

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-18-400-040	2202 APPLEWOOD	401	6/13/2023	\$300,000	WD	\$300,000	\$184,500	\$61.50	\$369,038	1,620	2 STORY, C-BC	64	\$70,000	\$230,000	\$239,230	0.961
09-09-18-400-075	2122 SPRUCEWAY	401	4/28/2023	\$390,000	WD	\$390,000	\$170,800	\$43.79	\$341,623	1,161	RANCH, D-CD	65	\$70,000	\$320,000	\$217,298	1.473
09-09-18-400-015	2112 OVERLOOK	401	4/5/2023	\$345,000	WD	\$345,000	\$143,600	\$41.62	\$287,280	1,270	2 STORY, C-BC	65	\$70,000	\$275,000	\$173,824	1.582
09-09-18-400-079	2142 SPRUCEWAY	401	6/21/2024	\$493,000	WD	\$493,000	\$213,700	\$43.35	\$427,414	1,885	RANCH, C-BC	64	\$75,000	\$418,000	\$251,724	1.661
09-09-18-400-121	2272 RIVENOAK	401	11/14/2024	\$469,000	WD	\$469,000	\$211,000	\$44.99	\$422,054	1,410	RANCH, C-BC	60	\$75,000	\$394,000	\$231,369	1.703
09-09-18-400-076	2130 SPRUCEWAY	401	10/4/2023	\$530,001	WD	\$530,001	\$191,900	\$36.21	\$383,801	1,161	RANCH, C-BC	66	\$75,000	\$455,001	\$232,181	1.960

ECF 0002 \$2,092,001 \$1,345,628 1.560

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09-08-24-107-017	5 MAPLE VILLAGE	401	9/21/2023	\$494,000	WD	\$494,000	\$271,600	\$54.98	\$543,119	1,739	RANCH, C-BC	86	\$63,217	\$430,783	\$252,580	1.706
09-09-19-214-059	1575 FRANKLIN	401	10/31/2023	\$410,000	WD	\$410,000	\$189,500	\$46.22	\$379,018	1,346	RANCH, C-BC	60	\$64,701	\$345,299	\$165,430	2.087
09-09-19-214-015	1649 FRANKLIN	401	2/14/2024	\$240,000	WD	\$240,000	\$112,500	\$46.88	\$225,022	878	RANCH, C-BC	51	\$76,647	\$163,353	\$78,092	2.092
09-09-19-212-020	1650 FRANKLIN	401	8/5/2024	\$354,000	WD	\$354,000	\$154,200	\$43.56	\$308,414	1,340	SPLIT LVL, C-BC	59	\$66,116	\$287,884	\$127,525	2.257
09-09-19-214-013	1725 FRANKLIN	401	5/28/2024	\$310,000	WD	\$310,000	\$135,000	\$43.55	\$269,985	1,318	SPLIT LVL, B-A	59	\$62,737	\$247,263	\$109,078	2.267
09-09-19-212-038	1715 FULMER	401	5/18/2023	\$425,000	WD	\$425,000	\$178,400	\$41.98	\$356,884	1,088	RANCH, C-BC	75	\$62,695	\$362,305	\$159,021	2.278
09-09-19-214-086	1643 FRANKLIN	401	2/10/2025	\$595,000	WD	\$595,000	\$298,000	\$50.08	\$596,081	1,798	2 STORY, C-BC	79	\$69,165	\$525,835	\$229,094	2.295
09-09-19-213-005	1465 FULMER	401	7/23/2024	\$580,000	WD	\$580,000	\$244,100	\$42.09	\$488,289	1,335	RANCH, C-BC	79	\$72,005	\$507,995	\$219,097	2.319
09-09-19-202-069	2150 MILLER	401	1/3/2025	\$428,000	WD	\$428,000	\$210,400	\$49.16	\$420,768	1,714	SPLIT LVL, C-BC	55	\$68,373	\$359,627	\$153,215	2.347
09-09-19-214-062	2327 FOSS	401	9/26/2024	\$300,000	WD	\$300,000	\$144,200	\$48.07	\$288,394	1,227	1 1/2 ST, C-BC	49	\$71,242	\$228,758	\$94,414	2.423
09-09-19-214-061	1715 FRANKLIN	401	11/13/2024	\$740,000	WD	\$740,000	\$331,200	\$44.76	\$662,490	2,547	RANCH, C-BC	82	\$70,166	\$669,834	\$257,532	2.601
09-09-19-214-001	1855 N FRANKLIN	401	2/27/2025	\$465,500	WD	\$465,500	\$206,400	\$44.34	\$412,834	1,696	2 STORY, C-BC	57	\$66,452	\$399,048	\$150,601	2.650
09-09-19-202-127	1610 FULMER	401	3/31/2025	\$950,825	WD	\$950,825	\$415,500	\$43.70	\$831,015	1,992	2 STORY, C-BC	96	\$67,518	\$883,307	\$331,955	2.661
09-09-19-213-002	2215 GARDEN HOMES	401	5/3/2024	\$443,300	WD	\$443,300	\$163,100	\$36.79	\$326,177	1,148	RANCH, C-BC	61	\$71,298	\$372,002	\$134,147	2.773
09-09-19-202-102	2125 FOSS	401	4/27/2023	\$430,500	WD	\$430,500	\$148,700	\$34.54	\$297,489	1,498	SPLIT LVL, C-BC	61	\$58,290	\$372,210	\$129,297	2.879

ECF 0003 \$6,155,503 \$2,591,078 2.380

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09-08-24-104-010	1500 PATRICIA	401	6/23/2023	\$299,000	WD	\$299,000	\$204,500	\$68.39	\$409,071	1,420	C-BC	68	\$41,410	\$257,590	\$171,005	1.506
09-08-24-104-021	1390 PATRICIA	401	8/1/2023	\$320,000	WD	\$320,000	\$206,500	\$64.53	\$413,065	1,180	C-BC	73	\$77,000	\$243,000	\$160,031	1.518
09-08-24-104-028	1320 PATRICIA	401	7/10/2023	\$325,000	WD	\$325,000	\$207,200	\$63.75	\$414,373	1,420	C-BC	68	\$41,410	\$283,590	\$173,471	1.635
09-08-24-106-010	1435 RAVENWOOD	401	1/8/2025	\$335,000	PTA	\$335,000	\$218,000	\$65.07	\$436,078	1,395	RANCH, C-BC	53	\$72,723	\$262,277	\$151,398	1.732
09-08-24-104-004	1520 PATRICIA	401	8/14/2023	\$572,500	WD	\$572,500	\$336,800	\$58.83	\$673,558	2,128	2 STORY, C-BC	69	\$71,368	\$501,132	\$286,757	1.748
09-08-24-106-001	1565 KUEHNLE	401	9/26/2024	\$424,900	PTA	\$424,900	\$245,200	\$57.71	\$490,302	1,724	2 STORY, C-BC	58	\$83,140	\$341,760	\$169,651	2.014
09-08-24-200-020	1101 RAVENWOOD	401	3/8/2024	\$435,000	WD	\$435,000	\$221,700	\$50.97	\$443,488	1,843	1 1/2 ST, C-BC	54	\$75,688	\$359,312	\$175,143	2.052
09-08-24-100-058	1126 KUEHNLE	401	8/12/2024	\$395,000	WD	\$395,000	\$185,800	\$47.04	\$371,597	1,781	SPLIT LVL, C-BC	54	\$75,045	\$319,955	\$141,215	2.266
09-08-24-106-023	1215 RAVENWOOD	401	6/10/2024	\$400,000	WD	\$400,000	\$184,200	\$46.05	\$368,384	1,804	SPLIT LVL, C-BC	54	\$73,139	\$326,861	\$140,593	2.325
09-08-24-410-030	807 CENTER	401	6/23/2023	\$421,500	WD	\$421,500	\$195,800	\$46.45	\$391,505	1,461	RANCH, C-BC	54	\$53,921	\$367,579	\$157,016	2.341
09-08-24-100-031	1515 PATRICIA	401	10/8/2024	\$611,002	WD	\$611,002	\$305,400	\$49.98	\$610,820	2,413	2 STORY, C-BC	60	\$73,964	\$537,038	\$223,690	2.401
09-08-24-413-010	2630 BERNICE	401	5/10/2024	\$474,500	WD	\$474,500	\$211,800	\$44.64	\$423,652	1,758	2 STORY, C-BC	54	\$70,533	\$403,967	\$168,152	2.402
09-08-24-100-032	1525 PATRICIA	401	5/26/2023	\$390,000	WD	\$390,000	\$172,600	\$44.26	\$345,101	1,781	SPLIT LVL, C-BC	54	\$55,586	\$334,414	\$134,658	2.483
09-08-24-415-010	636 LOUISE	401	5/30/2024	\$400,000	WD	\$400,000	\$172,800	\$43.20	\$345,523	1,194	RANCH, C-BC	55	\$69,730	\$330,270	\$131,330	2.515
09-08-24-104-040	2504 SEQUOIA	401	3/8/2024	\$415,000	WD	\$415,000	\$174,500	\$42.05	\$349,002	1,074	RANCH, C-BC	51	\$70,681	\$344,319	\$132,534	2.598
09-08-24-411-012	629 LOUISE	401	11/2/2023	\$483,000	WD	\$483,000	\$199,500	\$41.30	\$399,012	1,843	1 1/2 ST, C-BC	51	\$69,289	\$413,711	\$157,011	2.635
09-08-24-413-008	2642 BERNICE	401	7/19/2023	\$381,980	WD	\$381,980	\$158,600	\$41.52	\$317,244	1,531	SPLIT LVL, C-BC	52	\$54,336	\$327,644	\$122,283	2.679
09-08-24-104-038	2512 SEQUOIA	401	11/19/2024	\$435,000	WD	\$435,000	\$197,600	\$45.43	\$395,122	1,428	2 STORY, C-BC	53	\$73,210	\$361,790	\$134,130	2.697
09-08-24-410-016	623 CENTER	401	12/8/2023	\$389,900	WD	\$389,900	\$158,500	\$40.65	\$317,067	1,074	RANCH, C-BC	51	\$72,138	\$317,762	\$116,633	2.724
09-08-24-105-027	1115 KUEHNLE	401	6/24/2024	\$450,000	WD	\$450,000	\$178,300	\$39.62	\$356,688	1,531	SPLIT LVL, C-BC	54	\$72,913	\$377,087	\$135,131	2.791
09-08-24-105-038	1375 KUEHNLE	401	12/30/2024	\$442,500	PTA	\$442,500	\$191,900	\$43.37	\$383,867	1,531	SPLIT LVL, C-BC	56	\$70,919	\$371,581	\$130,395	2.850
09-08-24-413-003	818 CENTER	401	8/30/2024	\$625,000	QC	\$625,000	\$266,400	\$42.62	\$532,706	2,427	2 STORY, C-BC	52	\$70,581	\$554,419	\$192,552	2.879
09-08-24-412-019	2619 BERNICE	401	11/26/2024	\$465,000	WD	\$465,000	\$192,300	\$41.35	\$384,596	1,074	RANCH, C-BC	51	\$76,268	\$388,732	\$128,470	3.026
09-08-24-100-056	1246 KUEHNLE	401	7/15/2024	\$535,000	WD	\$535,000	\$215,500	\$40.28	\$438,712	1,784	SPLIT LVL, C-BC	53	\$72,926	\$462,074	\$152,411	3.032
09-08-24-412-007	2612 PAMELA	401	6/1/2023	\$400,300	WD	\$400,300	\$131,500	\$32.85	\$262,999	1,050	RANCH, C-BC	51	\$53,836	\$346,464	\$97,285	3.561

ECF 0004 \$9,134,328 \$3,882,944 2.350

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09-08-24-407-042	677 DELLWOOD	401	6/7/2024	\$330,000	WD	\$330,000	\$178,700	\$54.15	\$357,338	1,797	RANCH, C-BC	57	\$68,082	\$261,918	\$144,628	1.811
09-08-24-409-038	730 DELLWOOD	401	8/29/2023	\$380,000	WD	\$380,000	\$224,800	\$59.16	\$449,509	1,881	RANCH, C-BC	62	\$68,082	\$311,918	\$169,523	1.840
09-08-24-406-024	637 KUEHNLE	401	12/20/2024	\$590,000	PTA	\$590,000	\$344,400	\$58.37	\$688,751	2,272	2 STORY, C-BC	75	\$73,108	\$516,892	\$267,671	1.931
09-08-24-308-003	330 ROSE	401	11/18/2024	\$345,000	WD	\$345,000	\$184,300	\$53.42	\$368,518	1,515	RANCH, C-BC	44	\$79,284	\$265,716	\$125,754	2.113
09-08-24-302-021	615 IRONWOOD	401	9/19/2024	\$610,000	PTA	\$610,000	\$324,100	\$53.13	\$648,144	1,568	1 1/2 ST, C-BC	88	\$74,719	\$535,281	\$249,315	2.147
09-08-24-417-005	2689 VALLEY	401	6/29/2023	\$460,000	WD	\$460,000	\$190,500	\$41.41	\$381,032	1,928	2 STORY, C-BC	52	\$59,771	\$400,229	\$164,749	2.429
09-08-24-406-029	533 KUEHNLE	401	9/3/2024	\$500,000	WD	\$500,000	\$236,900	\$47.38	\$473,805	2,146	RANCH, C-BC	56	\$75,095	\$424,905	\$173,352	2.451
09-08-24-416-002	454 EVERGREEN	401	9/29/2023	\$385,000	WD	\$385,000	\$171,800	\$44.62	\$343,536	1,308	RANCH, C-BC	54	\$59,269	\$325,731	\$126,341	2.578
09-08-24-420-002	400 CLARENDON	401	12/20/2024	\$370,000	WD	\$370,000	\$168,400	\$45.51	\$336,779	1,040	RANCH, C-BC	58	\$68,827	\$301,173	\$116,501	2.585
09-08-24-402-014	587 CENTER	401	4/3/2023	\$403,983	WD	\$403,983	\$156,800	\$38.81	\$313,641	1,400	2 STORY, C-BC	56	\$59,928	\$344,055	\$130,109	2.644
09-08-24-416-009	2701 DEXTER	401	7/15/2024	\$553,100	PTA	\$553,100	\$204,400	\$36.96	\$408,785	1,661	1 1/2 ST, C-BC	54	\$63,281	\$489,819	\$172,752	2.835
09-08-24-404-027	306 GLENWOOD	401	5/18/2023	\$775,000	WD	\$775,000	\$276,000	\$35.61	\$552,091	3,278	SPLIT LVL, C-BC	61	\$70,342	\$704,658	\$247,051	2.852
09-08-24-409-029	2835 SEQUOIA	401	5/9/2024	\$500,001	WD	\$500,001	\$150,900	\$30.18	\$301,769	988	RANCH, C-BC	53	\$61,393	\$438,608	\$120,188	3.649

ECF 0005 \$5,320,903 \$2,207,934 2.410

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09-09-19-304-004	1212 CITY	401	11/1/2024	\$370,000	WD	\$370,000	\$213,400	\$57.68	\$426,800	1,470	RANCH, C-BC	51	\$76,091	\$293,909	\$134,888	2.179
09-09-19-304-035	918 N MAPLE	401	3/7/2024	\$309,500	WD	\$309,500	\$155,500	\$50.24	\$311,024	1,193	RANCH, C-BC	51	\$61,340	\$248,160	\$109,993	2.256
09-09-19-323-011	2215 MILLER	401	7/28/2023	\$300,000	WD	\$300,000	\$143,600	\$47.87	\$287,168	936	RANCH, C-BC	50	\$69,300	\$230,700	\$96,830	2.383
09-09-19-302-019	1049 WESTAIRE	401	10/17/2023	\$338,000	WD	\$338,000	\$145,000	\$42.90	\$289,922	1,002	RANCH, C-BC	54	\$60,744	\$277,256	\$101,857	2.722
09-09-19-300-019	1003 WESTERN	401	5/1/2024	\$440,000	WD	\$440,000	\$187,900	\$42.70	\$375,760	1,161	RANCH, C-BC	63	\$68,475	\$371,525	\$135,368	2.745
09-09-19-304-001	1218 CITY	401	5/16/2023	\$320,000	WD	\$320,000	\$136,100	\$42.53	\$272,201	1,040	RANCH, C-BC	49	\$73,222	\$246,778	\$88,435	2.790
09-09-19-304-046	816 CARBECK	401	4/14/2023	\$360,000	WD	\$360,000	\$149,400	\$41.50	\$298,768	1,024	RANCH, C-BC	54	\$64,502	\$295,498	\$104,118	2.838
09-09-19-304-039	2402 HAISLEY	401	8/18/2023	\$366,900	WD	\$366,900	\$147,500	\$40.20	\$294,989	1,025	RANCH, C-BC	54	\$60,744	\$306,156	\$104,109	2.941
09-09-19-303-013	1020 WESTAIRE	401	6/28/2024	\$425,000	WD	\$425,000	\$170,700	\$40.16	\$341,462	1,008	RANCH, C-BC	57	\$64,608	\$360,392	\$121,962	2.955
09-09-19-301-027	1059 HASPER	401	9/1/2023	\$440,000	WD	\$440,000	\$173,000	\$39.32	\$346,071	1,118	RANCH, C-BC	55	\$61,340	\$378,660	\$126,547	2.992
09-09-19-302-023	1071 WESTAIRE	401	6/6/2024	\$363,000	WD	\$363,000	\$139,600	\$38.46	\$279,278	1,040	RANCH, C-BC	47	\$67,619	\$295,381	\$93,242	3.168

ECF 0006 \$3,304,415 \$1,217,349 2.710

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09-09-19-310-023	570 N MAPLE	401	6/20/2023	\$505,000	WD	\$505,000	\$296,400	\$58.69	\$592,877	2,535	RANCH, C-BC	49	\$112,724	\$392,276	\$237,817	1.649
09-09-19-310-018	2419 FAYE	401	8/10/2023	\$285,000	WD	\$285,000	\$169,400	\$59.44	\$338,724	1,125	RANCH, C-BC	48	\$87,597	\$197,403	\$115,196	1.714
09-09-19-307-008	716 N MAPLE	401	9/17/2024	\$330,000	WD	\$330,000	\$182,300	\$55.24	\$364,698	1,077	RANCH, C-BC	50	\$90,265	\$239,735	\$109,773	2.184
09-09-19-304-070	612 LEONA	401	8/16/2023	\$399,000	WD	\$399,000	\$196,200	\$49.17	\$392,485	1,345	SPLIT LVL, C-BC	61	\$84,000	\$315,000	\$141,507	2.226
09-09-19-310-018	2419 FAYE	401	9/26/2024	\$350,000	PTA	\$350,000	\$187,300	\$53.51	\$374,552	1,125	RANCH, C-BC	47	\$93,854	\$256,146	\$112,279	2.281
09-09-19-306-012	2406 WALTER	401	4/28/2023	\$409,000	WD	\$409,000	\$184,100	\$45.01	\$368,179	1,447	SPLIT LVL, C-BC	55	\$117,720	\$291,280	\$124,051	2.348
09-09-19-310-020	604 CARBECK	401	3/22/2024	\$305,000	WD	\$305,000	\$143,700	\$47.11	\$287,400	1,095	RANCH, C-BC	49	\$90,122	\$214,878	\$89,672	2.396
09-09-19-308-027	700 THOMAS	401	3/6/2024	\$425,000	WD	\$425,000	\$189,500	\$44.59	\$379,040	1,344	SPLIT LVL, C-BC	56	\$89,038	\$335,962	\$131,819	2.549
09-09-19-310-006	2229 FAYE	401	10/24/2023	\$401,000	WD	\$401,000	\$175,700	\$43.82	\$351,346	988	RANCH, C-BC	54	\$84,000	\$317,000	\$122,636	2.585
09-09-19-304-066	704 LEONA	401	11/21/2023	\$450,000	WD	\$450,000	\$195,600	\$43.47	\$391,175	1,400	SPLIT LVL, C-BC	61	\$84,000	\$366,000	\$140,906	2.597
09-09-19-309-009	616 SUSAN	401	5/16/2023	\$411,500	WD	\$411,500	\$168,600	\$40.97	\$337,159	1,008	RANCH, C-BC	54	\$111,003	\$300,497	\$112,014	2.683
09-09-19-309-005	628 SUSAN	401	6/27/2023	\$442,000	WD	\$442,000	\$178,200	\$40.32	\$356,462	1,344	SPLIT LVL, C-BC	54	\$115,945	\$326,055	\$119,127	2.737
09-09-19-304-071	610 LEONA	401	5/11/2023	\$425,000	WD	\$425,000	\$169,600	\$39.91	\$339,296	1,345	SPLIT LVL, C-BC	55	\$111,000	\$314,000	\$113,074	2.777
09-09-19-310-012	2323 FAYE	401	6/14/2024	\$355,000	WD	\$355,000	\$146,600	\$41.30	\$293,110	1,008	RANCH, C-BC	54	\$84,000	\$271,000	\$95,050	2.851
09-09-19-306-001	2405 HAISLEY	401	2/15/2024	\$374,794	WD	\$374,794	\$154,700	\$41.28	\$309,429	1,024	RANCH, C-BC	53	\$89,455	\$285,339	\$99,988	2.854
09-09-19-308-034	717 LEONA	401	9/11/2023	\$472,001	WD	\$472,001	\$179,300	\$37.99	\$358,580	1,344	SPLIT LVL, C-BC	56	\$88,336	\$383,665	\$123,965	3.095
09-09-19-306-002	2409 HAISLEY	401	7/25/2024	\$529,200	WD	\$529,200	\$191,400	\$36.17	\$382,705	1,454	RANCH, C-BC	56	\$85,177	\$444,023	\$135,240	3.283
09-09-19-306-003	2415 HAISLEY	401	10/30/2023	\$450,000	WD	\$450,000	\$158,700	\$35.27	\$322,265	1,014	RANCH, C-BC	53	\$85,177	\$364,823	\$108,756	3.355

