-004	8484 WESLEY DR	03/08/23	\$282,000	\$282,000	\$130,400	46.24	\$319,754	\$27,500	\$254,500	\$382,031	0.666
08-23-501-005	8474 WESLEY DR	03/20/23	\$325,000	\$325,000	\$129,700	39.91	\$317,285	\$62,585	\$262,415	\$332,941	0.788
08-23-501-009	8434 WESLEY DR	03/23/23	\$295,000	\$295,000	\$114,600	38.85	\$281,515	\$29,817	\$265,183	\$329,017	0.806
08-23-501-020	8475 WESLEY DR	10/03/23	\$300,000	\$300,000	\$105,000	35.00	\$254,266	\$33,091	\$266,909	\$289,118	0.923
08-23-501-023	8505 WESLEY DR	10/31/23	\$257,500	\$257,500	\$113,900	44.23	\$247,417	\$27,500	\$230,000	\$287,473	0.800
08-23-551-001	5140 N MCKINLEY RD	09/25/23	\$227,900	\$227,900	\$88,200	38.70	\$192,989	\$27,500	\$200,400	\$216,325	0.926
08-23-551-002	5164 N MCKINLEY RD	09/19/22	\$210,000	\$210,000	\$77,700	37.00	\$205,178	\$27,500	\$182,500	\$232,259	0.786
08-23-552-008	8488 APPLE BLOSSOM LN	08/21/23	\$260,000	\$260,000	\$113,300	43.58	\$246,155	\$27,500	\$232,500	\$285,824	0.813
08-23-552-013	8465 SPY-DEL DR	07/05/23	\$238,000	\$238,000	\$129,000	54.20	\$279,551	\$27,500	\$210,500	\$329,478	0.639
08-23-552-029	8497 SPY-DEL DR	02/20/24	\$260,000	\$260,000	\$99,000	38.08	\$216,200	\$29,197	\$230,803	\$244,448	0.944
08-23-553-009	5234 APPLEWOOD DR	12/28/22	\$309,000	\$309,000	\$141,800	45.89	\$334,317	\$39,245	\$269,755	\$385,715	0.699
08-23-553-015	5170 APPLEWOOD DR	04/28/23	\$282,500	\$282,500	\$104,500	36.99	\$227,516	\$30,934	\$251,566	\$256,970	0.979
08-23-553-021	8419 APPLE BLOSSOM LN	05/08/23	\$270,000	\$270,000	\$104,500	38.70	\$227,601	\$30,366	\$239,634	\$257,824	0.929
08-23-553-024	8428 APPLE BLOSSOM LN	06/21/23	\$273,000	\$273,000	\$114,800	42.05	\$256,609	\$36,772	\$236,228	\$287,369	0.822
08-23-553-033	8402 MCINTOSH CIR	06/26/23	\$232,000	\$232,000	\$91,300	39.35	\$199,662	\$29,632	\$202,368	\$222,261	0.910
08-23-554-016	8353 APPLE BLOSSOM LN	08/10/23	\$300,000	\$300,000	\$125,800	41.93	\$272,715	\$27,500	\$272,500	\$320,542	0.850
Totals:			\$6,789,900	\$6,789,900	\$2,857,500		\$6,488,820		\$5,937,927	\$7,339,270	
					Sale. Ratio =>		42.08			E.C.F. =>	0.809
					Std. Dev. =>		2.03			Ave. E.C.F. =>	0.820