ECF 0007 \$5,615,082 \$2,232,870 2.510

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-19-314-002	1867 MILLER	401	8/23/2024	\$356,000	WD	\$356,000	\$189,200	\$53.15	\$378,466	1,107	RANCH, C-BC	48	\$85,764	\$270,236	\$104,911	2.576
09-09-19-305-048	2106 ARLENE	401	2/29/2024	\$498,000	WD	\$498,000	\$238,000	\$47.79	\$475,982	1,430	1 1/2 ST, C-BC	60	\$80,854	\$417,146	\$141,623	2.945
09-09-19-317-037	914 BRUCE	401	7/7/2023	\$457,000	WD	\$457,000	\$197,500	\$43.22	\$395,013	1,211	1 1/2 ST, C-BC	54	\$119,805	\$337,195	\$110,481	3.052
09-09-19-415-012	612 BRIERWOOD	401	12/13/2023	\$375,000	WD	\$375,000	\$173,700	\$46.32	\$347,486	1,080	1 1/2 ST, C-BC	50	\$80,014	\$294,986	\$95,868	3.077
09-09-19-312-003	2006 ARBORVIEW	401	12/17/2024	\$373,000	WD	\$373,000	\$182,100	\$48.82	\$364,109	864	RANCH, C-BC	49	\$85,304	\$287,696	\$89,937	3.199
09-09-19-305-004	1047 DUNCAN	401	7/18/2023	\$412,000	WD	\$412,000	\$173,200	\$42.04	\$346,368	912	RANCH, C-BC	48	\$125,486	\$286,514	\$88,672	3.231
09-09-19-305-032	603 DUNCAN	401	5/12/2023	\$405,000	WD	\$405,000	\$168,700	\$41.65	\$337,322	1,270	1 1/2 ST, C-BC	51	\$115,145	\$289,855	\$89,192	3.250

ECF 0008 \$2,183,628 \$720,684 3.000

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-19-206-035	1604 ARGYLE	401	8/17/2023	\$467,500	WD	\$467,500	\$265,100	\$56.71	\$530,140	1,494	RANCH, C-BC	61	\$78,166	\$389,334	\$164,354	2.369
09-09-19-202-024	1720 CREAL	401	12/6/2024	\$360,000	WD	\$360,000	\$203,300	\$56.47	\$406,684	1,014	RANCH, C-BC	49	\$124,717	\$235,283	\$90,957	2.587
09-09-19-204-013	1620 HATCHER	401	9/5/2023	\$380,000	WD	\$380,000	\$178,000	\$46.84	\$355,997	1,014	RANCH, C-BC	50	\$78,992	\$301,008	\$100,729	2.988
09-09-19-204-010	1601 CREAL	401	10/7/2024	\$423,000	WD	\$423,000	\$214,200	\$50.64	\$428,328	1,023	RANCH, C-BC	50	\$120,892	\$302,108	\$99,173	3.046
09-09-19-202-016	1601 HATCHER	401	10/18/2024	\$390,000	WD	\$390,000	\$197,200	\$50.56	\$394,325	988	RANCH, C-BC	49	\$119,699	\$270,301	\$88,589	3.051
09-09-19-206-047	1424 ARGYLE	401	4/26/2023	\$412,000	WD	\$412,000	\$179,200	\$43.50	\$358,494	1,014	RANCH, C-BC	52	\$110,811	\$301,189	\$97,744	3.081
09-09-19-202-010	1505 HATCHER	401	8/30/2024	\$460,000	WD	\$460,000	\$203,300	\$44.20	\$406,573	1,014	RANCH, C-BC	51	\$110,180	\$349,820	\$109,775	3.187
09-09-19-204-006	1515 CREAL	401	5/1/2024	\$490,000	WD	\$490,000	\$207,200	\$42.29	\$414,324	1,014	RANCH, C-BC	51	\$110,010	\$379,990	\$112,709	3.371
09-09-19-206-038	1530 ARGYLE	401	3/1/2024	\$475,000	WD	\$475,000	\$199,700	\$42.04	\$399,376	1,014	RANCH, C-BC	51	\$111,000	\$364,000	\$106,806	3.408

ECF 0010 \$2,893,033 \$970,836 2.980

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-18-405-002	1527 NEWPORT CREEK	401	11/15/2024	\$770,000	WD	\$770,000	\$508,300	\$66.01	\$1,016,606	2,641	RANCH, C-BC	77	\$186,835	\$583,165	\$535,336	1.089
09-09-18-201-013	2623 PIN OAK	401	6/28/2024	\$860,000	WD	\$860,000	\$537,800	\$62.53	\$1,075,658	3,411	2 STORY, B-A	72	\$173,316	\$686,684	\$601,561	1.142
09-09-18-405-021	1559 NEWPORT CREEK	401	6/23/2023	\$1,475,000	WD	\$1,475,000	\$885,800	\$60.05	\$1,771,620	5,071	2 STORY, B-A	77	\$184,751	\$1,290,249	\$1,043,993	1.236
09-09-18-100-018	2638 SALISBURY	401	7/17/2023	\$975,000	WD	\$975,000	\$507,800	\$52.08	\$1,015,587	3,794	SPLIT LVL, B-A	66	\$178,918	\$796,082	\$550,440	1.446
09-09-18-402-012	1601 TIMBER	401	7/17/2023	\$765,000	PTA	\$765,000	\$367,000	\$47.97	\$733,949	3,075	2 STORY, C-BC	79	\$101,308	\$663,692	\$416,211	1.595
09-09-18-306-006	1810 RIVERWOOD	401	8/8/2024	\$599,000	WD	\$599,000	\$279,900	\$46.73	\$559,868	2,464	2 STORY, C-BC	74	\$106,860	\$492,140	\$302,005	1.630
09-09-18-306-004	1790 RIVERWOOD	401	7/19/2023	\$570,000	WD	\$570,000	\$268,600	\$47.12	\$537,256	2,397	2 STORY, C-BC	78	\$90,075	\$479,925	\$294,198	1.631
09-09-18-400-001	1301 BIRD	401	1/10/2024	\$825,000	PTA	\$825,000	\$382,600	\$46.38	\$765,167	3,088	2 STORY, C-BC	59	\$202,874	\$622,126	\$374,862	1.660
09-09-18-401-005	1512 RIVERWOOD	401	5/15/2024	\$701,500	WD	\$701,500	\$318,100	\$45.35	\$636,212	2,474	2 STORY, C-BC	78	\$111,096	\$590,404	\$350,077	1.686
09-09-18-401-031	2115 VICTORIA	401	3/19/2025	\$1,120,000	WD	\$1,120,000	\$463,600	\$41.39	\$927,108	3,671	2 STORY, C-BC	86	\$175,833	\$944,167	\$500,850	1.885
09-09-18-103-018	2747 HOLYOKE	401	4/24/2023	\$744,000	PTA	\$744,000	\$309,800	\$41.64	\$619,690	2,754	2 STORY, C-BC	60	\$176,046	\$567,954	\$291,871	1.946
09-09-18-400-164	2354 NEWPORT	401	3/28/2025	\$525,000	PTA	\$525,000	\$215,300	\$41.01	\$430,686	1,053	RANCH, C-BC	68	\$203,653	\$321,347	\$151,355	2.123
09-09-18-101-011	2657 SALISBURY	401	7/12/2024	\$1,025,000	WD	\$1,025,000	\$354,900	\$34.62	\$716,382	3,348	SPLIT LVL, C-BC	64	\$176,307	\$848,693	\$360,050	2.357
09-09-18-402-001	2115 NEWPORT	401	3/6/2025	\$850,000	WD	\$850,000	\$247,200	\$29.08	\$499,282	1,855	RANCH, C-BC	60	\$177,381	\$672,619	\$214,601	3.134

ECF 0011 \$9,559,247 \$5,987,411 1.600

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-19-401-018	1610 MILLER	401	3/22/2024	\$300,000	PTA	\$300,000	\$154,000	\$51.33	\$307,917	942	RANCH, C-BC	47	\$120,366	\$179,634	\$89,310	2.011
09-09-19-401-013	1110 WINES	401	9/29/2023	\$320,000	WD	\$320,000	\$199,800	\$62.44	\$399,597	1,107	RANCH, C-BC	48	\$88,723	\$231,277	\$107,198	2.157
09-09-19-402-011	1048 MORNINGSIDE	401	6/9/2023	\$370,000	WD	\$370,000	\$174,600	\$47.19	\$349,142	1,014	RANCH, C-BC	50	\$99,304	\$270,696	\$104,666	2.586

ECF 0012 \$681,607 \$301,174 2.260

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-19-415-038	1645 MILLER	401	3/14/2025	\$689,000	WD	\$689,000	\$383,000	\$55.59	\$766,066	2,513	1 1/2 ST, C-BC	50	\$184,184	\$504,816	\$215,512	2.342
09-09-19-414-030	715 LINDA VISTA	401	8/14/2023	\$370,050	PTA	\$370,050	\$222,400	\$60.10	\$444,873	1,360	1 1/2 ST, C-BC	50	\$96,750	\$273,300	\$116,041	2.355
09-09-19-414-046	737 NEWPORT	401	2/24/2025	\$860,000	WD	\$860,000	\$447,000	\$51.98	\$894,032	2,281	2 STORY, C-BC	77	\$130,048	\$729,952	\$282,957	2.580
09-09-19-410-049	1169 WENDY	401	1/6/2025	\$440,000	WD	\$440,000	\$220,800	\$50.18	\$441,660	1,215	2 STORY, C-BC	53	\$124,680	\$315,320	\$117,400	2.686
09-09-19-414-048	1541 MILLER	401	9/19/2023	\$550,000	WD	\$550,000	\$284,200	\$51.67	\$568,354	1,540	RANCH, C-BC	52	\$114,436	\$435,564	\$151,306	2.879
09-09-19-413-023	602 LINDA VISTA	401	4/28/2023	\$1,475,000	WD	\$1,475,000	\$593,200	\$40.22	\$1,186,410	4,214	2 STORY, C-BC	75	\$97,897	\$1,377,103	\$453,547	3.036
09-09-19-405-035	1308 COLGATE	401	7/11/2024	\$390,000	WD	\$390,000	\$167,300	\$42.90	\$334,681	864	RANCH, C-BC	50	\$101,291	\$288,709	\$93,356	3.093
09-09-19-413-025	1310 ARBORVIEW	401	3/14/2025	\$630,000	WD	\$630,000	\$267,200	\$42.41	\$534,338	1,660	2 STORY, C-BC	53	\$138,607	\$491,393	\$146,567	3.353

ECF 0014 \$4,416,157 \$1,576,686 2.800

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-19-109-015	1164 SUNSET	401	6/14/2024	\$500,000	WD	\$500,000	\$277,500	\$55.50	\$554,918	1,708	RANCH, C-BC	64	\$105,657	\$394,343	\$209,935	1.878
09-09-19-109-002	912 SUNSET	401	8/20/2024	\$500,000	PTA	\$500,000	\$261,000	\$52.20	\$522,066	2,592	SPLIT LVL, C-BC	51	\$114,837	\$385,163	\$190,294	2.024
09-09-20-306-002	1127 BROOKS	401	4/4/2023	\$525,000	WD	\$525,000	\$233,700	\$44.51	\$467,479	1,912	RANCH, C-BC	52	\$153,796	\$371,204	\$160,863	2.308
09-09-20-202-029	1413 CULVER	401	5/18/2023	\$782,000	WD	\$782,000	\$326,000	\$41.69	\$651,939	3,612	SPLIT LVL, C-BC	55	\$129,204	\$652,796	\$268,069	2.435
09-09-19-405-076	980 NEWPORT	401	11/20/2023	\$1,100,000	WD	\$1,100,000	\$493,200	\$44.84	\$986,438	2,398	2 STORY, C-BC	82	\$122,515	\$977,485	\$359,968	2.715
09-09-20-206-028	606 ROBIN	401	1/30/2025	\$740,000	WD	\$740,000	\$300,100	\$40.55	\$600,104	2,144	1 1/2 ST, C-BC	51	\$157,754	\$582,246	\$192,326	3.027

ECF 0015 \$3,363,237 \$1,381,455 2.440

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-221-001	520 SPRING ST	401	9/20/2024	\$300,000	WD	\$300,000	\$217,300	\$72.43	\$434,552	1,344	2 STORY, C-BC	49	\$141,537	\$158,463	\$112,698	1.406
09-09-29-218-010	630 MILLER AV	401	10/30/2024	\$295,000	WD	\$295,000	\$186,100	\$63.08	\$372,109	1,110	2 STORY, C-BC	47	\$125,197	\$169,803	\$94,966	1.788
09-09-29-218-030	615 FELCH ST	401	2/1/2024	\$1,000,000	WD	\$1,000,000	\$545,600	\$54.56	\$1,091,247	2,246	2 STORY, C-BC	83	\$110,324	\$889,676	\$408,718	2.177
09-09-29-218-011	628 MILLER AV	401	10/30/2024	\$450,000	WD	\$450,000	\$248,100	\$55.13	\$496,184	1,695	2 STORY, C-BC	47	\$173,904	\$276,096	\$123,954	2.227
09-09-20-317-014	401 W SUMMIT	401	2/28/2025	\$433,500	WD	\$433,500	\$230,100	\$53.08	\$460,124	1,316	2 STORY, C-BC	50	\$151,195	\$282,305	\$118,819	2.376
09-09-20-304-015	822 BROOKS	401	3/13/2024	\$330,000	WD	\$330,000	\$159,300	\$48.27	\$318,538	744	RANCH, C-BC	50	\$125,400	\$204,600	\$80,474	2.542
09-09-20-309-016	727 GOTT	401	11/2/2023	\$325,000	WD	\$325,000	\$172,500	\$53.08	\$344,931	922	2 STORY, C-BC	50	\$103,290	\$221,710	\$80,547	2.753
09-09-20-309-012	741 GOTT	401	7/17/2023	\$925,000	WD	\$925,000	\$398,800	\$43.11	\$797,635	1,848	2 STORY, C-BC	86	\$94,349	\$830,651	\$300,678	2.763
09-09-20-303-002	807 MINER	401	7/24/2024	\$905,000	WD	\$905,000	\$391,700	\$43.28	\$783,395	1,780	2 STORY, C-BC	82	\$126,239	\$778,761	\$273,815	2.844
09-09-20-300-001	414 W SUMMIT	401	10/26/2023	\$550,000	WD	\$550,000	\$234,900	\$42.71	\$469,814	1,878	2 STORY, C-BC	49	\$128,299	\$421,701	\$142,298	2.964
09-09-20-311-010	615 MINER	401	5/29/2024	\$399,000	WD	\$399,000	\$172,100	\$43.13	\$344,205	1,096	2 STORY, C-BC	50	\$126,376	\$272,624	\$90,762	3.004
09-09-20-305-047	1110 BROOKS	401	5/18/2023	\$375,000	WD	\$375,000	\$151,400	\$40.37	\$302,854	1,040	RANCH, C-BC	51	\$100,212	\$274,788	\$86,636	3.172
09-09-20-312-004	711 MINER	401	12/9/2024	\$455,000	WD	\$455,000	\$197,900	\$43.49	\$395,891	864	RANCH, C-BC	52	\$150,396	\$304,604	\$94,421	3.226
09-09-20-304-005	901 GOTT	401	8/14/2023	\$420,000	WD	\$420,000	\$199,300	\$47.45	\$398,502	924	RANCH, C-BC	54	\$116,991	\$303,009	\$93,837	3.229
09-09-20-316-024	510 HISCOCK	401	8/7/2024	\$775,000	WD	\$775,000	\$291,400	\$37.60	\$582,806	1,902	2 STORY, C-BC	65	\$118,478	\$656,522	\$193,470	3.393

ECF 0018 \$6,045,313 \$2,296,093 2.630

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-218-010	630 MILLER AV	401	10/30/2024	\$295,000	WD	\$295,000	\$186,100	\$63.08	\$372,109	1,110	2 STORY, C-BC	47	\$125,197	\$169,803	\$94,966	1.788
09-09-29-218-030	615 FELCH ST	401	2/1/2024	\$1,000,000	WD	\$1,000,000	\$545,600	\$54.56	\$1,091,247	2,246	2 STORY, C-BC	83	\$110,324	\$889,676	\$408,718	2.177
09-09-29-218-011	628 MILLER AV	401	10/30/2024	\$450,000	WD	\$450,000	\$248,100	\$55.13	\$496,184	1,695	2 STORY, C-BC	47	\$173,904	\$276,096	\$123,954	2.227
09-09-20-317-014	401 W SUMMIT	401	2/28/2025	\$433,500	WD	\$433,500	\$230,100	\$53.08	\$460,124	1,316	2 STORY, C-BC	50	\$151,195	\$282,305	\$118,819	2.376
09-09-20-304-015	822 BROOKS	401	3/13/2024	\$330,000	WD	\$330,000	\$159,300	\$48.27	\$318,538	744	RANCH, C-BC	50	\$125,400	\$204,600	\$80,474	2.542
09-09-20-309-016	727 GOTT	401	11/2/2023	\$325,000	WD	\$325,000	\$172,500	\$53.08	\$344,931	922	2 STORY, C-BC	50	\$103,290	\$221,710	\$80,547	2.753
09-09-20-309-012	741 GOTT	401	7/17/2023	\$925,000	WD	\$925,000	\$398,800	\$43.11	\$797,635	1,848	2 STORY, C-BC	86	\$94,349	\$830,651	\$300,678	2.763
09-09-20-303-002	807 MINER	401	7/24/2024	\$905,000	WD	\$905,000	\$391,700	\$43.28	\$783,395	1,780	2 STORY, C-BC	82	\$126,239	\$778,761	\$273,815	2.844
09-09-20-300-001	414 W SUMMIT	401	10/26/2023	\$550,000	WD	\$550,000	\$234,900	\$42.71	\$469,814	1,878	2 STORY, C-BC	49	\$128,299	\$421,701	\$142,298	2.964
09-09-20-311-010	615 MINER	401	5/29/2024	\$399,000	WD	\$399,000	\$172,100	\$43.13	\$344,205	1,096	2 STORY, C-BC	50	\$126,376	\$272,624	\$90,762	3.004
09-09-20-305-047	1110 BROOKS	401	5/18/2023	\$375,000	WD	\$375,000	\$151,400	\$40.37	\$302,854	1,040	RANCH, C-BC	51	\$100,212	\$274,788	\$86,636	3.172
09-09-20-406-018	910 DANIEL	401	3/31/2025	\$324,090	WD	\$324,090	\$173,600	\$53.57	\$347,275	962	RANCH, C-BC	49	\$147,259	\$176,831	\$83,340	2.122
09-09-20-412-033	112 E SUMMIT	401	12/11/2024	\$412,000	WD	\$412,000	\$162,300	\$39.39	\$324,571	1,048	RANCH, C-BC	52	\$121,104	\$290,896	\$84,778	3.431

ECF 0020 \$5,090,442 \$1,969,785 2.500

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-16-313-016	619 SKYDALE	401	7/25/2023	\$290,100	WD	\$290,100	\$164,700	\$56.77	\$329,354	988	RANCH, C-BC	54	\$68,192	\$221,908	\$97,594	2.274
09-09-16-310-005	2241 HILLDALE	401	1/19/2024	\$480,000	WD	\$480,000	\$255,600	\$53.25	\$511,176	1,856	SPLIT LVL, C-BC	57	\$72,712	\$407,288	\$162,394	2.508
09-09-16-311-002	321 CLOVERDALE	401	11/15/2023	\$328,000	PTA	\$328,000	\$159,300	\$48.57	\$318,548	988	RANCH, C-BC	53	\$69,538	\$258,462	\$99,604	2.595
09-09-16-311-002	321 CLOVERDALE	401	11/15/2023	\$328,000	WD	\$328,000	\$159,300	\$48.57	\$318,548	988	RANCH, C-BC	53	\$69,538	\$258,462	\$99,604	2.595
09-09-16-313-011	507 SKYDALE	401	5/23/2023	\$387,000	WD	\$387,000	\$196,300	\$50.72	\$392,633	1,192	RANCH, C-BC	54	\$66,327	\$320,673	\$121,938	2.630
09-09-16-313-008	445 SKYDALE	401	4/18/2023	\$355,000	WD	\$355,000	\$177,300	\$49.94	\$354,657	988	RANCH, C-BC	55	\$66,377	\$288,623	\$107,728	2.679
09-09-16-311-006	377 CLOVERDALE	401	9/19/2024	\$365,000	PTA	\$365,000	\$176,800	\$48.44	\$353,698	988	RANCH, C-BC	52	\$75,860	\$289,140	\$101,032	2.862
09-09-16-318-003	334 LARKSPUR	401	11/30/2023	\$434,900	WD	\$434,900	\$190,600	\$43.83	\$381,292	988	RANCH, C-BC	54	\$69,712	\$365,188	\$124,632	2.930
09-09-16-320-006	636 CLOVERDALE	401	5/10/2024	\$407,000	WD	\$407,000	\$183,800	\$45.16	\$367,601	988	RANCH, C-BC	54	\$69,256	\$337,744	\$110,498	3.057
09-09-16-314-006	369 LARKSPUR	401	9/30/2024	\$417,100	PTA	\$417,100	\$191,400	\$45.89	\$382,774	988	RANCH, C-BC	56	\$75,860	\$341,240	\$111,605	3.058
09-09-16-309-007	447 MANOR DR	401	12/2/2024	\$375,000	WD	\$375,000	\$168,300	\$44.88	\$336,631	920	RANCH, C-BC	52	\$76,591	\$298,409	\$94,560	3.156
09-09-16-314-024	336 SKYDALE	401	5/15/2023	\$410,000	WD	\$410,000	\$172,300	\$42.02	\$344,599	988	RANCH, C-BC	55	\$67,103	\$342,897	\$103,698	3.307

ECF 0023 \$3,730,034 \$1,334,887 2.790

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-16-305-011	2009 PONTIAC	401	3/12/2025	\$345,000	WD	\$345,000	\$248,200	\$71.94	\$496,372	1,872	RANCH, C-BC	47	\$95,994	\$249,006	\$166,824	1.493
09-09-16-304-005	425 HILLDALE	401	9/28/2023	\$438,400	WD	\$438,400	\$253,600	\$57.85	\$507,212	2,262	2 STORY, C-BC	52	\$84,140	\$354,260	\$176,280	2.010
09-09-17-400-012	235 BROOKSIDE	401	5/13/2024	\$419,500	WD	\$419,500	\$163,700	\$39.02	\$327,453	1,664	SPLIT LVL, C-BC	54	\$74,195	\$345,305	\$110,112	3.136
09-09-17-400-020	221 BARTON	401	3/29/2024	\$565,000	WD	\$565,000	\$201,100	\$35.59	\$402,251	1,225	RANCH, C-BC	48	\$97,082	\$467,918	\$132,682	3.527

ECF 0024 \$1,416,489 \$585,899 2.420

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-21-205-037	1817 PONTIAC	401	6/21/2023	\$339,682	WD	\$339,682	\$171,900	\$50.61	\$343,880	1,141	RANCH, C-BC	48	\$105,862	\$233,820	\$115,040	2.033
09-09-21-205-013	1718 CHANDLER	401	12/10/2024	\$387,969	WD	\$387,969	\$186,200	\$47.99	\$372,342	1,162	1 1/2 ST, C-BC	50	\$113,302	\$274,667	\$103,616	2.651
09-09-21-215-011	1510 CHANDLER	401	1/28/2025	\$1,375,000	WD	\$1,375,000	\$643,200	\$46.78	\$1,286,368	3,345	2 STORY, C-BC	98	\$113,293	\$1,261,707	\$469,230	2.689

ECF 0025 \$1,770,194 \$687,886 2.570

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-21-102-005	1562 JONES	401	3/15/2024	\$373,000	WD	\$373,000	\$230,400	\$61.77	\$460,892	2,340	2 STORY, C-BC	50	\$74,537	\$298,463	\$154,542	1.931
09-09-21-208-023	1520 TRAVER	401	3/15/2024	\$650,000	WD	\$650,000	\$388,800	\$59.82	\$777,558	3,069	SPLIT LVL, C-BC	54	\$163,285	\$486,715	\$245,709	1.981
09-09-21-313-008	1320 TRAVER	401	11/12/2024	\$679,900	WD	\$679,900	\$354,700	\$52.17	\$709,354	1,659	2 STORY, C-BC	80	\$88,659	\$591,241	\$248,278	2.381
09-09-20-400-005	415 LONG SHORE	401	1/5/2024	\$330,000	MLC	\$330,000	\$162,300	\$49.18	\$324,661	1,020	RANCH, C-BC	50	\$92,181	\$237,819	\$92,992	2.557
09-09-21-308-006	1219 WRIGHT	401	7/20/2023	\$250,000	WD	\$250,000	\$116,600	\$46.64	\$233,294	782	RANCH, C-BC	50	\$78,784	\$171,216	\$65,749	2.604
09-09-21-210-005	1603 PEACH	401	2/23/2024	\$415,000	WD	\$415,000	\$194,700	\$46.92	\$389,449	1,742	SPLIT LVL, C-BC	55	\$70,031	\$344,969	\$127,767	2.700
09-09-21-402-006	1601 BROADWAY	401	6/27/2023	\$795,000	WD	\$795,000	\$331,300	\$41.67	\$662,665	1,874	RANCH, C-BC	50	\$122,125	\$672,875	\$230,017	2.925
09-09-21-402-005	1553 BROADWAY	401	12/11/2023	\$326,000	PTA	\$326,000	\$139,900	\$42.91	\$279,737	980	2 STORY, C-BC	50	\$66,467	\$259,533	\$85,308	3.042

ECF 0026 \$3,062,831 \$1,250,362 2.500

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-21-302-063	1101 FREESIA	401	5/31/2023	\$380,000	WD	\$380,000	\$201,500	\$53.03	\$402,900	927	RANCH, C-BC	78	\$112,000	\$268,000	\$147,815	1.813
09-09-21-302-093	1161 FREESIA	401	4/17/2023	\$476,500	WD	\$476,500	\$245,500	\$51.52	\$490,932	1,879	2 STORY, C-BC	80	\$112,000	\$364,500	\$192,547	1.893
09-09-21-302-110	1043 MAIDEN	401	11/7/2024	\$520,000	WD	\$520,000	\$268,300	\$51.60	\$536,626	1,879	2 STORY, C-BC	79	\$112,000	\$408,000	\$202,203	2.018
09-09-21-302-087	1149 FREESIA	401	7/8/2024	\$519,700	WD	\$519,700	\$257,400	\$49.53	\$514,800	1,879	2 STORY, C-BC	79	\$112,000	\$407,700	\$201,400	2.024
09-09-21-302-093	1161 FREESIA	401	3/15/2024	\$525,000	WD	\$525,000	\$259,500	\$49.43	\$519,052	1,879	2 STORY, C-BC	79	\$112,000	\$413,000	\$203,526	2.029
09-09-21-302-091	1157 FREESIA	401	5/3/2024	\$451,000	WD	\$451,000	\$203,800	\$45.19	\$407,630	927	RANCH, C-BC	78	\$112,000	\$339,000	\$147,815	2.293
09-09-21-308-069	576 KELLOGG	401	11/21/2023	\$239,293	WD	\$239,293	\$107,300	\$44.84	\$214,656	800	C-BC	64	\$67,000	\$172,293	\$73,828	2.334
09-09-21-308-024	555 LONG SHORE	401	10/20/2023	\$249,000	WD	\$249,000	\$100,000	\$40.16	\$200,004	800	C-BC	58	\$67,000	\$182,000	\$66,502	2.737
09-09-21-308-021	553 LONG SHORE	401	12/18/2024	\$270,000	WD	\$270,000	\$109,300	\$40.48	\$218,605	800	C-BC	63	\$67,000	\$203,000	\$72,193	2.812
09-09-21-308-039	519 LONG SHORE	401	2/21/2024	\$280,000	WD	\$280,000	\$107,300	\$38.32	\$214,656	800	C-BC	64	\$67,000	\$213,000	\$73,828	2.885
09-09-21-308-071	580 KELLOGG	401	9/14/2023	\$260,000	WD	\$260,000	\$88,900	\$34.19	\$177,890	800	C-BC	64	\$45,000	\$215,000	\$73,828	2.912

ECF 026.1 \$3,185,493 \$1,455,484 2.190

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-20-413-034	709 N FIFTH	401	9/15/2023	\$850,000	WD	\$850,000	\$467,200	\$54.96	\$934,393	2,167	C-BC	70	\$166,000	\$684,000	\$326,559	2.095
09-09-20-413-028	633 N FIFTH	401	5/12/2023	\$575,000	WD	\$575,000	\$304,400	\$52.94	\$608,883	1,368	C-BC	69	\$190,000	\$385,000	\$178,021	2.163
09-09-21-301-036	1219 BROADWAY	401	7/14/2023	\$306,000	WD	\$306,000	\$148,500	\$48.53	\$296,909	910	C-BC	60	\$65,000	\$241,000	\$98,559	2.445
09-09-21-301-035	1227 BROADWAY	401	5/31/2024	\$402,500	WD	\$402,500	\$145,100	\$36.05	\$290,182	910	C-BC	60	\$65,000	\$337,500	\$97,905	3.447

ECF 0027 \$1,647,500 \$701,044 2.350

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-21-304-086	1050 WALL	401	7/20/2024	\$285,000	WD	\$285,000	\$165,300	\$58.00	\$330,559	1,209	C-BC	53	\$105,000	\$180,000	\$98,069	1.835
09-09-21-304-051	1050 WALL	401	3/22/2024	\$300,000	WD	\$300,000	\$168,500	\$56.17	\$337,015	1,242	C-BC	53	\$105,000	\$195,000	\$100,876	1.933
09-09-21-304-056	1050 WALL	401	12/10/2024	\$292,000	WD	\$292,000	\$168,000	\$57.53	\$335,929	1,209	C-BC	52	\$105,000	\$187,000	\$96,220	1.943
09-09-21-304-068	1050 WALL	401	7/25/2024	\$302,450	WD	\$302,450	\$165,300	\$54.65	\$330,559	1,209	C-BC	53	\$105,000	\$197,450	\$98,069	2.013
09-09-21-304-078	1050 WALL	401	5/9/2024	\$340,000	PTA	\$340,000	\$178,000	\$52.35	\$355,918	1,182	C-BC	55	\$105,000	\$235,000	\$109,095	2.154
09-09-21-304-036	1050 WALL	401	8/23/2023	\$300,000	WD	\$300,000	\$169,400	\$56.47	\$338,889	1,182	C-BC	53	\$70,000	\$230,000	\$103,419	2.224
09-09-21-401-011	1201 ISLAND	401	3/15/2024	\$259,000	PTA	\$259,000	\$128,300	\$49.54	\$256,675	871	C-BC	56	\$65,000	\$194,000	\$83,337	2.328
09-09-21-304-047	1050 WALL	401	5/5/2023	\$265,000	WD	\$265,000	\$128,400	\$48.45	\$256,849	866	C-BC	53	\$105,000	\$160,000	\$67,488	2.371
09-09-21-304-086	1050 WALL	401	1/31/2025	\$338,000	WD	\$338,000	\$168,000	\$49.70	\$335,929	1,209	C-BC	52	\$105,000	\$233,000	\$96,220	2.422
09-09-21-401-110	1225 ISLAND	401	6/30/2023	\$259,000	WD	\$259,000	\$118,000	\$45.56	\$235,942	871	C-BC	53	\$65,000	\$194,000	\$75,974	2.553
09-09-21-304-035	1050 WALL	401	7/2/2024	\$300,000	WD	\$300,000	\$139,300	\$46.43	\$278,652	866	C-BC	54	\$105,000	\$195,000	\$75,501	2.583
09-09-21-401-050	1257 ISLAND	401	1/27/2025	\$255,000	WD	\$255,000	\$119,600	\$46.90	\$239,194	871	C-BC	52	\$65,000	\$190,000	\$72,581	2.618
09-09-21-401-053	1257 ISLAND	401	7/6/2023	\$265,000	WD	\$265,000	\$116,900	\$44.11	\$233,734	871	C-BC	53	\$65,000	\$200,000	\$74,993	2.667
09-09-21-401-074	1249 ISLAND	401	5/1/2024	\$270,000	WD	\$270,000	\$119,900	\$44.41	\$239,740	871	C-BC	53	\$65,000	\$205,000	\$75,974	2.698
09-09-21-401-009	1201 ISLAND	401	10/5/2023	\$220,000	WD	\$220,000	\$106,300	\$48.32	\$212,583	708	C-BC	53	\$50,000	\$170,000	\$62,532	2.719
09-09-21-401-063	1253 ISLAND	401	4/5/2023	\$273,000	WD	\$273,000	\$115,600	\$42.34	\$231,151	871	C-BC	57	\$65,000	\$208,000	\$73,845	2.817
09-09-21-401-066	1253 ISLAND	401	9/1/2023	\$265,000	PTA	\$265,000	\$123,800	\$46.72	\$247,532	871	C-BC	53	\$50,000	\$215,000	\$75,974	2.830
09-09-21-401-042	1233 ISLAND	401	4/18/2023	\$290,000	WD	\$290,000	\$113,900	\$39.28	\$227,704	871	C-BC	54	\$65,000	\$225,000	\$72,313	3.111
09-09-21-401-094	1245 ISLAND	401	4/24/2023	\$290,501	PTA	\$290,501	\$113,600	\$39.10	\$227,250	868	C-BC	54	\$65,000	\$225,501	\$72,111	3.127
09-09-21-401-088	1245 ISLAND	401	7/1/2024	\$302,000	WD	\$302,000	\$119,300	\$39.50	\$238,565	871	C-BC	53	\$65,000	\$237,000	\$75,463	3.141
09-09-21-401-122	1221 ISLAND	401	7/27/2023	\$300,000	WD	\$300,000	\$123,800	\$41.27	\$247,532	871	C-BC	53	\$50,000	\$250,000	\$75,974	3.291

ECF 0028 \$4,325,951 \$1,736,028 2.490

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-21-403-025	1486 CEDAR BEND	401	7/12/2024	\$883,205	WD	\$883,205	\$503,500	\$57.01	\$1,006,926	3,144	2 STORY, C-BC	57	\$112,081	\$771,124	\$357,938	2.154
09-09-21-403-040	1632 BROADWAY	401	9/26/2024	\$350,000	PTA	\$350,000	\$175,500	\$50.14	\$351,002	1,137	1 1/2 ST, C-BC	49	\$53,591	\$296,409	\$99,137	2.990
09-09-21-403-041	BROADWAY VACANT	401	9/26/2024	\$350,000	PTA	\$350,000	\$175,500	\$50.14	\$351,002	1,137	1 1/2 ST, C-BC	49	\$53,591	\$296,409	\$99,137	2.990
09-09-21-100-011	1838 TRAVER	401	1/22/2025	\$369,500	WD	\$369,500	\$153,000	\$41.41	\$305,967	1,210	SPLIT LVL, D-CD	51	\$80,743	\$288,757	\$80,437	3.590

ECF 0030 \$1,652,699 \$636,649 2.600

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-09-400-025	2261 INDIAN CREEK	401	2/5/2025	\$640,000	WD	\$640,000	\$369,400	\$57.72	\$738,884	3,141	2 STORY, C-BC	80	\$117,306	\$522,694	\$414,385	1.261
09-09-15-200-077	2991 OMLESAAD	401	11/17/2023	\$651,250	WD	\$651,250	\$345,300	\$53.02	\$690,605	2,844	RANCH, D-CD	73	\$169,570	\$481,680	\$372,168	1.294
09-09-16-100-031	2915 LESLIE PARK	401	1/10/2024	\$533,000	PTA	\$533,000	\$274,100	\$51.43	\$548,174	2,322	2 STORY, C-BC	75	\$106,370	\$426,630	\$315,574	1.352
09-09-10-303-012	3101 SPRING HOLLOW	401	9/19/2023	\$502,000	WD	\$502,000	\$263,700	\$52.53	\$527,431	2,298	2 STORY, C-BC	75	\$123,001	\$378,999	\$278,917	1.359
09-09-10-302-042	3195 BIRCHWOOD	401	2/7/2024	\$520,000	WD	\$520,000	\$264,800	\$50.92	\$529,576	2,653	2 STORY, C-BC	68	\$124,731	\$395,269	\$289,175	1.367
09-09-10-301-042	2536 MALLARD	401	7/20/2023	\$570,000	WD	\$570,000	\$282,500	\$49.56	\$564,978	2,484	2 STORY, C-BC	72	\$136,167	\$433,833	\$303,906	1.428
09-09-10-301-020	3090 DEER CREEK	401	10/20/2023	\$595,500	WD	\$595,500	\$298,900	\$50.19	\$597,728	2,774	RANCH, C-BC	71	\$118,493	\$477,007	\$330,507	1.443
09-09-11-305-052	3223 DUNWOODIE	401	5/30/2024	\$479,400	WD	\$479,400	\$231,700	\$48.33	\$463,395	1,860	2 STORY, C-BC	78	\$93,270	\$386,130	\$264,375	1.461
09-09-10-301-043	2533 MALLARD	401	10/23/2023	\$600,000	WD	\$600,000	\$295,700	\$49.28	\$591,420	2,458	RANCH, C-BC	74	\$133,031	\$466,969	\$316,130	1.477
09-09-10-305-010	3115 BIRCHWOOD	401	1/22/2024	\$550,000	WD	\$550,000	\$262,700	\$47.76	\$525,332	1,894	2 STORY, C-BC	77	\$126,203	\$423,797	\$285,092	1.487
09-09-10-302-027	3205 FEATHERSTONE	401	5/24/2023	\$547,500	WD	\$547,500	\$260,900	\$47.65	\$521,796	2,520	2 STORY, C-BC	72	\$100,048	\$447,452	\$298,900	1.497
09-09-10-302-047	3162 BIRCHWOOD	401	10/18/2023	\$520,000	WD	\$520,000	\$252,300	\$48.52	\$504,685	1,720	RANCH, C-BC	78	\$102,796	\$417,204	\$277,165	1.505
09-09-10-303-001	3104 SPRING HOLLOW	401	10/23/2024	\$639,300	WD	\$639,300	\$315,600	\$49.37	\$631,165	2,622	2 STORY, C-BC	77	\$128,261	\$511,039	\$335,269	1.524
09-09-10-303-055	2389 TIMBERCREST	401	9/15/2023	\$629,500	WD	\$629,500	\$299,900	\$47.64	\$599,704	2,569	2 STORY, C-BC	80	\$112,885	\$516,615	\$335,737	1.539
09-09-16-300-038	2009 TIBBITTS	401	11/29/2023	\$640,000	WD	\$640,000	\$294,500	\$46.02	\$589,060	2,513	RANCH, D-CD	73	\$114,460	\$525,540	\$339,000	1.550
09-09-11-302-022	3243 KILBURN PARK	401	9/30/2024	\$530,000	PTA	\$530,000	\$257,600	\$48.60	\$515,160	2,066	2 STORY, C-BC	77	\$103,402	\$426,598	\$274,505	1.554
09-09-10-302-023	3212 FOXWAY	401	6/17/2024	\$455,000	WD	\$455,000	\$209,400	\$46.02	\$418,766	1,801	2 STORY, C-BC	70	\$100,752	\$354,248	\$227,153	1.560
09-09-10-300-019	3136 FAWNMEADOW	401	2/9/2024	\$617,500	PTA	\$617,500	\$281,100	\$45.52	\$562,213	2,664	RANCH, C-BC	71	\$115,070	\$502,430	\$319,388	1.573
09-09-11-302-019	3231 KILBURN PARK	401	11/24/2023	\$507,000	WD	\$507,000	\$235,700	\$46.49	\$471,335	1,982	2 STORY, C-BC	78	\$98,018	\$408,982	\$257,460	1.589
09-09-16-100-018	2862 LESLIE PARK	401	8/31/2023	\$727,250	PTA	\$727,250	\$335,400	\$46.12	\$670,799	2,654	2 STORY, C-BC	76	\$102,711	\$624,539	\$391,785	1.594
09-09-10-303-039	2354 HICKORY POINT	401	5/12/2023	\$560,000	WD	\$560,000	\$252,500	\$45.09	\$505,052	2,494	2 STORY, C-BC	75	\$113,124	\$446,876	\$277,766	1.609
09-09-10-301-020	3090 DEER CREEK	401	7/19/2024	\$654,000	WD	\$654,000	\$289,100	\$44.20	\$578,184	2,774	RANCH, C-BC	71	\$118,493	\$535,507	\$328,351	1.631
09-09-11-306-006	3221 ALDWYCH	401	2/11/2025	\$525,000	WD	\$525,000	\$242,000	\$46.10	\$483,965	1,972	2 STORY, C-BC	76	\$100,833	\$424,167	\$255,421	1.661
09-09-11-300-019	3125 EARLMOORE	401	8/4/2023	\$526,000	WD	\$526,000	\$231,500	\$44.01	\$462,945	1,530	RANCH, C-BC	75	\$95,576	\$430,424	\$253,358	1.699
09-09-11-400-011	3484 ASHBURNAM	401	8/8/2023	\$542,000	WD	\$542,000	\$229,100	\$42.27	\$458,214	1,676	1 1/2 ST, C-BC	77	\$106,205	\$435,795	\$242,765	1.795
09-09-10-303-026	3148 FALCON	401	5/15/2024	\$556,000	WD	\$556,000	\$228,200	\$41.04	\$456,336	1,817	2 STORY, C-BC	74	\$129,092	\$426,908	\$233,746	1.826
09-09-10-304-029	2357 EARL SCHAFER	401	9/3/2024	\$588,500	PTA	\$588,500	\$247,800	\$42.11	\$495,519	1,877	2 STORY, C-BC	83	\$82,837	\$505,663	\$275,121	1.838
09-09-11-300-006	3381 CROMWELL	401	9/30/2024	\$510,000	PTA	\$510,000	\$216,500	\$42.45	\$433,042	1,530	RANCH, C-BC	73	\$96,862	\$413,138	\$224,120	1.843
09-09-11-305-045	3251 DUNWOODIE	401	7/1/2024	\$575,000	WD	\$575,000	\$225,000	\$39.13	\$449,902	1,860	2 STORY, C-BC	78	\$100,347	\$474,653	\$249,682	1.901
09-09-15-200-066	2979 S FOXRIDGE	401	9/25/2023	\$512,888	WD	\$512,888	\$201,400	\$39.27	\$402,789	1,486	RANCH, C-BC	72	\$102,896	\$409,992	\$206,823	1.982