2025 ECF Used: ECF .809

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-03-526-013	8415 N MCKINLEY RD	04/14/22	\$205,000	\$205,000	\$78,200	38.15	\$220,007	\$45,200	\$159,800	\$191,726	0.833
08-03-526-023	8529 N MCKINLEY RD	05/24/23	\$205,000	\$205,000	\$70,800	34.54	\$164,133	\$22,600	\$182,400	\$172,391	1.058
08-03-526-027	8565 N MCKINLEY RD	06/29/22	\$233,000	\$233,000	\$0	0.00	\$223,796	\$31,538	\$201,462	\$234,175	0.860
08-03-527-014	9181 NASHUA TRL	11/14/22	\$179,500	\$179,500	\$70,900	39.50	\$183,014	\$22,600	\$156,900	\$195,389	0.803
08-03-527-022	9223 NASHUA TRL	05/18/22	\$179,900	\$179,900	\$73,000	40.58	\$181,424	\$29,332	\$150,568	\$185,252	0.813
08-03-528-016	8407 GALLANT FOX TRL	04/07/23	\$165,000	\$165,000	\$92,300	55.94	\$212,464	\$30,174	\$134,826	\$222,034	0.607
08-03-529-006	8566 GALLANT FOX TRL	12/22/22	\$183,000	\$183,000	\$65,500	35.79	\$169,076	\$22,600	\$160,400	\$178,412	0.899
08-03-529-007	8576 GALLANT FOX TRL	09/15/23	\$120,000	\$120,000	\$78,300	65.25	\$181,268	\$22,600	\$97,400	\$193,262	0.504
08-03-529-009	8596 GALLANT FOX TRL	05/31/23	\$194,900	\$194,900	\$86,700	44.48	\$198,623	\$46,041	\$148,859	\$185,849	0.801
08-03-529-030	8548 TIM TAM TRL	07/21/22	\$230,000	\$230,000	\$85,100	37.00	\$232,439	\$32,332	\$197,668	\$243,736	0.811
08-03-530-003	9123 W FRANCES RD	05/04/23	\$167,500	\$167,500	\$76,300	45.55	\$176,726	\$22,600	\$144,900	\$187,730	0.772
08-12-526-003	7335 N ELMS RD	02/21/24	\$92,000	\$92,000	\$57,600	62.61	\$132,271	\$26,471	\$65,529	\$128,867	0.509
08-12-526-006	7016 RANDEE ST	05/12/23	\$182,000	\$182,000	\$65,800	36.15	\$151,134	\$24,300	\$157,700	\$154,487	1.021
08-12-526-021	7138 RANDEE ST	07/06/22	\$185,000	\$185,000	\$51,400	27.78	\$157,658	\$26,471	\$158,529	\$159,789	0.992
08-12-526-034	7121 ADELLE ST	11/02/23	\$205,000	\$205,000	\$66,000	32.20	\$155,699	\$24,300	\$180,700	\$160,048	1.129
08-12-526-056	7113 RANDEE ST	03/14/24	\$145,000	\$145,000	\$44,500	30.69	\$102,637	\$26,573	\$118,427	\$92,648	1.278
08-12-527-006	7109 W MT MORRIS RD	12/11/23	\$167,000	\$167,000	\$89,400	53.53	\$195,330	\$25,990	\$141,010	\$206,261	0.684
08-12-528-033	7106 PARTRIDGE DR	06/03/22	\$210,000	\$210,000	\$81,900	39.00	\$208,797	\$28,220	\$181,780	\$219,948	0.826
Totals:			\$3,248,800	\$3,248,800	\$1,233,700		\$3,246,496		\$2,738,858	\$3,312,002	
					Sale. Ratio =>	37.97				E.C.F. =>	0.827
					Std. Dev. =>	0.60				Ave. E.C.F. =>	0.844