ECF 0031 \$13,630,778 \$8,773,745 1.550

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-16-300-004	1918 PONTIAC	401	1/26/2024	\$240,000	WD	\$240,000	\$129,300	\$53.88	\$258,550	852	RANCH, C-BC	48	\$74,457	\$165,543	\$73,637	2.248
09-09-21-201-001	843 STARWICK	401	7/28/2023	\$300,000	WD	\$300,000	\$126,900	\$42.30	\$253,773	720	RANCH, D-CD	65	\$74,855	\$225,145	\$76,330	2.950
09-09-21-200-011	877 STARWICK	401	9/12/2023	\$310,000	WD	\$310,000	\$123,000	\$39.68	\$246,033	900	RANCH, C-BC	50	\$61,368	\$248,632	\$73,866	3.366

ECF 0032 \$639,320 \$223,833 2.860

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-10-402-091	3364 ROSEFORD	401	6/21/2024	\$590,000	WD	\$590,000	\$374,800	\$63.53	\$749,692	2,636	2 STORY, C-BC	99	\$140,000	\$450,000	\$406,461	1.107
09-09-10-402-202	3023 N SPURWAY	401	2/18/2025	\$699,000	WD	\$699,000	\$440,700	\$63.05	\$881,447	2,753	RANCH, C-BC	93	\$140,000	\$559,000	\$494,298	1.131
09-09-15-104-254	2836 RIDINGTON	401	10/28/2024	\$650,000	WD	\$650,000	\$404,900	\$62.29	\$809,898	2,328	2 STORY, C-BC	94	\$140,000	\$510,000	\$418,686	1.218
09-09-10-402-200	3033 N SPURWAY	401	12/16/2024	\$735,000	WD	\$735,000	\$435,400	\$59.24	\$870,821	2,393	2 STORY, C-BC	93	\$140,000	\$595,000	\$487,214	1.221
09-09-15-104-255	2834 RIDINGTON	401	1/28/2025	\$587,500	WD	\$587,500	\$331,500	\$56.43	\$662,999	2,110	RANCH, C-BC	94	\$140,000	\$447,500	\$348,666	1.283
09-09-15-104-013	2790 ASHCOMBE	401	3/31/2025	\$565,000	PTA	\$565,000	\$314,200	\$55.61	\$628,340	2,346	2 STORY, C-BC	90	\$140,000	\$425,000	\$325,560	1.305
09-09-10-402-038	3072 N SPURWAY	401	8/19/2024	\$749,000	WD	\$749,000	\$419,400	\$55.99	\$838,835	2,323	2 STORY, C-BC	96	\$140,000	\$609,000	\$465,890	1.307
09-09-15-104-252	2840 RIDINGTON	401	6/25/2024	\$669,000	WD	\$669,000	\$365,000	\$54.56	\$730,096	2,320	2 STORY, C-BC	95	\$140,000	\$529,000	\$393,397	1.345
09-09-15-104-024	2812 RATHMORE	401	3/29/2024	\$575,000	PTA	\$575,000	\$311,300	\$54.14	\$622,549	2,212	2 STORY, C-BC	92	\$140,000	\$435,000	\$321,699	1.352
09-09-15-104-038	2771 ASHCOMBE	401	9/15/2023	\$579,000	WD	\$579,000	\$342,200	\$59.10	\$684,367	2,344	2 STORY, C-BC	92	\$140,000	\$439,000	\$319,277	1.375
09-09-10-402-095	3372 ROSEFORD	401	1/23/2025	\$679,000	WD	\$679,000	\$360,700	\$53.12	\$721,447	2,420	2 STORY, C-BC	97	\$140,000	\$539,000	\$387,631	1.390
09-09-15-104-199	2723 S SPURWAY	401	9/20/2024	\$604,000	WD	\$604,000	\$334,100	\$55.31	\$668,269	2,322	2 STORY, C-BC	91	\$140,000	\$464,000	\$330,168	1.405
09-09-15-104-054	2981 STOKE	401	12/4/2024	\$600,000	WD	\$600,000	\$327,800	\$54.63	\$655,637	2,394	2 STORY, C-BC	96	\$140,000	\$460,000	\$322,273	1.427
09-09-15-104-213	2878 HARDWICK	401	7/11/2024	\$535,000	WD	\$535,000	\$277,400	\$51.85	\$554,891	1,778	2 STORY, C-BC	95	\$140,000	\$395,000	\$276,594	1.428
09-09-10-402-119	3111 MILLBURY	401	3/29/2024	\$667,000	PTA	\$667,000	\$344,300	\$51.62	\$688,537	2,326	2 STORY, C-BC	98	\$140,000	\$527,000	\$365,691	1.441
09-09-10-402-012	3020 N SPURWAY	401	5/23/2023	\$845,000	WD	\$845,000	\$479,500	\$56.75	\$959,002	2,686	2 STORY, C-BC	94	\$140,000	\$705,000	\$480,353	1.468
09-09-15-104-215	2874 HARDWICK	401	3/13/2024	\$560,000	WD	\$560,000	\$284,300	\$50.77	\$568,625	1,866	2 STORY, C-BC	95	\$140,000	\$420,000	\$285,750	1.470
09-09-15-104-230	2855 HARDWICK	401	6/16/2023	\$530,000	WD	\$530,000	\$295,500	\$55.75	\$590,920	1,698	2 STORY, C-BC	95	\$140,000	\$390,000	\$264,469	1.475
09-09-10-402-137	3079 N SPURWAY	401	7/17/2024	\$758,000	WD	\$758,000	\$384,300	\$50.70	\$768,602	2,403	2 STORY, C-BC	96	\$140,000	\$618,000	\$419,068	1.475
09-09-15-104-249	2846 RIDINGTON	401	10/15/2024	\$628,000	WD	\$628,000	\$333,200	\$53.06	\$666,445	2,218	2 STORY, C-BC	93	\$140,000	\$488,000	\$329,028	1.483
09-09-10-402-162	3206 BRACKLEY	401	5/28/2024	\$775,000	WD	\$775,000	\$390,200	\$50.35	\$780,365	2,663	2 STORY, C-BC	95	\$140,000	\$635,000	\$426,910	1.487
09-09-15-104-196	2729 S SPURWAY	401	9/5/2023	\$625,000	WD	\$625,000	\$346,300	\$55.41	\$692,599	2,204	2 STORY, C-BC	92	\$140,000	\$485,000	\$324,105	1.496
09-09-15-104-005	2772 ASHCOMBE	401	8/7/2024	\$529,000	WD	\$529,000	\$277,500	\$52.46	\$555,058	1,796	2 STORY, C-BC	91	\$140,000	\$389,000	\$259,411	1.500
09-09-10-402-149	3274 HAYSTER	401	3/22/2024	\$800,000	WD	\$800,000	\$397,600	\$49.70	\$795,136	2,401	2 STORY, C-BC	96	\$140,000	\$660,000	\$436,757	1.511
09-09-15-104-095	2891 RAYFIELD	401	4/28/2023	\$590,000	WD	\$590,000	\$322,500	\$54.66	\$644,997	1,866	2 STORY, C-BC	97	\$140,000	\$450,000	\$296,186	1.519
09-09-15-104-150	2959 AUGHTON	401	6/17/2024	\$582,500	WD	\$582,500	\$287,800	\$49.41	\$575,627	1,866	2 STORY, C-BC	96	\$140,000	\$442,500	\$290,418	1.524
09-09-15-104-151	2961 AUGHTON	401	4/20/2023	\$549,000	WD	\$549,000	\$291,500	\$53.10	\$582,956	1,866	2 STORY, C-BC	97	\$140,000	\$409,000	\$259,798	1.574
09-09-15-104-016	2796 ASHCOMBE	401	5/15/2023	\$635,000	WD	\$635,000	\$336,400	\$52.98	\$672,809	2,346	2 STORY, C-BC	92	\$140,000	\$495,000	\$312,498	1.584
09-09-10-402-049	3094 N SPURWAY	401	1/3/2025	\$750,000	WD	\$750,000	\$355,200	\$47.36	\$710,345	2,628	2 STORY, C-BC	95	\$140,000	\$610,000	\$380,230	1.604
09-09-15-104-160	2702 S SPURWAY	401	8/18/2023	\$610,000	PTA	\$610,000	\$318,800	\$52.26	\$637,591	1,778	2 STORY, C-BC	97	\$140,000	\$470,000	\$291,842	1.610
09-09-10-402-193	3209 BRACKLEY	401	6/5/2024	\$780,000	WD	\$780,000	\$366,300	\$46.96	\$732,557	2,455	2 STORY, C-BC	94	\$140,000	\$640,000	\$395,038	1.620
09-09-15-104-115	2869 RAYFIELD	401	8/14/2024	\$618,000	WD	\$618,000	\$287,600	\$46.54	\$575,296	1,778	2 STORY, C-BC	97	\$140,000	\$478,000	\$290,197	1.647
09-09-15-104-142	2943 CORSTON RD	401	5/9/2024	\$654,995	WD	\$654,995	\$303,800	\$46.38	\$607,577	1,866	2 STORY, C-BC	99	\$140,000	\$514,995	\$311,718	1.652
09-09-15-104-189	2743 S SPURWAY	401	12/27/2023	\$745,000	PTA	\$745,000	\$339,400	\$45.56	\$678,821	2,800	2 STORY, C-BC	92	\$140,000	\$605,000	\$359,214	1.684
09-09-15-104-114	2867 RAYFIELD	401	11/25/2024	\$682,500	WD	\$682,500	\$323,900	\$47.46	\$647,715	2,070	2 STORY, C-BC	96	\$140,000	\$542,500	\$317,322	1.710
09-09-10-402-183	3229 ARDLEY	401	1/17/2025	\$930,000	WD	\$930,000	\$409,500	\$44.03	\$819,077	2,393	2 STORY, C-BC	93	\$140,000	\$790,000	\$452,718	1.745
09-09-10-402-077	3338 ROSEFORD	401	5/15/2024	\$549,995	WD	\$549,995	\$244,200	\$44.40	\$488,334	2,246	2 STORY, C-BC	99	\$140,000	\$409,995	\$232,223	1.766
09-09-10-402-180	3235 ARDLEY	401	3/27/2024	\$724,995	WD	\$724,995	\$317,500	\$43.79	\$635,015	2,332	2 STORY, C-BC	92	\$140,000	\$584,995	\$330,010	1.773
09-09-15-104-143	2945 AUGHTON	401	4/13/2023	\$720,000	WD	\$720,000	\$348,700	\$48.43	\$697,446	2,252	2 STORY, C-BC	96	\$140,000	\$580,000	\$326,948	1.774
09-09-10-402-181	3233 ARDLEY	401	1/24/2024	\$806,995	WD	\$806,995	\$342,100	\$42.39	\$684,266	2,869	2 STORY, C-BC	92	\$140,000	\$666,995	\$362,844	1.838
09-09-10-402-182	3231 ARDLEY	401	2/11/2025	\$1,114,995	WD	\$1,114,995	\$462,000	\$41.44	\$923,980	2,699	2 STORY, C-BC	92	\$140,000	\$974,995	\$522,653	1.865
09-09-15-104-145	2949 AUGHTON	401	5/8/2023	\$666,000	WD	\$666,000	\$301,000	\$45.20	\$601,917	1,998	2 STORY, C-BC	96	\$140,000	\$526,000	\$270,919	1.942
09-09-10-402-078	3340 ROSEFORD	401	5/28/2024	\$575,000	WD	\$575,000	\$230,900	\$40.16	\$461,811	2,281	2 STORY, C-BC	99	\$140,000	\$435,000	\$214,541	2.028
09-09-10-402-076	3336 ROSEFORD	401	4/26/2024	\$600,000	PTA	\$600,000	\$238,000	\$39.67	\$475,969	2,561	2 STORY, C-BC	99	\$140,000	\$460,000	\$223,979	2.054
09-09-10-402-075	3334 ROSEFORD	401	5/17/2024	\$680,000	WD	\$680,000	\$244,100	\$35.90	\$488,213	2,600	2 STORY, C-BC	99	\$140,000	\$540,000	\$232,142	2.326

ECF 0033 \$23,798,475 \$15,562,798 1.530

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PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-15-204-049	2480 PLACID	401	12/7/2023	\$419,000	WD	\$419,000	\$222,300	\$53.05	\$444,594	1,859	2 STORY, C-BC	58	\$104,957	\$314,043	\$194,078	1.618
09-09-15-205-014	2345 TRAVER	401	7/31/2023	\$465,000	WD	\$465,000	\$267,900	\$57.61	\$535,716	1,972	2 STORY, C-BC	59	\$104,338	\$360,662	\$212,606	1.696
09-09-15-203-006	2840 LAKEHURST	401	7/17/2024	\$585,000	WD	\$585,000	\$266,700	\$45.59	\$533,383	2,330	2 STORY, C-BC	65	\$109,045	\$475,955	\$242,479	1.963
09-09-15-206-012	2233 PLACID	401	4/24/2023	\$435,000	PTA	\$435,000	\$220,600	\$50.71	\$441,157	1,684	2 STORY, C-BC	58	\$108,809	\$326,191	\$163,799	1.991
09-09-15-204-002	2855 LAKEHURST	401	8/17/2023	\$495,000	WD	\$495,000	\$222,000	\$44.85	\$443,925	1,859	2 STORY, C-BC	57	\$111,878	\$383,122	\$189,741	2.019

ECF 0034 \$1,859,973 \$1,002,703 1.850

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-15-101-053	2634 TRAVER	401	3/15/2024	\$280,000	WD	\$280,000	\$169,100	\$60.39	\$338,188	1,420	C-BC	57	\$76,000	\$204,000	\$131,094	1.556
09-09-15-101-025	2543 MEADE	401	6/12/2023	\$405,000	WD	\$405,000	\$193,400	\$47.75	\$386,785	1,508	C-BC	60	\$76,000	\$329,000	\$157,839	2.084
09-09-15-101-025	2543 MEADE	401	11/22/2024	\$440,000	WD	\$440,000	\$199,900	\$45.43	\$399,810	1,508	C-BC	59	\$76,000	\$364,000	\$154,195	2.361
09-09-15-101-065	2606 TRAVER	401	2/12/2024	\$407,500	WD	\$407,500	\$176,200	\$43.24	\$352,490	1,500	C-BC	57	\$76,000	\$331,500	\$138,245	2.398
09-09-15-101-078	2534 TRAVER	401	5/9/2024	\$460,250	PTA	\$460,250	\$196,500	\$42.69	\$393,086	1,276	C-BC	60	\$76,000	\$384,250	\$158,543	2.424
09-09-15-101-004	2501 MEADE	401	11/8/2024	\$425,000	WD	\$425,000	\$185,200	\$43.58	\$370,355	1,508	C-BC	59	\$76,000	\$349,000	\$140,169	2.490
09-09-15-101-021	2535 MEADE	401	7/18/2024	\$440,000	WD	\$440,000	\$179,300	\$40.75	\$358,528	1,420	C-BC	60	\$76,000	\$364,000	\$141,264	2.577

ECF 0035 \$2,325,750 \$1,021,349 2.280

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-15-102-040	17 HAVERHILL	401	4/14/2023	\$350,000	WD	\$350,000	\$194,900	\$55.69	\$389,888	1,460	C-BC	60	\$96,000	\$254,000	\$163,817	1.551
09-09-15-102-050	27 HAVERHILL	401	12/27/2023	\$425,000	WD	\$425,000	\$222,000	\$52.24	\$443,992	1,628	C-BC	59	\$85,000	\$340,000	\$211,172	1.610
09-09-15-102-054	31 HAVERHILL	401	3/26/2024	\$450,000	PTA	\$450,000	\$226,000	\$50.22	\$451,925	2,105	C-BC	59	\$85,000	\$365,000	\$215,838	1.691
09-09-15-102-081	5 EASTBURY	401	11/1/2024	\$490,000	WD	\$490,000	\$247,500	\$50.51	\$494,991	1,628	C-BC	60	\$85,000	\$405,000	\$227,773	1.778
09-09-15-102-017	14 WESTBURY	401	1/12/2024	\$415,000	PTA	\$415,000	\$199,800	\$48.14	\$399,558	1,616	C-BC	59	\$85,000	\$330,000	\$185,034	1.783
09-09-15-102-064	7 NORTHWICK	401	9/5/2023	\$440,000	WD	\$440,000	\$197,000	\$44.77	\$393,955	1,588	C-BC	59	\$85,000	\$355,000	\$181,738	1.953
09-09-15-102-047	24 HAVERHILL	401	2/6/2024	\$445,000	WD	\$445,000	\$198,800	\$44.67	\$397,650	1,628	C-BC	59	\$85,000	\$360,000	\$183,912	1.957
09-09-15-100-027	22 SOUTHWICK	401	7/31/2024	\$569,500	WD	\$569,500	\$249,900	\$43.88	\$499,826	1,628	C-BC	66	\$85,000	\$484,500	\$244,015	1.986
09-09-15-102-005	2 WESTBURY	401	5/2/2023	\$472,000	WD	\$472,000	\$196,300	\$41.59	\$392,550	1,616	C-BC	60	\$96,000	\$376,000	\$165,301	2.275

ECF 0036 \$3,269,500 \$1,778,600 1.840

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-15-406-028	2843 RENFREW	401	5/1/2023	\$375,000	WD	\$375,000	\$212,400	\$56.64	\$424,796	2,076	2 STORY, C-BC	54	\$110,214	\$264,786	\$174,768	1.515
09-09-15-100-045	2605 NADIA	401	4/24/2023	\$645,000	WD	\$645,000	\$359,900	\$55.80	\$719,833	2,678	2 STORY, C-BC	86	\$97,836	\$547,164	\$345,554	1.583
09-09-15-407-002	2636 PRAIRIE	401	7/12/2023	\$405,000	WD	\$405,000	\$177,900	\$43.93	\$355,797	1,304	RANCH, C-BC	53	\$104,173	\$300,827	\$139,791	2.152
09-09-15-408-016	2850 RENFREW	401	8/2/2023	\$385,000	WD	\$385,000	\$174,500	\$45.32	\$349,093	1,304	RANCH, C-BC	53	\$78,598	\$306,402	\$142,366	2.152
09-09-14-300-062	2155 ARDENNE	401	11/15/2023	\$515,000	WD	\$515,000	\$232,200	\$45.09	\$464,354	1,617	RANCH, C-BC	64	\$87,299	\$427,701	\$198,450	2.155
09-09-15-402-021	2827 BRIARCLIFF	401	10/23/2023	\$500,000	WD	\$500,000	\$212,900	\$42.58	\$425,894	1,995	2 STORY, C-BC	52	\$78,403	\$421,597	\$182,890	2.305
09-09-15-408-003	2788 BRIARCLIFF	401	8/11/2023	\$420,100	WD	\$420,100	\$178,000	\$42.37	\$355,989	1,266	RANCH, C-BC	53	\$78,201	\$341,899	\$146,204	2.339
09-09-15-406-016	2403 PRAIRIE	401	10/6/2023	\$560,000	WD	\$560,000	\$225,100	\$40.20	\$450,230	1,995	2 STORY, C-BC	54	\$94,140	\$465,860	\$187,416	2.486
09-09-15-406-023	2897 RENFREW	401	9/15/2023	\$510,000	WD	\$510,000	\$203,800	\$39.96	\$407,539	2,024	SPLIT LVL, C-BC	54	\$83,785	\$426,215	\$170,397	2.501
09-09-15-403-014	2923 BURLINGTON	401	5/31/2023	\$447,000	WD	\$447,000	\$173,100	\$38.72	\$346,289	1,631	2 STORY, C-BC	52	\$114,400	\$332,600	\$128,827	2.582
09-09-15-408-040	2324 NIXON	401	11/15/2024	\$542,800	WD	\$542,800	\$216,000	\$39.79	\$431,955	1,308	RANCH, C-BC	53	\$77,204	\$465,596	\$168,929	2.756
09-09-15-402-027	2861 BRIARCLIFF	401	5/30/2024	\$620,000	PTA	\$620,000	\$221,100	\$35.66	\$442,111	1,995	2 STORY, C-BC	54	\$79,153	\$540,847	\$181,479	2.980

ECF 0037 \$4,841,494 \$2,167,071 2.230

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-16-201-047	2865 DILLON	401	8/10/2023	\$635,000	WD	\$635,000	\$338,000	\$53.23	\$676,008	2,847	2 STORY, C-BC	97	\$115,000	\$520,000	\$467,507	1.112
09-09-16-201-057	2845 DILLON	401	9/26/2023	\$650,000	WD	\$650,000	\$338,600	\$52.09	\$677,140	2,856	2 STORY, C-BC	97	\$115,000	\$535,000	\$468,450	1.142
09-09-16-200-198	2753 BRISTOL RIDGE	401	3/20/2024	\$538,000	PTA	\$538,000	\$266,100	\$49.46	\$532,126	1,869	2 STORY, C-BC	99	\$89,000	\$449,000	\$369,272	1.216
09-09-16-202-028	2876 DILLON	401	7/12/2023	\$700,000	WD	\$700,000	\$320,800	\$45.83	\$641,670	3,247	2 STORY, C-BC	96	\$110,000	\$590,000	\$483,336	1.221
09-09-10-400-191	2936 BARCLAY	401	12/29/2023	\$328,000	WD	\$328,000	\$161,000	\$49.09	\$322,088	1,623	2 STORY, C-BC	80	\$65,000	\$263,000	\$214,240	1.228
09-09-16-200-200	2757 BRISTOL RIDGE	401	5/24/2024	\$549,900	PTA	\$549,900	\$264,600	\$48.12	\$529,204	1,869	2 STORY, C-BC	99	\$89,000	\$460,900	\$366,837	1.256
09-09-16-202-011	2822 DILLON	401	6/28/2024	\$652,000	WD	\$652,000	\$311,900	\$47.84	\$623,872	2,732	2 STORY, C-BC	97	\$115,000	\$537,000	\$424,060	1.266
09-09-16-200-201	2759 BRISTOL RIDGE	401	12/28/2023	\$560,000	WD	\$560,000	\$266,100	\$47.52	\$532,126	1,869	2 STORY, C-BC	99	\$89,000	\$471,000	\$369,272	1.275
09-09-10-400-284	3062 BARCLAY	401	11/8/2023	\$345,000	WD	\$345,000	\$162,700	\$47.16	\$325,306	1,623	2 STORY, C-BC	81	\$65,000	\$280,000	\$216,922	1.291
09-09-16-200-199	2755 BRISTOL RIDGE	401	12/8/2023	\$567,835	PTA	\$567,835	\$266,100	\$46.86	\$532,126	1,869	2 STORY, C-BC	99	\$89,000	\$478,835	\$369,272	1.297
09-09-14-209-031	3055 CEDARBROOK	401	9/21/2023	\$610,000	WD	\$610,000	\$284,000	\$46.56	\$568,078	2,598	2 STORY, C-BC	67	\$119,700	\$490,300	\$373,648	1.312
09-09-16-200-202	2761 BRISTOL RIDGE	401	3/22/2024	\$597,149	PTA	\$597,149	\$275,300	\$46.10	\$550,594	1,872	2 STORY, C-BC	99	\$89,000	\$508,149	\$384,662	1.321
09-09-16-201-038	2883 DILLON	401	10/9/2023	\$750,000	WD	\$750,000	\$343,400	\$45.79	\$686,752	3,261	2 STORY, C-BC	96	\$115,000	\$635,000	\$476,460	1.333
09-09-10-400-172	2753 BARCLAY	401	1/29/2024	\$360,000	WD	\$360,000	\$164,200	\$45.61	\$328,395	1,623	2 STORY, C-BC	78	\$65,000	\$295,000	\$219,496	1.344
09-09-10-400-128	2881 BARCLAY	401	8/17/2023	\$350,000	WD	\$350,000	\$159,400	\$45.54	\$318,878	1,623	2 STORY, C-BC	79	\$65,000	\$285,000	\$211,565	1.347
09-09-16-201-073	2803 DILLON	401	9/6/2024	\$575,000	WD	\$575,000	\$293,700	\$51.08	\$587,461	1,760	RANCH, C-BC	95	\$115,000	\$460,000	\$337,472	1.363
09-09-16-203-011	2755 POLSON	401	9/10/2024	\$545,000	WD	\$545,000	\$275,400	\$50.53	\$550,858	1,702	RANCH, C-BC	94	\$115,000	\$430,000	\$311,327	1.381
09-09-15-102-141	2710 WINTER GARDEN	401	4/28/2023	\$480,000	WD	\$480,000	\$197,800	\$41.21	\$395,587	2,313	C-BC	74	\$85,500	\$394,500	\$281,897	1.399
09-09-16-201-014	2987 HAVRE	401	12/12/2023	\$541,000	WD	\$541,000	\$239,200	\$44.21	\$478,304	1,681	RANCH, C-BC	94	\$115,000	\$426,000	\$302,753	1.407
09-09-15-102-102	2702 MAITLAND	401	7/31/2024	\$427,000	WD	\$427,000	\$188,400	\$44.12	\$376,729	2,235	C-BC	70	\$89,000	\$338,000	\$239,774	1.410
09-09-10-400-086	2705 BARCLAY	401	6/15/2023	\$279,900	WD	\$279,900	\$115,800	\$41.37	\$231,671	1,148	RANCH, C-BC	79	\$63,000	\$216,900	\$153,337	1.415
09-09-10-400-229	2990 BARCLAY	401	8/29/2024	\$390,000	WD	\$390,000	\$168,400	\$43.18	\$336,733	1,623	2 STORY, C-BC	81	\$65,000	\$325,000	\$226,444	1.435
09-09-10-400-273	3067 BARCLAY	401	5/23/2023	\$431,000	WD	\$431,000	\$171,800	\$39.86	\$343,669	2,008	2 STORY, C-BC	82	\$63,000	\$368,000	\$255,154	1.442
09-09-10-400-212	2984 BARCLAY	401	8/12/2024	\$417,300	WD	\$417,300	\$203,400	\$48.74	\$406,866	2,008	2 STORY, C-BC	79	\$65,000	\$352,300	\$244,190	1.443
09-09-10-400-041	2860 BARCLAY	401	8/15/2024	\$380,000	WD	\$380,000	\$163,300	\$42.97	\$326,668	1,623	2 STORY, C-BC	78	\$65,000	\$315,000	\$218,057	1.445
09-09-10-400-166	2743 BARCLAY	401	4/21/2023	\$351,000	WD	\$351,000	\$140,900	\$40.14	\$281,831	1,623	2 STORY, C-BC	79	\$63,000	\$288,000	\$198,937	1.448
09-09-10-400-253	3023 BARCLAY	401	7/3/2023	\$437,200	WD	\$437,200	\$173,400	\$39.66	\$346,831	2,008	2 STORY, C-BC	80	\$63,000	\$374,200	\$258,028	1.450
09-09-16-204-012	2991 MONTANA	401	10/15/2023	\$570,000	WD	\$570,000	\$245,700	\$43.11	\$491,351	1,681	RANCH, C-BC	95	\$115,000	\$455,000	\$313,626	1.451
09-09-15-102-151	2734 WINTER GARDEN	401	6/21/2023	\$474,550	WD	\$474,550	\$187,400	\$39.49	\$374,802	2,235	C-BC	73	\$85,500	\$389,050	\$263,002	1.479
09-09-10-400-207	2972 BARCLAY	401	1/5/2024	\$436,000	PTA	\$436,000	\$181,900	\$41.72	\$363,712	2,008	2 STORY, C-BC	80	\$65,000	\$371,000	\$248,927	1.490
09-09-10-400-111	2821 BARCLAY	401	10/25/2024	\$398,000	WD	\$398,000	\$187,900	\$47.21	\$375,747	2,008	2 STORY, C-BC	78	\$65,000	\$333,000	\$221,962	1.500
09-09-16-204-010	2980 HAVRE	401	9/16/2024	\$605,000	WD	\$605,000	\$285,000	\$47.11	\$570,062	1,674	RANCH, C-BC	94	\$115,000	\$490,000	\$325,044	1.507
09-09-16-200-132	2915 N KNIGHTSBRIDGE	401	5/24/2024	\$439,900	WD	\$439,900	\$179,900	\$40.90	\$359,765	1,401	RANCH, C-BC	81	\$55,000	\$384,900	\$253,971	1.516
09-09-15-102-147	2724 WINTER GARDEN	401	4/24/2023	\$456,000	WD	\$456,000	\$175,600	\$38.51	\$351,233	2,235	C-BC	74	\$85,500	\$370,500	\$241,575	1.534
09-09-10-400-019	2788 BARCLAY	401	5/31/2024	\$385,000	WD	\$385,000	\$157,000	\$40.78	\$314,014	1,623	2 STORY, C-BC	78	\$65,000	\$320,000	\$207,512	1.542
09-09-16-200-128	2905 N KNIGHTSBRIDGE	401	9/19/2023	\$343,000	WD	\$343,000	\$137,500	\$40.09	\$274,902	1,014	RANCH, C-BC	82	\$55,000	\$288,000	\$183,252	1.572
09-09-16-200-069	2773 S KNIGHTSBRIDGE	401	4/28/2023	\$290,000	WD	\$290,000	\$111,600	\$38.48	\$223,155	1,182	RANCH, C-BC	82	\$70,200	\$219,800	\$139,050	1.581
09-09-10-400-102	2771 BARCLAY	401	11/13/2023	\$310,000	WD	\$310,000	\$124,500	\$40.16	\$249,004	1,148	RANCH, C-BC	79	\$65,000	\$245,000	\$153,337	1.598
09-09-15-102-116	2784 MAITLAND	401	8/26/2024	\$479,000	WD	\$479,000	\$190,900	\$39.85	\$381,741	2,130	C-BC	70	\$89,000	\$390,000	\$243,951	1.599
09-09-16-200-141	2932 N KNIGHTSBRIDGE	401	12/15/2023	\$405,000	WD	\$405,000	\$158,200	\$39.06	\$316,461	1,637	RANCH, C-BC	82	\$55,000	\$350,000	\$217,884	1.606
09-09-16-200-074	2775 S KNIGHTSBRIDGE	401	5/17/2023	\$285,500	WD	\$285,500	\$108,500	\$38.00	\$216,904	1,094	RANCH, C-BC	81	\$70,200	\$215,300	\$133,367	1.614
09-09-16-200-045	2714 S KNIGHTSBRIDGE	401	6/30/2023	\$307,500	WD	\$307,500	\$115,000	\$37.40	\$229,920	1,182	RANCH, C-BC	80	\$70,200	\$237,300	\$145,200	1.634
09-09-16-200-139	2928 N KNIGHTSBRIDGE	401	6/27/2023	\$330,000	WD	\$330,000	\$122,200	\$37.03	\$244,451	1,201	RANCH, C-BC	82	\$70,200	\$259,800	\$158,410	1.640
09-09-10-400-258	3037 BARCLAY	401	7/14/2023	\$390,000	WD	\$390,000	\$150,500	\$38.59	\$301,003	1,416	RANCH, C-BC	81	\$65,000	\$325,000	\$196,669	1.653
09-09-10-400-230	2992 BARCLAY	401	7/10/2024	\$325,000	WD	\$325,000	\$125,300	\$38.55	\$250,647	906	SPLIT LVL, C-BC	81	\$65,000	\$260,000	\$154,706	1.681
09-09-10-400-220	3034 BARCLAY	401	5/17/2024	\$417,000	WD	\$417,000	\$157,200	\$37.70	\$314,320	1,416	RANCH, C-BC	80	\$65,000	\$352,000	\$207,767	1.694
09-09-16-200-122	2910 N KNIGHTSBRIDGE	401	9/20/2023	\$368,000	WD	\$368,000	\$136,900	\$37.20	\$273,878	1,014	RANCH, C-BC	81	\$55,000	\$313,000	\$182,398	1.716
09-09-10-400-090	2713 BARCLAY	401	6/7/2023	\$340,000	WD	\$340,000	\$120,200	\$35.35	\$240,326	1,148	RANCH, C-BC	79	\$63,000	\$277,000	\$161,205	1.718
09-09-10-400-246	3015 BARCLAY	401	6/6/2024	\$310,000	WD	\$310,000	\$117,900	\$38.03	\$235,705	906	SPLIT LVL, C-BC	81	\$65,000	\$245,000	\$142,254	1.722
09-09-10-400-293	3078 BARCLAY	401	7/12/2024	\$320,500	WD	\$320,500	\$121,200	\$37.82	\$242,323	906	SPLIT LVL, C-BC	81	\$65,000	\$255,500	\$147,769	1.729
09-09-16-200-155	2956 HUNLEY	401	9/20/2024	\$425,000	PTA	\$425,000	\$177,200	\$41.69	\$354,348	1,637	RANCH, C-BC	81	\$55,000	\$370,000	\$213,820	1.730
09-09-16-200-040	2694 S KNIGHTSBRIDGE	401	12/30/2024	\$305,000	PTA	\$305,000	\$127,200	\$41.70	\$254,424	1,182	RANCH, C-BC	79	\$55,000	\$250,000	\$142,446	1.755

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09-09-16-200-043	2710 S KNIGHTSBRIDGE	401	2/5/2025	\$292,500	WD	\$292,500	\$121,800	\$41.64	\$243,661	1,094	RANCH, C-BC	79	\$55,000	\$237,500	\$134,758	1.762
09-09-16-200-061	2750 S KNIGHTSBRIDGE	401	9/25/2023	\$315,000	WD	\$315,000	\$115,700	\$36.73	\$231,418	1,182	RANCH, C-BC	81	\$55,000	\$260,000	\$147,015	1.769
09-09-16-200-151	2946 HUNLEY	401	8/29/2023	\$335,000	WD	\$335,000	\$122,300	\$36.51	\$244,636	1,201	RANCH, C-BC	82	\$55,000	\$280,000	\$158,030	1.772
09-09-16-200-089	2778 S KNIGHTSBRIDGE	401	2/6/2025	\$320,000	WD	\$320,000	\$131,800	\$41.19	\$263,544	1,236	RANCH, C-BC	80	\$55,000	\$265,000	\$148,960	1.779
09-09-10-400-014	2778 BARCLAY	401	6/13/2023	\$310,000	PTA	\$310,000	\$107,300	\$34.61	\$214,679	906	SPLIT LVL, C-BC	78	\$63,000	\$247,000	\$137,890	1.791
09-09-16-200-105	2814 S KNIGHTSBRIDGE	401	4/20/2023	\$321,000	WD	\$321,000	\$111,700	\$34.80	\$223,447	1,236	RANCH, C-BC	83	\$70,200	\$250,800	\$139,315	1.800
09-09-10-400-173	2755 BARCLAY	401	8/1/2023	\$328,000	WD	\$328,000	\$119,100	\$36.31	\$238,161	906	SPLIT LVL, C-BC	78	\$65,000	\$263,000	\$144,301	1.823
09-09-16-200-067	2769 S KNIGHTSBRIDGE	401	6/20/2024	\$310,000	WD	\$310,000	\$110,400	\$35.61	\$220,805	1,094	RANCH, C-BC	81	\$55,000	\$255,000	\$138,171	1.846
09-09-16-200-102	2808 S KNIGHTSBRIDGE	401	8/20/2024	\$310,000	WD	\$310,000	\$124,200	\$40.06	\$248,439	1,094	RANCH, C-BC	81	\$55,000	\$255,000	\$138,171	1.846
09-09-15-102-125	2716 MAITLAND	401	12/31/2024	\$510,000	PTA	\$510,000	\$203,600	\$39.92	\$407,181	1,853	C-BC	69	\$89,000	\$421,000	\$227,272	1.852
09-09-10-400-083	2701 BARCLAY	401	6/10/2024	\$412,500	WD	\$412,500	\$144,600	\$35.05	\$289,196	1,416	RANCH, C-BC	79	\$65,000	\$347,500	\$186,830	1.860
09-09-10-400-099	2767 BARCLAY	401	3/13/2025	\$398,000	WD	\$398,000	\$155,500	\$39.07	\$310,955	1,416	RANCH, C-BC	78	\$65,000	\$333,000	\$175,682	1.895
09-09-10-400-133	2891 BARCLAY	401	5/31/2023	\$326,000	WD	\$326,000	\$106,600	\$32.70	\$213,186	906	SPLIT LVL, C-BC	79	\$63,000	\$263,000	\$136,533	1.926
09-09-16-200-070	2793 S KNIGHTSBRIDGE	401	5/7/2024	\$325,000	WD	\$325,000	\$111,000	\$34.15	\$221,909	1,094	RANCH, C-BC	81	\$55,000	\$270,000	\$139,091	1.941
09-09-16-200-087	2774 S KNIGHTSBRIDGE	401	8/26/2024	\$320,000	WD	\$320,000	\$123,000	\$38.44	\$246,047	1,094	RANCH, C-BC	80	\$55,000	\$265,000	\$136,462	1.942
09-09-16-200-013	2860 S KNIGHTSBRIDGE	401	7/1/2024	\$349,000	WD	\$349,000	\$116,900	\$33.50	\$233,752	1,236	RANCH, C-BC	80	\$55,000	\$294,000	\$148,960	1.974
09-09-10-400-186	2924 BARCLAY	401	2/7/2025	\$340,000	WD	\$340,000	\$129,600	\$38.12	\$259,240	906	SPLIT LVL, C-BC	79	\$65,000	\$275,000	\$138,743	1.982
09-09-10-400-076	2762 BARCLAY	401	5/20/2024	\$369,900	WD	\$369,900	\$122,700	\$33.17	\$245,464	1,148	RANCH, C-BC	78	\$65,000	\$304,900	\$150,387	2.027
09-09-16-200-151	2946 HUNLEY	401	9/3/2024	\$370,000	WD	\$370,000	\$136,000	\$36.76	\$272,092	1,201	RANCH, C-BC	81	\$55,000	\$315,000	\$155,066	2.031
09-09-15-102-118	2740 MAITLAND	401	2/5/2025	\$520,000	PTA	\$520,000	\$181,100	\$34.83	\$362,101	1,487	C-BC	69	\$89,000	\$431,000	\$195,072	2.209