2025 ECF Used: Average ECF .844

2025 ECF Study For:

GRANRICH ESTATES/PONDEROSA AREA

ROADSIDE PLATS AND SUBDIVISIONS LOCATED EAST OF THE RIVER
NEAR THE CITY, OLDER AREAS BUILT OUT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-22-526-002	9064 SADDLE HORN DR	01/17/24	\$330,000	\$330,000	\$232,700	70.52	\$359,181	\$29,429	\$300,571	\$383,433	0.784
08-22-526-006	9110 BUFFALO CT	05/02/22	\$288,400	\$288,400	\$97,200	33.70	\$255,629	\$30,040	\$258,360	\$262,313	0.985
08-22-526-025	5303 CONESTOGA DR	06/01/23	\$225,000	\$225,000	\$115,300	51.24	\$257,413	\$27,500	\$197,500	\$267,341	0.739
08-22-526-026	5289 CONESTOGA DR	03/31/23	\$320,000	\$320,000	\$130,800	40.88	\$329,832	\$27,500	\$292,500	\$351,549	0.832
08-22-526-044	9060 OVERLAND TRL	08/19/22	\$210,000	\$210,000	\$108,600	51.71	\$235,176	\$41,796	\$168,204	\$224,860	0.748
08-22-526-069	9156 PINE BLUFF DR	05/03/23	\$285,000	\$285,000	\$122,500	42.98	\$273,217	\$31,913	\$253,087	\$280,586	0.902
08-22-551-003	5073 CEDARDALE LN	11/20/23	\$219,900	\$219,900	\$93,800	42.66	\$212,156	\$27,500	\$192,400	\$214,716	0.896
08-22-552-003	5055 POTAWATAMI TRL	07/25/22	\$185,000	\$185,000	\$83,400	45.08	\$212,527	\$29,817	\$155,183	\$212,453	0.730
08-22-552-015	5047 SIOUX CT	11/22/22	\$224,500	\$224,500	\$81,400	36.26	\$218,690	\$30,275	\$194,225	\$219,087	0.887
08-22-552-028	5070 POTAWATAMI TRL	07/14/23	\$282,000	\$282,000	\$87,200	30.92	\$232,946	\$27,500	\$254,500	\$238,891	1.065
08-22-553-013	9272 W CARPENTER RD	10/30/23	\$235,000	\$235,000	\$117,200	49.87	\$262,852	\$31,871	\$203,129	\$268,583	0.756
08-22-576-005	9210 W CARPENTER RD	07/21/23	\$205,000	\$205,000	\$92,300	45.02	\$209,064	\$27,500	\$177,500	\$211,121	0.841
08-22-577-001	5028 TAHQUAMENON TRL	07/21/23	\$203,000	\$203,000	\$85,900	42.32	\$194,826	\$27,500	\$175,500	\$194,565	0.902
08-22-577-002	5040 TAHQUAMENON TRL	06/07/22	\$205,000	\$205,000	\$74,600	36.39	\$204,333	\$27,500	\$177,500	\$205,620	0.863
08-22-577-003	5050 TAHQUAMENON TRL	07/20/22	\$235,000	\$235,000	\$74,400	31.66	\$206,882	\$33,861	\$201,139	\$201,187	1.000
08-22-577-007	5096 TAHQUAMENON TRL	12/30/22	\$148,000	\$148,000	\$60,600	40.95	\$155,031	\$29,817	\$118,183	\$145,598	0.812
08-22-577-011	5136 TAHQUAMENON TRL	03/20/23	\$179,900	\$179,900	\$74,700	41.52	\$190,872	\$27,500	\$152,400	\$189,967	0.802
08-22-577-018	5212 TAHQUAMENON TRL	11/20/23	\$215,000	\$215,000	\$83,500	38.84	\$191,103	\$29,911	\$185,089	\$187,433	0.987
08-22-577-037	5261 CHICKASAW TRL	03/24/23	\$410,000	\$410,000	\$159,300	38.85	\$433,967	\$94,599	\$315,401	\$360,638	0.875
08-22-577-062	9209 SHOSHONE TRL	12/08/22	\$195,000	\$195,000	\$78,700	40.36	\$201,002	\$27,500	\$167,500	\$201,747	0.830
08-22-577-128	9232 NAVAJO TRL	04/20/22	\$225,000	\$225,000	\$83,700	37.20	\$213,428	\$30,306	\$194,694	\$212,933	0.914
08-22-577-131	9202 NAVAJO TRL	06/10/22	\$240,000	\$232,800	\$87,000	37.37	\$238,365	\$39,571	\$193,229	\$231,156	0.836
08-27-501-005	4473 CEDARDALE LN	03/24/23	\$240,000	\$240,000	\$81,200	33.83	\$207,101	\$30,074	\$209,926	\$205,845	1.020
08-27-501-020	4474 CEDARDALE LN	07/05/22	\$241,000	\$241,000	\$86,700	35.98	\$243,137	\$34,817	\$206,183	\$242,233	0.851
08-27-501-021	4484 CEDARDALE LN	05/04/22	\$246,000	\$246,000	\$93,400	37.97	\$242,833	\$28,985	\$217,015	\$248,660	0.873
Totals:			\$5,992,700	\$5,985,500	\$2,486,100		\$5,981,563		\$5,160,918	\$5,962,514	
					Sale. Ratio =>	41.54				E.C.F. =>	0.866
					Std. Dev. =>	23.01				Ave. E.C.F. =>	0.869