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2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-14-300-018	2043 GEORGETOWN	401	5/16/2023	\$494,800	WD	\$494,800	\$267,200	\$54.00	\$534,449	2,880	2 STORY, C-BC	60	\$100,121	\$394,679	\$234,772	1.681
09-09-14-205-002	2424 ANTIETAM	401	7/30/2024	\$700,000	WD	\$700,000	\$398,900	\$56.99	\$797,813	3,370	2 STORY, C-BC	65	\$87,419	\$612,581	\$338,283	1.811
09-09-14-207-011	2750 GEORGETOWN	401	9/13/2024	\$350,000	WD	\$350,000	\$205,600	\$58.74	\$411,178	1,318	RANCH, C-BC	53	\$94,707	\$255,293	\$137,596	1.855
09-09-14-205-037	3135 BLUETT	401	10/3/2023	\$429,900	WD	\$429,900	\$213,500	\$49.66	\$426,967	1,648	2 STORY, C-BC	54	\$101,417	\$328,483	\$158,805	2.068
09-09-14-300-051	2361 GEORGETOWN	401	12/17/2024	\$455,000	PTA	\$455,000	\$247,300	\$54.35	\$494,627	1,804	RANCH, C-BC	51	\$100,441	\$354,559	\$171,385	2.069
09-09-14-302-032	2092 YORKTOWN	401	10/4/2024	\$590,000	WD	\$590,000	\$312,100	\$52.90	\$624,162	2,332	2 STORY, C-BC	62	\$90,822	\$499,178	\$231,887	2.153
09-09-14-302-035	2074 YORKTOWN	401	11/15/2023	\$505,000	WD	\$505,000	\$231,800	\$45.90	\$463,525	1,944	2 STORY, C-BC	54	\$89,103	\$415,897	\$182,645	2.277
09-09-14-201-001	2370 GEORGETOWN	401	7/28/2023	\$537,000	WD	\$537,000	\$225,700	\$42.03	\$451,403	1,999	2 STORY, C-BC	54	\$108,526	\$428,474	\$185,339	2.312
09-09-14-300-036	2227 GEORGETOWN	401	11/26/2024	\$627,750	WD	\$627,750	\$302,300	\$48.16	\$604,522	2,349	1 1/2 ST, C-BC	57	\$89,147	\$538,603	\$224,076	2.404
09-09-14-203-023	3042 LEXINGTON	401	6/9/2023	\$630,000	WD	\$630,000	\$268,800	\$42.67	\$537,655	2,397	2 STORY, C-BC	54	\$96,665	\$533,335	\$215,117	2.479
09-09-14-202-007	3154 BLUETT	401	6/2/2023	\$507,500	WD	\$507,500	\$196,300	\$38.68	\$392,613	1,647	2 STORY, C-BC	53	\$103,526	\$403,974	\$156,263	2.585
09-09-14-301-036	2227 YORKTOWN	401	5/31/2024	\$634,000	WD	\$634,000	\$234,400	\$36.97	\$468,831	2,063	1 1/2 ST, C-BC	53	\$95,329	\$538,671	\$177,858	3.029
09-09-14-205-020	2537 GEORGETOWN	401	2/26/2025	\$636,200	WD	\$636,200	\$251,600	\$39.55	\$503,263	1,944	2 STORY, C-BC	54	\$86,756	\$549,444	\$181,090	3.034
09-09-14-300-044	2309 GEORGETOWN	401	5/11/2023	\$605,000	WD	\$605,000	\$205,300	\$33.93	\$410,565	1,929	1 1/2 ST, C-BC	53	\$109,381	\$495,619	\$162,802	3.044
09-09-14-208-057	2647 ANTIETAM	401	6/28/2024	\$700,000	WD	\$700,000	\$240,200	\$34.31	\$480,368	1,954	2 STORY, C-BC	54	\$94,035	\$605,965	\$183,968	3.294

ECF 0039 \$6,954,755 \$2,941,886 2.360

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-14-300-018	2043 GEORGETOWN	401	5/16/2023	\$494,800	WD	\$494,800	\$267,200	\$54.00	\$534,449	2,880	2 STORY, C-BC	60	\$100,121	\$394,679	\$234,772	1.681
09-09-14-205-002	2424 ANTIETAM	401	7/30/2024	\$700,000	WD	\$700,000	\$398,900	\$56.99	\$797,813	3,370	2 STORY, C-BC	65	\$87,419	\$612,581	\$338,283	1.811
09-09-14-207-011	2750 GEORGETOWN	401	9/13/2024	\$350,000	WD	\$350,000	\$205,600	\$58.74	\$411,178	1,318	RANCH, C-BC	53	\$94,707	\$255,293	\$137,596	1.855
09-09-14-205-037	3135 BLUETT	401	10/3/2023	\$429,900	WD	\$429,900	\$213,500	\$49.66	\$426,967	1,648	2 STORY, C-BC	54	\$101,417	\$328,483	\$158,805	2.068
09-09-14-300-051	2361 GEORGETOWN	401	12/17/2024	\$455,000	PTA	\$455,000	\$247,300	\$54.35	\$494,627	1,804	RANCH, C-BC	51	\$100,441	\$354,559	\$171,385	2.069
09-09-14-302-032	2092 YORKTOWN	401	10/4/2024	\$590,000	WD	\$590,000	\$312,100	\$52.90	\$624,162	2,332	2 STORY, C-BC	62	\$90,822	\$499,178	\$231,887	2.153
09-09-14-302-035	2074 YORKTOWN	401	11/15/2023	\$505,000	WD	\$505,000	\$231,800	\$45.90	\$463,525	1,944	2 STORY, C-BC	54	\$89,103	\$415,897	\$182,645	2.277
09-09-14-201-001	2370 GEORGETOWN	401	7/28/2023	\$537,000	WD	\$537,000	\$225,700	\$42.03	\$451,403	1,999	2 STORY, C-BC	54	\$108,526	\$428,474	\$185,339	2.312
09-09-14-300-036	2227 GEORGETOWN	401	11/26/2024	\$627,750	WD	\$627,750	\$302,300	\$48.16	\$604,522	2,349	1 1/2 ST, C-BC	57	\$89,147	\$538,603	\$224,076	2.404
09-09-14-203-023	3042 LEXINGTON	401	6/9/2023	\$630,000	WD	\$630,000	\$268,800	\$42.67	\$537,655	2,397	2 STORY, C-BC	54	\$96,665	\$533,335	\$215,117	2.479
09-09-14-202-007	3154 BLUETT	401	6/2/2023	\$507,500	WD	\$507,500	\$196,300	\$38.68	\$392,613	1,647	2 STORY, C-BC	53	\$103,526	\$403,974	\$156,263	2.585
09-09-14-301-036	2227 YORKTOWN	401	5/31/2024	\$634,000	WD	\$634,000	\$234,400	\$36.97	\$468,831	2,063	1 1/2 ST, C-BC	53	\$95,329	\$538,671	\$177,858	3.029
09-09-14-205-020	2537 GEORGETOWN	401	2/26/2025	\$636,200	WD	\$636,200	\$251,600	\$39.55	\$503,263	1,944	2 STORY, C-BC	54	\$86,756	\$549,444	\$181,090	3.034
09-09-14-300-044	2309 GEORGETOWN	401	5/11/2023	\$605,000	WD	\$605,000	\$205,300	\$33.93	\$410,565	1,929	1 1/2 ST, C-BC	53	\$109,381	\$495,619	\$162,802	3.044
09-09-14-208-057	2647 ANTIETAM	401	6/28/2024	\$700,000	WD	\$700,000	\$240,200	\$34.31	\$480,368	1,954	2 STORY, C-BC	54	\$94,035	\$605,965	\$183,968	3.294
09-09-14-201-015	3280 BLUETT	401	7/21/2023	\$535,000	WD	\$535,000	\$257,700	\$48.17	\$515,447	2,509	2 STORY, C-BC	53	\$108,813	\$426,187	\$219,802	1.939
09-09-14-212-029	3348 BLUETT	401	10/23/2024	\$470,000	WD	\$470,000	\$259,000	\$55.11	\$517,912	1,859	2 STORY, C-BC	56	\$92,095	\$377,905	\$193,553	1.952
09-09-14-213-024	3315 ALTON	401	8/11/2023	\$489,900	WD	\$489,900	\$235,000	\$47.97	\$470,039	2,037	2 STORY, C-BC	56	\$90,633	\$399,267	\$194,567	2.052
09-09-14-211-011	3424 YELLOWSTONE	401	7/20/2023	\$537,500	WD	\$537,500	\$214,400	\$39.89	\$428,721	1,684	2 STORY, C-BC	57	\$98,881	\$438,619	\$178,292	2.460

ECF 0040 \$8,596,733 \$3,728,101 2.300

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-14-100-045	3405 BURBANK	401	10/3/2023	\$100,000	PTA	\$100,000	\$103,500	\$103.50	\$207,078	1,140	C-BC	56	\$58,000	\$42,000	\$87,693	0.479
09-09-14-100-342	3350 BURBANK	401	7/28/2023	\$225,000	WD	\$225,000	\$125,300	\$55.69	\$250,581	1,280	C-BC	60	\$58,000	\$167,000	\$113,283	1.474
09-09-14-100-277	3146 BOLGOS	401	8/21/2023	\$218,000	WD	\$218,000	\$113,600	\$52.11	\$227,167	1,074	C-BC	56	\$58,000	\$160,000	\$99,510	1.608
09-09-14-100-390	3466 BURBANK	401	10/27/2023	\$275,000	PTA	\$275,000	\$138,700	\$50.44	\$277,443	1,280	C-BC	67	\$58,000	\$217,000	\$129,084	1.681
09-09-14-100-415	3524 BURBANK	401	7/12/2023	\$275,000	WD	\$275,000	\$134,900	\$49.05	\$269,842	1,280	C-BC	66	\$58,000	\$217,000	\$124,613	1.741
09-09-14-100-256	3011 BOLGOS	401	5/25/2023	\$250,000	WD	\$250,000	\$122,400	\$48.96	\$244,718	1,401	C-BC	56	\$58,000	\$192,000	\$109,834	1.748
09-09-14-100-223	3246 BOLGOS	401	8/11/2023	\$189,000	PTA	\$189,000	\$92,200	\$48.78	\$184,373	846	C-BC	56	\$58,000	\$131,000	\$74,337	1.762
09-09-14-100-360	3394 BURBANK	401	1/26/2024	\$260,000	PTA	\$260,000	\$130,400	\$50.15	\$260,869	1,280	C-BC	60	\$58,000	\$202,000	\$106,773	1.892
09-09-14-100-240	3222 BOLGOS	401	3/17/2025	\$212,000	WD	\$212,000	\$107,600	\$50.75	\$215,180	872	C-BC	55	\$58,000	\$154,000	\$78,590	1.960
09-09-14-100-346	3360 BURBANK	401	6/12/2023	\$269,000	WD	\$269,000	\$119,800	\$44.54	\$239,514	1,280	C-BC	60	\$58,000	\$211,000	\$106,773	1.976
09-09-14-100-423	3546 BURBANK	401	6/28/2024	\$293,000	WD	\$293,000	\$141,500	\$48.29	\$283,044	1,280	C-BC	67	\$58,000	\$235,000	\$118,444	1.984
09-09-14-100-145	3318 GREEN	401	4/3/2023	\$266,500	WD	\$266,500	\$117,800	\$44.20	\$235,557	1,401	C-BC	57	\$58,000	\$208,500	\$104,445	1.996
09-09-14-100-078	3495 BURBANK	401	12/4/2023	\$267,500	WD	\$267,500	\$117,500	\$43.93	\$235,074	1,401	C-BC	56	\$58,000	\$209,500	\$104,161	2.011
09-09-14-100-173	3275 BOLGOS	401	1/10/2025	\$280,000	WD	\$280,000	\$138,100	\$49.32	\$276,210	1,401	C-BC	56	\$58,000	\$222,000	\$109,105	2.035
09-09-14-100-291	3180 BOLGOS	401	9/16/2024	\$300,000	WD	\$300,000	\$143,800	\$47.93	\$287,602	1,430	C-BC	55	\$58,000	\$242,000	\$114,801	2.108
09-09-14-100-361	3396 BURBANK	401	6/21/2024	\$299,000	WD	\$299,000	\$135,900	\$45.45	\$271,817	1,280	C-BC	60	\$58,000	\$241,000	\$112,535	2.142
09-09-14-100-223	3246 BOLGOS	401	2/28/2025	\$215,000	WD	\$215,000	\$101,500	\$47.21	\$203,052	846	C-BC	55	\$58,000	\$157,000	\$78,526	2.165
09-09-14-100-203	3003 BOLGOS	401	11/21/2024	\$289,900	WD	\$289,900	\$134,800	\$46.50	\$269,566	1,430	C-BC	55	\$58,000	\$231,900	\$105,783	2.192
09-09-14-100-056	3459 BURBANK	401	11/14/2024	\$275,000	WD	\$275,000	\$127,300	\$46.29	\$254,610	1,210	C-BC	55	\$58,000	\$217,000	\$98,305	2.207
09-09-14-100-293	3184 BOLGOS	401	5/29/2024	\$292,000	WD	\$292,000	\$128,900	\$44.14	\$257,798	1,401	C-BC	56	\$58,000	\$234,000	\$105,157	2.225
09-09-14-100-018	3371 BURBANK	401	12/6/2024	\$270,000	WD	\$270,000	\$121,600	\$45.04	\$243,230	1,210	C-BC	55	\$58,000	\$212,000	\$92,615	2.289
09-09-14-100-327	3064 BOLGOS	401	5/20/2024	\$301,000	WD	\$301,000	\$129,800	\$43.12	\$259,529	1,280	C-BC	60	\$58,000	\$243,000	\$106,068	2.291
09-09-14-100-276	3144 BOLGOS	401	11/30/2023	\$290,000	WD	\$290,000	\$113,600	\$39.17	\$227,167	1,074	C-BC	56	\$58,000	\$232,000	\$99,510	2.331
09-09-14-100-123	3591 BURBANK	401	7/1/2024	\$313,500	WD	\$313,500	\$132,900	\$42.39	\$265,775	1,430	C-BC	56	\$58,000	\$255,500	\$109,355	2.336
09-09-14-100-128	3607 BURBANK	401	6/24/2024	\$268,000	WD	\$268,000	\$114,100	\$42.57	\$228,118	1,138	C-BC	56	\$58,000	\$210,000	\$89,536	2.345
09-09-14-100-134	3619 BURBANK	401	4/18/2023	\$265,000	WD	\$265,000	\$103,900	\$39.21	\$207,704	1,210	C-BC	57	\$58,000	\$207,000	\$88,061	2.351
09-09-14-100-308	3002 BOLGOS	401	5/17/2024	\$335,000	WD	\$335,000	\$139,900	\$41.76	\$279,703	1,280	C-BC	60	\$58,000	\$277,000	\$116,686	2.374
09-09-14-100-288	3174 BOLGOS	401	9/11/2024	\$315,000	WD	\$315,000	\$136,200	\$43.24	\$272,318	1,401	C-BC	55	\$58,000	\$257,000	\$107,159	2.398
09-09-14-100-079	3497 BURBANK DR	401	9/1/2023	\$290,000	WD	\$290,000	\$109,700	\$37.83	\$219,374	1,210	C-BC	56	\$58,000	\$232,000	\$94,926	2.444
09-09-14-100-121	3595 BURBANK	401	12/13/2024	\$269,000	PTA	\$269,000	\$114,600	\$42.60	\$229,110	1,140	C-BC	55	\$58,000	\$211,000	\$85,555	2.466
09-09-14-100-242	3216 BOLGOS	401	7/25/2024	\$279,250	WD	\$279,250	\$111,800	\$40.04	\$223,509	1,140	C-BC	56	\$58,000	\$221,250	\$87,110	2.540
09-09-14-100-034	3401 BURBANK	401	10/15/2024	\$289,400	WD	\$289,400	\$116,600	\$40.29	\$233,222	1,140	C-BC	55	\$58,000	\$231,400	\$87,611	2.641
09-09-14-100-045	3405 BURBANK	401	12/6/2024	\$285,000	WD	\$285,000	\$114,600	\$40.21	\$229,110	1,140	C-BC	55	\$58,000	\$227,000	\$85,555	2.653
09-09-14-100-236	3228 BOLGOS	401	6/23/2023	\$330,000	WD	\$330,000	\$107,300	\$32.52	\$214,528	1,138	C-BC	56	\$58,000	\$272,000	\$92,075	2.954
09-09-14-100-029	3391 BURBANK	401	5/7/2024	\$317,000	WD	\$317,000	\$110,500	\$34.86	\$221,050	1,140	C-BC	56	\$58,000	\$259,000	\$85,816	3.018
09-09-14-100-294	3186 BOLGOS	401	4/28/2023	\$317,000	WD	\$317,000	\$99,300	\$31.32	\$198,515	1,140	C-BC	57	\$58,000	\$259,000	\$82,656	3.133

ECF 0041 \$7,697,050 \$3,586,047 2.150

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-23-103-019	3684 MIDDLETON	401	2/10/2024	\$500,300	WD	\$500,300	\$252,900	\$50.55	\$505,779	1,969	2 STORY, C-BC	54	\$106,361	\$393,939	\$190,199	2.071
09-09-23-102-010	3654 FREDERICK	401	7/21/2023	\$553,000	WD	\$553,000	\$276,500	\$50.00	\$552,978	2,128	2 STORY, C-BC	55	\$114,542	\$438,458	\$210,483	2.083
09-09-23-103-011	3642 MIDDLETON	401	5/8/2023	\$550,000	WD	\$550,000	\$240,800	\$43.78	\$481,593	1,910	2 STORY, C-BC	54	\$106,020	\$443,980	\$180,304	2.462
09-09-23-103-019	3684 MIDDLETON	401	7/10/2024	\$597,800	WD	\$597,800	\$257,200	\$43.02	\$514,421	1,969	2 STORY, C-BC	53	\$106,361	\$491,439	\$185,482	2.650
09-09-23-104-016	3702 MIDDLETON	401	5/19/2023	\$639,000	WD	\$639,000	\$260,000	\$40.69	\$519,941	2,252	2 STORY, C-BC	54	\$116,406	\$522,594	\$193,728	2.698

ECF 0042 \$2,290,410 \$960,196 2.390

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-23-406-026	3525 CHARTER	401	4/5/2023	\$600,000	WD	\$600,000	\$304,200	\$50.70	\$608,351	2,084	2 STORY, C-BC	59	\$115,074	\$484,926	\$222,799	2.177
09-09-23-400-032	1280 BARDSTOWN	401	3/7/2024	\$604,900	WD	\$604,900	\$316,400	\$52.31	\$632,810	2,150	2 STORY, C-BC	57	\$112,428	\$492,472	\$226,253	2.177
09-09-23-401-012	3556 PRESTWICK	401	7/17/2023	\$590,000	WD	\$590,000	\$287,700	\$48.76	\$575,319	1,752	RANCH, C-BC	54	\$129,074	\$460,926	\$201,556	2.287
09-09-23-403-004	1470 BARDSTOWN	401	9/21/2023	\$640,000	WD	\$640,000	\$282,600	\$44.16	\$565,166	2,126	2 STORY, C-BC	54	\$105,498	\$534,502	\$209,894	2.547
09-09-23-407-007	1130 BARDSTOWN	401	6/26/2023	\$700,000	WD	\$700,000	\$307,200	\$43.89	\$614,338	2,336	2 STORY, C-BC	58	\$119,580	\$580,420	\$223,468	2.597
09-09-23-406-001	3510 WINDEMERE	401	5/1/2023	\$766,000	WD	\$766,000	\$329,400	\$43.00	\$658,701	2,674	2 STORY, C-BC	53	\$130,244	\$635,756	\$238,689	2.664

ECF 0043 \$3,189,002 \$1,322,659 2.410

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-26-204-204	640 WATERSEEDGE	401	1/16/2024	\$255,000	PTA	\$255,000	\$137,100	\$53.76	\$274,197	1,260	2 STORY, C-BC	57	\$55,000	\$200,000	\$99,635	2.007
09-09-26-204-183	615 WATERSEEDGE	401	3/4/2024	\$290,000	WD	\$290,000	\$154,400	\$53.24	\$308,772	1,516	RANCH, C-BC	57	\$55,000	\$235,000	\$115,351	2.037
09-09-26-204-346	771 SKYNOB	401	6/10/2023	\$270,000	WD	\$270,000	\$124,700	\$46.19	\$249,307	1,260	RANCH, C-BC	57	\$60,000	\$210,000	\$99,635	2.108
09-09-26-204-345	769 SKYNOB	401	5/2/2023	\$260,000	WD	\$260,000	\$120,000	\$46.15	\$239,983	1,260	RANCH, C-BC	58	\$60,000	\$200,000	\$94,728	2.111
09-09-26-204-222	681 WATERSEEDGE	401	11/7/2023	\$270,000	WD	\$270,000	\$132,100	\$48.93	\$264,234	1,260	RANCH, C-BC	57	\$55,000	\$215,000	\$99,635	2.158
09-09-26-204-180	612 WATERSEEDGE	401	11/14/2023	\$259,900	WD	\$259,900	\$125,600	\$48.33	\$251,220	1,152	2 STORY, C-BC	57	\$55,000	\$204,900	\$93,438	2.193
09-09-26-204-249	742 WATERSEEDGE	401	10/16/2024	\$260,000	WD	\$260,000	\$139,100	\$53.50	\$278,162	1,208	2 STORY, C-BC	56	\$55,000	\$205,000	\$92,984	2.205
09-09-26-204-315	709 SKYNOB	401	3/15/2024	\$275,000	WD	\$275,000	\$137,100	\$49.85	\$274,197	1,260	RANCH, C-BC	57	\$55,000	\$220,000	\$99,635	2.208
09-09-26-204-267	764 WATERSEEDGE	401	3/13/2024	\$280,000	WD	\$280,000	\$136,900	\$48.89	\$273,761	1,208	RANCH, C-BC	57	\$55,000	\$225,000	\$99,437	2.263
09-09-26-204-079	644 PENINSULA	401	10/19/2023	\$300,000	WD	\$300,000	\$140,200	\$46.73	\$280,462	1,516	RANCH, C-BC	57	\$55,000	\$245,000	\$107,363	2.282
09-09-26-204-355	789 SKYNOB	401	11/20/2023	\$327,500	WD	\$327,500	\$148,600	\$45.37	\$297,237	1,516	RANCH, C-BC	57	\$55,000	\$272,500	\$115,351	2.362
09-09-26-204-239	731 WATERSEEDGE	401	10/1/2024	\$295,000	WD	\$295,000	\$149,400	\$50.64	\$298,797	1,260	2 STORY, C-BC	56	\$55,000	\$240,000	\$101,582	2.363
09-09-26-204-351	781 SKYNOB	401	8/5/2023	\$291,000	WD	\$291,000	\$132,100	\$45.40	\$264,234	1,260	RANCH, C-BC	57	\$55,000	\$236,000	\$99,635	2.369
09-09-26-204-353	785 SKYNOB	401	7/19/2024	\$290,000	WD	\$290,000	\$136,400	\$47.03	\$272,754	1,260	2 STORY, C-BC	57	\$55,000	\$235,000	\$98,979	2.374
09-09-26-204-060	606 PENINSULA	401	9/20/2023	\$267,000	WD	\$267,000	\$121,300	\$45.43	\$242,505	1,152	2 STORY, C-BC	57	\$55,000	\$212,000	\$89,288	2.374
09-09-26-204-244	737 WATERSEEDGE	401	2/4/2025	\$290,000	WD	\$290,000	\$144,200	\$49.72	\$288,381	1,260	RANCH, C-BC	56	\$55,000	\$235,000	\$97,242	2.417
09-09-26-204-226	689 WATERSEEDGE	401	5/28/2024	\$305,000	WD	\$305,000	\$141,200	\$46.30	\$282,471	1,260	RANCH, C-BC	57	\$55,000	\$250,000	\$103,396	2.418
09-09-26-204-228	719 WATERSEEDGE	401	10/9/2023	\$335,000	WD	\$335,000	\$148,600	\$44.36	\$297,237	1,516	RANCH, C-BC	57	\$55,000	\$280,000	\$115,351	2.427
09-09-26-204-038	3123 LAKEHAVEN	401	10/21/2024	\$317,000	WD	\$317,000	\$156,600	\$49.40	\$313,166	1,516	RANCH, C-BC	56	\$55,000	\$262,000	\$107,569	2.436
09-09-26-204-207	646 WATERSEEDGE	401	4/7/2023	\$295,000	WD	\$295,000	\$120,000	\$40.68	\$239,983	1,260	RANCH, C-BC	58	\$60,000	\$235,000	\$94,728	2.481
09-09-26-204-267	764 WATERSEEDGE	401	1/2/2025	\$297,000	PTA	\$297,000	\$144,000	\$48.48	\$287,903	1,208	RANCH, C-BC	56	\$55,000	\$242,000	\$97,043	2.494
09-09-26-204-189	621 WATERSEEDGE	401	10/10/2023	\$330,000	WD	\$330,000	\$143,200	\$43.39	\$286,458	1,516	RANCH, C-BC	57	\$55,000	\$275,000	\$110,218	2.495
09-09-26-204-261	758 WATERSEEDGE	401	7/6/2023	\$300,000	WD	\$300,000	\$120,500	\$40.17	\$241,019	1,208	RANCH, C-BC	57	\$60,000	\$240,000	\$95,273	2.519
09-09-26-204-120	732 PENINSULA	401	5/18/2023	\$271,000	WD	\$271,000	\$109,300	\$40.33	\$218,509	1,152	2 STORY, C-BC	57	\$60,000	\$211,000	\$83,426	2.529
09-09-26-204-188	620 WATERSEEDGE	401	6/22/2023	\$286,000	WD	\$286,000	\$114,800	\$40.14	\$229,647	1,152	2 STORY, C-BC	57	\$60,000	\$226,000	\$89,288	2.531
09-09-26-204-306	691 SKYNOB	401	12/20/2023	\$339,000	WD	\$339,000	\$148,700	\$43.86	\$297,480	1,516	RANCH, C-BC	57	\$55,000	\$284,000	\$110,218	2.577
09-09-26-204-072	630 PENINSULA	401	6/19/2023	\$345,000	WD	\$345,000	\$134,700	\$39.04	\$269,414	1,516	RANCH, C-BC	57	\$60,000	\$285,000	\$110,218	2.586
09-09-26-204-326	731 SKYNOB	401	6/20/2023	\$351,000	WD	\$351,000	\$134,700	\$38.38	\$269,414	1,516	RANCH, C-BC	57	\$60,000	\$291,000	\$110,218	2.640
09-09-26-204-153	771 PENINSULA	401	12/16/2024	\$340,000	WD	\$340,000	\$156,600	\$46.06	\$313,166	1,516	RANCH, C-BC	56	\$55,000	\$285,000	\$107,569	2.649
09-09-26-204-325	729 PENINSULA	401	3/11/2024	\$350,000	WD	\$350,000	\$148,700	\$42.49	\$297,480	1,516	RANCH, C-BC	57	\$55,000	\$295,000	\$110,218	2.677
09-09-26-204-071	628 PENINSULA	401	6/16/2023	\$370,000	WD	\$370,000	\$139,600	\$37.73	\$279,167	1,516	RANCH, C-BC	57	\$60,000	\$310,000	\$115,351	2.687
09-09-26-204-143	759 PENINSULA	401	6/14/2024	\$305,000	WD	\$305,000	\$129,600	\$42.49	\$259,200	1,152	2 STORY, C-BC	57	\$55,000	\$250,000	\$92,818	2.693
09-09-26-204-054	3167 LAKEHAVEN	401	2/21/2024	\$297,000	WD	\$297,000	\$125,700	\$42.32	\$251,434	1,152	2 STORY, C-BC	57	\$55,000	\$242,000	\$89,288	2.710
09-09-26-204-209	649 WATERSEEDGE	401	6/15/2023	\$315,000	WD	\$315,000	\$118,800	\$37.71	\$237,532	1,152	2 STORY, C-BC	57	\$60,000	\$255,000	\$93,438	2.729
09-09-26-204-083	652 PENINSULA	401	6/23/2023	\$361,000	WD	\$361,000	\$134,700	\$37.31	\$269,414	1,516	RANCH, C-BC	57	\$60,000	\$301,000	\$110,218	2.731
09-09-26-204-167	798 PENINSULA	401	5/15/2024	\$300,000	WD	\$300,000	\$125,700	\$41.90	\$251,434	1,152	2 STORY, C-BC	57	\$55,000	\$245,000	\$89,288	2.744
09-09-26-204-092	670 PENINSULA	401	10/3/2023	\$300,000	WD	\$300,000	\$121,300	\$40.43	\$242,505	1,152	2 STORY, C-BC	57	\$55,000	\$245,000	\$89,288	2.744
09-09-26-204-091	668 PENINSULA	401	2/6/2024	\$311,500	WD	\$311,500	\$130,300	\$41.83	\$260,564	1,152	2 STORY, C-BC	57	\$55,000	\$256,500	\$93,438	2.745
09-09-26-204-164	792 PENINSULA	401	11/1/2024	\$295,500	WD	\$295,500	\$132,100	\$44.70	\$264,129	1,152	2 STORY, C-BC	56	\$55,000	\$240,500	\$87,137	2.760
09-09-26-204-122	734 PENINSULA	401	7/11/2024	\$300,000	WD	\$300,000	\$125,100	\$41.70	\$250,129	1,152	2 STORY, C-BC	57	\$55,000	\$245,000	\$88,695	2.762
09-09-26-204-174	606 WATERSEEDGE	401	7/1/2024	\$300,000	WD	\$300,000	\$125,100	\$41.70	\$250,129	1,152	2 STORY, C-BC	57	\$55,000	\$245,000	\$88,695	2.762
09-09-26-204-156	774 PENINSULA	401	3/28/2024	\$305,000	PTA	\$305,000	\$125,700	\$41.21	\$251,434	1,152	2 STORY, C-BC	57	\$55,000	\$250,000	\$89,288	2.800
09-09-26-204-230	721 WATERSEEDGE	401	3/21/2025	\$357,000	WD	\$357,000	\$156,600	\$43.87	\$313,166	1,516	RANCH, C-BC	56	\$55,000	\$302,000	\$107,569	2.807
09-09-26-204-005	3019 LAKEHAVEN	401	11/25/2024	\$300,000	WD	\$300,000	\$132,100	\$44.03	\$264,129	1,152	2 STORY, C-BC	56	\$55,000	\$245,000	\$87,137	2.812
09-09-26-204-100	686 PENINSULA	401	7/24/2024	\$310,000	WD	\$310,000	\$125,100	\$40.35	\$250,129	1,152	2 STORY, C-BC	57	\$55,000	\$255,000	\$88,695	2.875
09-09-26-204-302	683 SKYNOB	401	10/25/2024	\$382,000	WD	\$382,000	\$162,600	\$42.57	\$325,187	1,516	RANCH, C-BC	56	\$55,000	\$327,000	\$112,578	2.905
09-09-26-204-061	608 PENINSULA	401	8/1/2024	\$315,000	WD	\$315,000	\$125,100	\$39.71	\$250,129	1,152	2 STORY, C-BC	57	\$55,000	\$260,000	\$88,695	2.931
09-09-26-204-047	3149 LAKEHAVEN	401	8/2/2024	\$315,000	WD	\$315,000	\$132,100	\$41.94	\$264,129	1,152	2 STORY, C-BC	56	\$55,000	\$260,000	\$87,137	2.984
09-09-26-204-007	3023 LAKEHAVEN	401	7/11/2024	\$385,000	WD	\$385,000	\$147,900	\$38.42	\$295,887	1,516	2 STORY, C-BC	57	\$55,000	\$330,000	\$109,494	3.014
09-09-26-204-089	664 PENINSULA	401	9/13/2024	\$320,000	WD	\$320,000	\$132,100	\$41.28	\$264,129	1,152	2 STORY, C-BC	56	\$55,000	\$265,000	\$87,137	3.041

ECF 0044 \$12,580,400 \$4,944,037 2.550

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
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2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-23-409-031	3915 WINDEMERE	401	5/5/2023	\$753,000	WD	\$753,000	\$345,000	\$45.82	\$689,967	2,680	2 STORY, B-A	68	\$135,628	\$617,372	\$369,559	1.671
09-09-23-409-025	1030 FAIRMOUNT	401	9/19/2024	\$655,000	PTA	\$655,000	\$347,100	\$52.99	\$694,109	2,842	2 STORY, C-BC	64	\$121,932	\$533,068	\$301,146	1.770
09-09-23-403-057	1255 SEVERN	401	6/9/2023	\$765,000	WD	\$765,000	\$318,900	\$41.69	\$637,755	2,648	2 STORY, C-BC	62	\$150,421	\$614,579	\$324,889	1.892
09-09-23-409-012	3810 WINDEMERE	401	10/8/2024	\$660,000	WD	\$660,000	\$329,500	\$49.92	\$659,091	2,418	2 STORY, C-BC	64	\$133,690	\$526,310	\$276,527	1.903
09-09-23-409-036	3940 WYNNSTONE	401	6/29/2023	\$900,000	WD	\$900,000	\$369,500	\$41.06	\$739,048	3,034	2 STORY, C-BC	68	\$140,945	\$759,055	\$398,735	1.904
09-09-23-403-065	1250 WYNNSTONE	401	7/30/2024	\$757,500	WD	\$757,500	\$321,700	\$42.47	\$643,353	2,360	2 STORY, C-BC	65	\$125,689	\$631,811	\$323,540	1.953
09-09-23-408-022	3720 DINES	401	6/7/2024	\$835,000	WD	\$835,000	\$314,300	\$37.64	\$628,660	2,828	2 STORY, C-BC	66	\$129,383	\$705,617	\$312,048	2.261
09-09-23-403-060	1215 SEVERN	401	7/3/2024	\$900,000	WD	\$900,000	\$337,800	\$37.53	\$675,518	3,381	2 STORY, C-BC	61	\$138,129	\$761,871	\$335,868	2.268
09-09-23-403-016	1415 N FOLKSTONE	401	8/6/2024	\$800,000	WD	\$800,000	\$259,500	\$32.44	\$519,088	2,600	2 STORY, C-BC	60	\$120,000	\$680,000	\$249,430	2.726
09-09-23-409-022	1000 FAIRMOUNT	401	9/9/2024	\$881,000	WD	\$881,000	\$311,100	\$35.31	\$629,086	2,382	2 STORY, C-BC	65	\$121,921	\$759,079	\$266,929	2.844

ECF 0045 \$6,588,762 \$3,158,672 2.090

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-118-013	526 DETROIT ST	401	6/5/2023	\$350,000	WD	\$350,000	\$150,600	\$43.03	\$301,247	864	1 1/2 ST, C-BC	50	\$154,141	\$195,859	\$73,553	2.663
09-09-29-115-025	331 E ANN ST	401	4/21/2023	\$470,000	WD	\$470,000	\$198,100	\$42.15	\$396,228	1,300	2 STORY, C-BC	50	\$178,542	\$291,458	\$108,843	2.678
09-09-29-105-017	602 CATHERINE ST	401	11/5/2024	\$846,000	WD	\$846,000	\$438,200	\$51.80	\$876,425	2,794	2 STORY, C-BC	49	\$171,906	\$674,094	\$238,820	2.823

ECF 0046 \$1,161,411 \$421,216 2.760

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-118-013	526 DETROIT ST	401	6/5/2023	\$350,000	WD	\$350,000	\$150,600	\$43.03	\$301,247	864	1 1/2 ST, C-BC	50	\$154,141	\$195,859	\$73,553	2.663
09-09-29-115-025	331 E ANN ST	401	4/21/2023	\$470,000	WD	\$470,000	\$198,100	\$42.15	\$396,228	1,300	2 STORY, C-BC	50	\$178,542	\$291,458	\$108,843	2.678
09-09-29-105-017	602 CATHERINE ST	401	11/5/2024	\$846,000	WD	\$846,000	\$438,200	\$51.80	\$876,425	2,794	2 STORY, C-BC	49	\$171,906	\$674,094	\$238,820	2.823
09-09-28-212-029	921 E HURON	401	1/24/2025	\$304,500	WD	\$304,500	\$130,500	\$42.86	\$260,937	590	RANCH, C-BC	60	\$62,730	\$241,770	\$73,410	3.293

ECF 0047 \$1,403,181 \$494,626 2.840

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-25-200-123	600 PINE	401	1/19/2024	\$954,976	PTA	\$954,976	\$473,300	\$49.56	\$946,510	2,322	RANCH, C-BC	99	\$85,000	\$869,976	\$574,340	1.515
09-09-25-200-166	525 CONCORD PINES	401	3/8/2024	\$1,060,000	WD	\$1,060,000	\$479,800	\$45.26	\$959,665	3,064	2 STORY, C-BC	99	\$85,000	\$975,000	\$583,110	1.672
09-09-25-200-150	589 CONCORD PINES	401	3/21/2024	\$1,127,300	WD	\$1,127,300	\$508,100	\$45.07	\$1,016,283	3,263	2 STORY, C-BC	99	\$85,000	\$1,042,300	\$620,855	1.679
09-09-25-200-157	561 CONCORD PINES	401	1/24/2024	\$1,129,873	PTA	\$1,129,873	\$505,400	\$44.73	\$1,010,703	3,263	2 STORY, C-BC	99	\$85,000	\$1,044,873	\$617,135	1.693
09-09-25-301-011	460 PINE BRAE	401	7/17/2023	\$585,000	WD	\$585,000	\$242,800	\$41.50	\$485,564	1,920	SPLIT LVL, C-BC	69	\$166,924	\$418,076	\$196,449	2.128

ECF 0049 \$4,350,225 \$2,591,889 1.680

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-27-401-007	333 RIVERVIEW	401	11/13/2024	\$583,766	WD	\$583,766	\$389,100	\$66.65	\$778,157	1,852	SPLIT LVL, C-BC	55	\$258,150	\$325,616	\$226,090	1.440
09-09-28-414-014	1825 GEDDES	401	3/15/2024	\$1,200,000	WD	\$1,200,000	\$759,000	\$63.25	\$1,518,043	5,378	2 STORY, B-A	60	\$231,255	\$968,745	\$643,394	1.506
09-09-27-304-006	408 AWIXA	401	7/10/2023	\$769,040	WD	\$769,040	\$372,300	\$48.41	\$744,610	2,242	2 STORY, C-BC	57	\$281,817	\$487,223	\$257,107	1.895
09-09-28-414-009	2 GEDDES HEIGHTS	401	2/29/2024	\$811,500	WD	\$811,500	\$417,800	\$51.48	\$835,632	3,426	2 STORY, B-A	51	\$186,834	\$624,666	\$324,399	1.926
09-09-27-313-015	2507 GEDDES	401	5/29/2024	\$783,000	WD	\$783,000	\$363,100	\$46.37	\$726,208	2,094	2 STORY, B-A	51	\$269,780	\$513,220	\$228,214	2.249
09-09-28-414-003	14 GEDDES HEIGHTS	401	8/6/2024	\$1,087,000	QC	\$1,087,000	\$538,000	\$49.49	\$1,076,063	3,045	2 STORY, B-A	50	\$203,960	\$883,040	\$379,175	2.329
09-09-27-303-008	2201 LAFAYETTE	401	3/15/2024	\$1,700,000	WD	\$1,700,000	\$710,000	\$41.76	\$1,419,923	3,090	2 STORY, B-A	89	\$210,107	\$1,489,893	\$604,908	2.463
09-09-28-400-007	15 HARVARD	401	10/31/2023	\$725,000	WD	\$725,000	\$328,200	\$45.27	\$656,494	2,040	RANCH, C-BC	52	\$214,144	\$510,856	\$201,068	2.541
09-09-27-315-007	509 ORCHARD HILLS	401	2/20/2025	\$948,000	WD	\$948,000	\$417,100	\$44.00	\$834,289	2,182	2 STORY, B-A	52	\$226,330	\$721,670	\$264,330	2.730
09-09-28-400-036	24 RIDGEWAY	401	3/13/2025	\$1,400,000	WD	\$1,400,000	\$584,600	\$41.76	\$1,169,146	3,312	2 STORY, C-BC	55	\$229,886	\$1,170,114	\$408,374	2.865
09-09-27-402-010	3053 GEDDES	401	6/16/2023	\$890,000	PTA	\$890,000	\$333,500	\$37.47	\$666,947	2,176	RANCH, C-BC	56	\$294,423	\$595,577	\$206,958	2.878
09-09-27-301-069	7 REGENT	401	12/20/2024	\$1,350,000	PTA	\$1,350,000	\$565,700	\$41.90	\$1,131,366	1,988	RANCH, B-A	53	\$302,193	\$1,047,807	\$360,510	2.906
09-09-27-302-002	428 CONCORD	401	8/11/2023	\$1,257,000	WD	\$1,257,000	\$469,200	\$37.33	\$938,327	2,395	2 STORY, B-A	51	\$171,141	\$1,085,859	\$348,721	3.114