2025 ECF Used: Average ECF .869

2025 ECF Study For:

MEADOWBROOK MANOR

LOCATED EAST TWP, NEAR CITY, NEWER DEVELOPMENT, BUILT OUT, MEDIUM QUALITY HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-23-578-007	5073 PRESTONWOOD LN	04/21/23	\$338,000	\$338,000	\$122,900	36.36	\$289,546	\$22,600	\$315,400	\$366,684	0.860
08-23-578-012	5053 PRESTONWOOD LN	05/25/23	\$345,000	\$345,000	\$142,500	41.30	\$328,573	\$29,305	\$315,695	\$411,082	0.768
08-23-578-042	5074 PRESTONWOOD LN	08/28/23	\$275,000	\$275,000	\$102,700	37.35	\$236,937	\$22,600	\$252,400	\$294,419	0.857
08-23-578-044	5082 PRESTONWOOD LN	11/03/23	\$275,000	\$275,000	\$119,100	43.31	\$275,118	\$22,600	\$252,400	\$346,865	0.728
08-23-578-046	5090 PRESTONWOOD LN	09/06/22	\$320,000	\$320,000	\$113,800	35.56	\$297,461	\$22,600	\$297,400	\$377,556	0.788
08-23-578-064	8055 PRESTONWOOD CT	03/03/23	\$220,000	\$220,000	\$109,200	49.64	\$288,269	\$22,600	\$197,400	\$364,930	0.541
08-23-578-066	8059 PRESTONWOOD CT	03/21/24	\$250,000	\$250,000	\$111,100	44.44	\$261,126	\$22,600	\$227,400	\$327,646	0.694
08-23-579-026	5039 PARKWOOD CT	05/22/23	\$285,000	\$285,000	\$115,200	40.42	\$266,182	\$22,600	\$262,400	\$334,591	0.784
08-23-579-041	5140 MEADOWBROOK LN	04/19/22	\$330,000	\$330,000	\$110,000	33.33	\$284,899	\$22,600	\$307,400	\$360,301	0.853
Totals:			\$2,638,000	\$2,638,000	\$1,046,500		\$2,528,111		\$2,427,895	\$3,184,074	
						Sale. Ratio =>	39.67			E.C.F. =>	0.763
						Std. Dev. =>	2.14			Ave. E.C.F. =>	0.764

2025 ECF Used: Average ECF .764

2025 ECF Study For:

RIVER RIDGE ESTATES WEST SIDE OF RIVER, OLDER DEVELOPMENT, AVERAGE HOMES, BUILT OUT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-22-501-001	5355 N SEYMOUR RD	09/12/23	\$219,000	\$219,000	\$79,800	36.44	\$182,563	\$22,600	\$196,400	\$187,310	1.049
08-22-501-003	5407 N SEYMOUR RD	06/01/23	\$165,000	\$165,000	\$83,200	50.42	\$190,263	\$22,600	\$142,400	\$196,327	0.725
08-22-501-003	5407 N SEYMOUR RD	02/01/24	\$200,000	\$200,000	\$83,200	41.60	\$190,263	\$22,600	\$177,400	\$196,327	0.904
08-22-501-006	5437 N SEYMOUR RD	08/15/22	\$210,000	\$210,000	\$78,500	37.38	\$205,652	\$25,625	\$184,375	\$210,804	0.875
08-22-501-009	5467 N SEYMOUR RD	05/12/23	\$200,000	\$200,000	\$96,600	48.30	\$220,402	\$24,308	\$175,692	\$229,618	0.765
08-22-501-010	5477 N SEYMOUR RD	08/12/22	\$185,000	\$185,000	\$59,200	32.00	\$152,622	\$22,600	\$162,400	\$152,251	1.067
08-22-501-025	9461 W COLDWATER RD	05/06/22	\$250,000	\$250,000	\$77,500	31.00	\$234,929	\$25,345	\$224,655	\$245,415	0.915
08-22-501-026	9481 W COLDWATER RD	08/15/22	\$238,000	\$238,000	\$62,700	26.34	\$223,422	\$27,600	\$210,400	\$229,300	0.918
08-22-501-026	9481 W COLDWATER RD	08/29/23	\$240,000	\$240,000	\$95,600	39.83	\$223,422	\$27,600	\$212,400	\$229,300	0.926
08-22-502-020	9471 HEDDY DR	05/27/22	\$225,000	\$225,000	\$73,600	32.71	\$222,666	\$24,788	\$200,212	\$231,707	0.864
08-22-502-031	9462 HEDDY DR	07/25/22	\$180,000	\$180,000	\$67,900	37.72	\$175,044	\$22,600	\$157,400	\$178,506	0.882
Totals:			\$2,312,000	\$2,312,000	\$857,800		\$2,221,248		\$2,043,734	\$2,286,864	
						Sale. Ratio =>	37.10			E.C.F. =>	0.894
						Std. Dev. =>	0.91			Ave. E.C.F. =>	0.899

2025 ECF Used: ECF .894

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
08-36-676-078	7172 KINGS WAY	05/19/23	\$260,000	\$260,000	\$106,000	40.77	\$238,792	\$16,000	\$244,000	\$263,972	0.924
08-36-676-092	7217 KINGS WAY	07/28/22	\$308,000	\$308,000	\$105,900	34.38	\$259,334	\$16,000	\$292,000	\$288,310	1.013
08-36-676-104	7155 KINGS WAY	03/20/23	\$215,000	\$215,000	\$92,500	43.02	\$226,977	\$16,000	\$199,000	\$249,973	0.796
08-36-676-209	7062 CAMBRIDGE DR	09/30/22	\$285,000	\$285,000	\$113,500	39.82	\$275,040	\$16,000	\$269,000	\$306,919	0.876
08-36-676-211	7068 CAMBRIDGE DR	01/12/24	\$218,000	\$218,000	\$115,000	52.75	\$226,435	\$16,000	\$202,000	\$249,331	0.810
08-36-676-212	7070 CAMBRIDGE DR	03/01/24	\$240,000	\$240,000	\$115,000	47.92	\$258,838	\$16,000	\$224,000	\$287,723	0.779
08-36-676-219	3410 WYNDHAM DR	01/12/24	\$217,000	\$217,000	\$115,000	53.00	\$226,435	\$16,000	\$201,000	\$249,331	0.806
08-36-676-240	7046 KINGS WAY	07/07/23	\$192,000	\$192,000	\$82,900	43.18	\$187,755	\$16,000	\$176,000	\$203,501	0.865
08-36-677-102	3010 WYNDHAM DR	12/20/23	\$225,000	\$225,000	\$5,400	2.40	\$179,944	\$16,000	\$209,000	\$194,246	1.076
08-36-677-115	7019 STRATFORD LN	06/01/22	\$165,000	\$165,000	\$63,900	38.73	\$157,684	\$16,000	\$149,000	\$167,872	0.888
08-36-677-117	7031 STRATFORD LN	06/03/22	\$170,000	\$170,000	\$63,900	37.59	\$157,684	\$16,000	\$154,000	\$167,872	0.917
08-36-678-023	3180 COVENTRY CT	07/14/23	\$294,000	\$294,000	\$143,700	48.88	\$322,641	\$26,500	\$267,500	\$350,878	0.762
08-36-678-028	3157 COVENTRY CT	06/30/23	\$299,900	\$299,900	\$10,000	3.33	\$317,639	\$26,500	\$273,400	\$344,951	0.793
08-36-678-029	3149 STRATFORD LN	03/31/23	\$299,900	\$299,900	\$9,800	3.27	\$282,559	\$26,500	\$273,400	\$303,387	0.901
08-36-678-040	3061 OXFORD LN	05/17/23	\$262,900	\$262,900	\$120,100	45.68	\$293,951	\$55,722	\$207,178	\$259,158	0.799
08-36-678-043	3037 OXFORD LN	02/23/24	\$284,900	\$284,900	\$10,000	3.51	\$334,985	\$26,500	\$258,400	\$365,504	0.707
08-36-678-045	3021 OXFORD LN	11/17/23	\$304,900	\$304,900	\$10,000	3.28	\$311,810	\$26,500	\$278,400	\$338,045	0.824
08-36-678-047	3005 OXFORD LN	05/02/23	\$303,500	\$303,500	\$124,100	40.89	\$279,059	\$27,165	\$276,335	\$298,453	0.926
08-36-678-056	3081 STRATFORD LN	05/16/22	\$344,000	\$344,000	\$113,800	33.08	\$283,690	\$31,796	\$312,204	\$298,453	1.046
08-36-678-063	3025 TRAFALGAR DR	05/05/23	\$306,000	\$306,000	\$125,700	41.08	\$306,372	\$57,853	\$248,147	\$271,350	0.914
Totals:			\$5,195,000	\$5,195,000	\$1,646,200		\$5,127,624		\$4,713,964	\$5,459,227	
					Sale. Ratio =>	31.69				E.C.F. =>	0.863
					Std. Dev. =>	0.22				Ave. E.C.F. =>	0.871

2025 ECF Used: Average ECF .871