ECF 0050 \$10,424,286 \$4,453,248 2.300

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-23-302-033	1398 WOLVERHAMPTON	401	6/7/2023	\$750,000	WD	\$750,000	\$428,600	\$57.15	\$862,969	2,844	2 STORY, B-A	68	\$262,316	\$487,684	\$462,041	1.055
09-09-23-300-007	3435 VINTAGE VALLEY	401	12/6/2024	\$630,000	WD	\$630,000	\$321,300	\$51.00	\$642,567	2,638	2 STORY, C-BC	55	\$211,851	\$418,149	\$307,654	1.359
09-09-23-302-012	3212 W DOBSON	401	5/16/2024	\$1,225,000	WD	\$1,225,000	\$602,400	\$49.18	\$1,204,891	3,781	2 STORY, B-A	78	\$203,498	\$1,021,502	\$667,595	1.530
09-09-23-302-002	3400 ANDOVER	401	9/27/2024	\$1,060,000	PTA	\$1,060,000	\$354,800	\$33.47	\$709,698	3,200	2 STORY, C-BC	56	\$206,080	\$853,920	\$359,727	2.374

ECF 0051 \$2,781,255 \$1,797,018 1.550

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-26-100-050	3618 WELLINGTON CROSS	401	3/12/2025	\$500,000	WD	\$500,000	\$334,000	\$66.80	\$667,997	1,927	2 STORY, C-BC	64	\$163,347	\$336,653	\$265,605	1.267
09-09-26-103-042	3595 FOX HUNT	401	6/30/2023	\$630,000	PTA	\$630,000	\$375,400	\$59.59	\$750,792	3,334	2 STORY, C-BC	62	\$217,773	\$412,227	\$311,525	1.323
09-09-26-103-022	3720 TREMONT	401	1/30/2024	\$638,000	WD	\$638,000	\$357,100	\$55.97	\$714,244	1,743	RANCH, C-BC	60	\$229,928	\$408,072	\$284,892	1.432
09-09-26-100-016	3966 PENBERTON	401	3/25/2025	\$620,000	PTA	\$620,000	\$361,400	\$58.29	\$722,895	2,194	RANCH, C-BC	58	\$192,280	\$427,720	\$279,271	1.532
09-09-26-104-015	3645 WALDENWOOD	401	6/5/2023	\$805,000	WD	\$805,000	\$421,400	\$52.35	\$842,752	2,344	RANCH, C-BC	72	\$196,066	\$608,934	\$377,958	1.611
09-09-26-102-032	3991 WALDENWOOD	401	11/17/2023	\$711,500	WD	\$711,500	\$361,200	\$50.77	\$722,491	2,536	SPLIT LVL, C-BC	59	\$207,969	\$503,531	\$300,714	1.674
09-09-26-104-017	3655 WALDENWOOD	401	2/26/2024	\$672,601	WD	\$672,601	\$336,100	\$49.97	\$672,281	1,794	RANCH, C-BC	65	\$192,470	\$480,131	\$282,242	1.701
09-09-26-104-007	3605 WALDENWOOD	401	12/28/2023	\$640,000	PTA	\$640,000	\$318,400	\$49.75	\$636,850	2,393	1 1/2 ST, C-BC	63	\$174,481	\$465,519	\$271,982	1.712
09-09-26-102-058	750 BARCLAY	401	9/25/2023	\$1,100,000	WD	\$1,100,000	\$519,500	\$47.23	\$1,046,168	3,350	2 STORY, B-A	64	\$204,712	\$895,288	\$491,792	1.820
09-09-26-103-053	3585 STANTON	401	8/23/2023	\$1,360,000	WD	\$1,360,000	\$635,600	\$46.74	\$1,271,207	3,733	RANCH, B-A	63	\$202,065	\$1,157,935	\$624,864	1.853
09-09-26-203-013	820 WATERSHED	401	7/11/2023	\$940,000	WD	\$940,000	\$433,200	\$46.09	\$873,524	2,500	2 STORY, B-A	66	\$191,687	\$748,313	\$398,502	1.878
09-09-26-102-065	715 BARCLAY	401	7/26/2024	\$925,000	WD	\$925,000	\$411,200	\$44.45	\$822,445	2,283	2 STORY, B-A	62	\$210,549	\$714,451	\$359,939	1.985
09-09-26-103-018	3760 TREMONT	401	8/29/2023	\$850,000	WD	\$850,000	\$375,800	\$44.21	\$751,571	2,898	2 STORY, C-BC	60	\$207,492	\$642,508	\$317,989	2.021
09-09-26-102-005	3975 WALDENWOOD	401	10/2/2024	\$986,500	WD	\$986,500	\$470,700	\$47.71	\$941,471	3,172	1 1/2 ST, C-BC	57	\$232,347	\$754,153	\$373,223	2.021
09-09-26-102-060	730 BARCLAY	401	4/21/2023	\$1,075,000	WD	\$1,075,000	\$461,100	\$42.89	\$922,273	2,311	RANCH, C-BC	63	\$214,111	\$860,889	\$413,888	2.080
09-09-26-103-012	3805 WALDENWOOD	401	5/26/2023	\$911,000	WD	\$911,000	\$384,200	\$42.17	\$768,378	2,817	2 STORY, C-BC	64	\$164,068	\$746,932	\$353,191	2.115
09-09-26-104-016	3651 WALDENWOOD	401	5/17/2024	\$780,000	WD	\$780,000	\$324,000	\$41.54	\$648,002	2,387	2 STORY, C-BC	65	\$180,565	\$599,435	\$274,963	2.180
09-09-26-101-024	3995 PENBERTON	401	6/5/2023	\$1,100,000	WD	\$1,100,000	\$445,900	\$40.54	\$891,746	3,134	SPLIT LVL, B-A	62	\$214,673	\$885,327	\$395,718	2.237
09-09-26-104-004	3745 TREMONT	401	3/5/2024	\$937,670	WD	\$937,670	\$353,300	\$37.68	\$706,673	2,844	2 STORY, C-BC	61	\$177,658	\$760,012	\$311,185	2.442
09-09-26-101-001	3860 WALDENWOOD	401	5/23/2024	\$1,202,000	WD	\$1,202,000	\$430,800	\$35.84	\$861,592	2,271	RANCH, C-BC	59	\$209,941	\$992,059	\$383,324	2.588

ECF 0052 \$13,400,089 \$7,072,766 1.900

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-25-200-084	1046 GREENHILLS	401	9/1/2023	\$320,000	PTA	\$320,000	\$169,800	\$53.06	\$339,507	1,736	C-BC	59	\$62,500	\$257,500	\$187,167	1.376
09-09-25-200-022	748 GREENHILLS	401	8/2/2023	\$360,000	WD	\$360,000	\$189,400	\$52.61	\$378,742	2,063	C-BC	59	\$62,500	\$297,500	\$200,916	1.481
09-09-25-200-012	712 GREENHILLS	401	7/14/2023	\$376,000	WD	\$376,000	\$197,200	\$52.45	\$394,332	2,063	C-BC	59	\$62,500	\$313,500	\$210,821	1.487
09-09-25-200-104	1086 GREENHILLS	401	7/8/2024	\$374,000	WD	\$374,000	\$193,000	\$51.60	\$386,034	2,063	C-BC	59	\$62,500	\$311,500	\$202,209	1.540
09-09-25-201-056	919 GREENHILLS	401	7/24/2024	\$384,000	WD	\$384,000	\$194,400	\$50.63	\$388,812	2,063	C-BC	59	\$62,500	\$321,500	\$203,945	1.576
09-09-25-201-045	887 GREENHILLS	401	5/30/2024	\$379,000	WD	\$379,000	\$195,800	\$51.66	\$391,551	2,063	C-BC	58	\$62,500	\$316,500	\$199,425	1.587
09-09-25-200-042	674 GREENHILLS	401	2/16/2024	\$295,000	WD	\$295,000	\$147,400	\$49.97	\$294,854	1,350	C-BC	59	\$62,500	\$232,500	\$145,221	1.601
09-09-25-200-022	748 GREENHILLS	401	7/11/2024	\$385,000	WD	\$385,000	\$190,900	\$49.58	\$381,857	2,063	C-BC	59	\$62,500	\$322,500	\$199,598	1.616
09-09-25-200-075	1028 GREENHILLS	401	9/23/2024	\$389,000	WD	\$389,000	\$195,400	\$50.23	\$390,835	2,063	C-BC	58	\$62,500	\$326,500	\$198,991	1.641
09-09-25-201-038	873 GREENHILLS	401	6/9/2023	\$303,990	WD	\$303,990	\$146,600	\$48.23	\$293,215	1,334	C-BC	59	\$62,500	\$241,490	\$146,579	1.648
09-09-25-201-044	885 GREENHILLS	401	6/8/2023	\$340,000	WD	\$340,000	\$152,800	\$44.94	\$305,565	1,430	C-BC	59	\$62,500	\$277,500	\$154,425	1.797
09-09-25-200-067	1012 GREENHILLS	401	7/13/2023	\$388,000	WD	\$388,000	\$172,800	\$44.54	\$345,622	1,537	C-BC	59	\$62,500	\$325,500	\$179,874	1.810
09-09-25-200-088	1054 GREENHILLS	401	8/6/2024	\$375,000	QC	\$375,000	\$160,600	\$42.83	\$321,183	1,468	C-BC	59	\$62,500	\$312,500	\$161,677	1.933
09-09-25-200-085	1048 GREENHILLS	401	10/7/2024	\$415,000	WD	\$415,000	\$181,100	\$43.64	\$362,259	1,537	C-BC	58	\$62,500	\$352,500	\$181,672	1.940
09-09-25-200-014	716 GREENHILLS DR	401	7/14/2023	\$401,000	WD	\$401,000	\$167,300	\$41.72	\$334,511	1,396	C-BC	62	\$62,500	\$338,500	\$172,815	1.959
09-09-25-200-058	658 GREENHILLS	401	5/29/2024	\$431,100	WD	\$431,100	\$167,600	\$38.88	\$335,132	1,468	C-BC	59	\$62,500	\$368,600	\$170,395	2.163
09-09-25-200-014	716 GREENHILLS DR	401	5/17/2024	\$440,000	WD	\$440,000	\$169,500	\$38.52	\$339,004	1,396	C-BC	62	\$62,500	\$377,500	\$172,815	2.184
09-09-25-201-006	809 GREENHILLS	401	7/12/2024	\$419,000	WD	\$419,000	\$154,400	\$36.85	\$308,804	1,430	C-BC	59	\$62,500	\$356,500	\$153,940	2.316

ECF 0053 \$5,650,090 \$3,242,485 **1.740**

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PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-35-302-048	1946 BOULDER DR	401	8/31/2023	\$610,000	PTA	\$610,000	\$351,200	\$57.57	\$702,312	1,890	B-A	71	\$132,000	\$478,000	\$396,050	1.207
09-09-26-200-040	515 HERITAGE	401	6/26/2024	\$495,000	WD	\$495,000	\$270,300	\$54.61	\$540,660	1,676	C-BC	66	\$169,000	\$326,000	\$247,773	1.316
09-09-35-302-076	1925 BOULDER DR	401	8/18/2023	\$608,000	WD	\$608,000	\$319,100	\$52.48	\$638,163	1,890	B-A	72	\$132,000	\$476,000	\$351,502	1.354
09-09-35-302-077	1927 BOULDER DR	401	3/25/2024	\$725,000	WD	\$725,000	\$381,400	\$52.61	\$762,728	1,849	B-A	72	\$132,000	\$593,000	\$420,485	1.410
09-09-35-303-083	3107 ASHER RD	401	10/16/2023	\$390,000	WD	\$390,000	\$197,200	\$50.56	\$394,368	2,172	RANCH, C-BC	71	\$75,000	\$315,000	\$221,783	1.420
09-09-26-100-057	3985 RIDGMAAR	401	4/3/2023	\$555,000	OTH	\$555,000	\$285,900	\$51.51	\$571,846	2,172	C-BC	65	\$153,000	\$402,000	\$276,466	1.454
09-09-35-303-080	3115 ASHER RD	401	5/18/2023	\$367,000	WD	\$367,000	\$173,800	\$47.36	\$347,502	1,704	2 STORY, C-BC	71	\$99,000	\$268,000	\$175,372	1.528
09-09-35-303-069	3176 ASHER RD	401	5/14/2024	\$414,900	WD	\$414,900	\$203,000	\$48.93	\$405,965	2,179	2 STORY, C-BC	69	\$69,000	\$345,900	\$224,643	1.540
09-09-35-303-050	3137 ASHER RD	401	1/8/2024	\$410,000	WD	\$410,000	\$199,800	\$48.73	\$399,675	2,172	RANCH, C-BC	69	\$75,000	\$335,000	\$216,450	1.548
09-09-26-100-062	3935 RIDGMAAR	401	12/23/2024	\$538,000	WD	\$538,000	\$273,300	\$50.80	\$546,509	1,944	C-BC	63	\$113,000	\$425,000	\$270,943	1.569
09-09-35-303-025	3195 ASHER RD	401	4/25/2023	\$350,000	WD	\$350,000	\$162,200	\$46.34	\$324,467	1,704	RANCH, C-BC	70	\$89,000	\$261,000	\$166,173	1.571
09-09-35-302-035	1968 BOULDER DR	401	5/15/2024	\$840,000	WD	\$840,000	\$395,500	\$47.08	\$790,911	1,849	B-A	70	\$132,000	\$708,000	\$439,274	1.612
09-09-35-302-067	1903 BOULDER DR	401	6/20/2024	\$755,000	WD	\$755,000	\$355,500	\$47.09	\$710,990	2,100	B-A	73	\$132,000	\$623,000	\$385,993	1.614
09-09-35-303-026	3193 ASHER RD	401	5/30/2024	\$425,000	WD	\$425,000	\$199,800	\$47.01	\$399,675	2,172	RANCH, C-BC	69	\$75,000	\$350,000	\$216,450	1.617
09-09-22-400-013	1012 SCOTT	401	12/6/2024	\$675,000	WD	\$675,000	\$327,600	\$48.53	\$655,256	2,036	B-A	65	\$169,000	\$506,000	\$303,910	1.665
09-09-26-200-039	507 HERITAGE	401	10/9/2024	\$571,000	WD	\$571,000	\$277,300	\$48.56	\$554,544	1,652	C-BC	62	\$169,000	\$402,000	\$240,965	1.668
09-09-35-303-052	3133 ASHER RD	401	3/19/2025	\$375,000	WD	\$375,000	\$180,200	\$48.05	\$360,381	1,704	2 STORY, C-BC	69	\$69,000	\$306,000	\$182,113	1.680
09-09-22-400-016	1027 YOUNG	401	8/18/2023	\$675,000	WD	\$675,000	\$293,400	\$43.47	\$586,704	1,794	B-A	66	\$169,000	\$506,000	\$290,072	1.744
09-09-35-303-044	3151 ASHER RD	401	8/30/2024	\$395,000	WD	\$395,000	\$182,000	\$46.08	\$364,006	1,704	2 STORY, C-BC	70	\$69,000	\$326,000	\$184,379	1.768
09-09-35-303-063	3164 ASHER RD	401	5/18/2023	\$380,000	WD	\$380,000	\$160,800	\$42.32	\$321,575	1,704	RANCH, C-BC	69	\$89,000	\$291,000	\$164,132	1.773
09-09-35-303-053	3130 ASHER RD	401	5/31/2024	\$407,500	WD	\$407,500	\$172,800	\$42.40	\$345,569	1,704	2 STORY, C-BC	70	\$69,000	\$338,500	\$184,379	1.836
09-09-26-100-067	3910 RIDGMAAR	401	11/21/2024	\$613,000	WD	\$613,000	\$266,700	\$43.51	\$533,451	1,456	C-BC	63	\$113,000	\$500,000	\$262,782	1.903
09-09-26-200-058	3000 GLAZIER	401	12/8/2023	\$1,200,000	WD	\$1,200,000	\$445,800	\$37.15	\$891,548	3,720	B-A	68	\$132,000	\$1,068,000	\$506,365	2.109

ECF 0054 \$10,149,400 \$6,328,456 1.600

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PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-02-209-076	2241 S HURON PKY	401	10/6/2023	\$220,000	WD	\$220,000	\$117,100	\$53.23	\$234,276	1,053	C-BC	69	\$45,000	\$175,000	\$114,713	1.526
09-12-02-209-041	2213 S HURON PKY	401	11/19/2024	\$220,000	WD	\$220,000	\$126,400	\$57.45	\$252,742	1,053	C-BC	68	\$45,000	\$175,000	\$112,293	1.558
09-12-02-209-037	2211 S HURON PKY	401	9/27/2024	\$225,000	PTA	\$225,000	\$126,400	\$56.18	\$252,742	1,053	C-BC	68	\$45,000	\$180,000	\$112,293	1.603
09-12-02-209-053	2223 S HURON PKY	401	6/30/2023	\$250,000	WD	\$250,000	\$117,100	\$46.84	\$234,276	1,053	C-BC	69	\$45,000	\$205,000	\$114,713	1.787
09-12-02-209-025	2201 S HURON PKY	401	3/21/2025	\$293,500	WD	\$293,500	\$141,400	\$48.18	\$282,782	1,245	C-BC	68	\$45,000	\$248,500	\$128,531	1.933
09-12-09-102-013	2903 N BAYLIS DR	401	2/2/2024	\$553,650	WD	\$553,650	\$238,200	\$43.02	\$476,308	2,339	2 STORY, C-BC	55	\$91,000	\$462,650	\$214,060	2.161

ECF 0055 \$1,446,150 \$796,602 1.820

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-34-102-012	1129 CHESTNUT RD	401	11/30/2023	\$875,000	WD	\$875,000	\$514,500	\$58.80	\$1,029,035	2,761	RANCH, C-BC	54	\$269,695	\$605,305	\$379,670	1.594
09-09-34-101-003	2930 HICKORY LA	401	9/22/2023	\$755,000	WD	\$755,000	\$355,100	\$47.03	\$710,167	2,488	RANCH, C-BC	55	\$296,296	\$458,704	\$250,831	1.829
09-09-34-108-027	1125 ARLINGTON BLV	401	4/5/2024	\$3,900,000	WD	\$3,900,000	\$2,107,700	\$54.04	\$4,215,429	6,446	2 STORY, B-A	84	\$406,901	\$3,493,099	\$1,904,264	1.834
09-09-34-409-003	2900 OVERRIDGE DR	401	12/15/2023	\$675,000	WD	\$675,000	\$352,700	\$52.25	\$705,333	2,146	1 1/2 ST, C-BC	54	\$274,263	\$400,737	\$215,535	1.859
09-09-34-403-009	1421 ROXBURY RD	401	6/26/2023	\$1,006,000	WD	\$1,006,000	\$462,700	\$45.99	\$925,315	3,314	RANCH, C-BC	52	\$290,246	\$715,754	\$384,890	1.860
09-09-34-415-001	2604 BEDFORD RD	401	4/26/2024	\$900,000	PTA	\$900,000	\$534,100	\$59.34	\$1,068,251	2,647	RANCH, C-BC	53	\$279,484	\$620,516	\$328,653	1.888
09-09-34-415-002	1739 SHERIDAN DR	401	4/14/2023	\$660,000	WD	\$660,000	\$304,100	\$46.08	\$608,250	2,281	RANCH, C-BC	52	\$274,401	\$385,599	\$202,333	1.906
09-09-35-201-005	2975 HICKORY LA	401	8/15/2023	\$1,350,000	WD	\$1,350,000	\$599,200	\$44.39	\$1,198,308	3,962	2 STORY, B-A	60	\$270,921	\$1,079,079	\$562,053	1.920
09-09-34-103-001	3075 PROVINCIAL DR	401	12/17/2024	\$814,000	PTA	\$814,000	\$469,500	\$57.68	\$939,061	2,129	RANCH, C-BC	55	\$271,395	\$542,605	\$278,194	1.950
09-09-34-414-002	2701 KENILWORTH	401	6/15/2023	\$2,400,000	WD	\$2,400,000	\$1,008,100	\$42.00	\$2,016,280	4,606	2 STORY, B-A	84	\$291,624	\$2,108,376	\$1,045,246	2.017
09-09-27-400-006	2961 DEVONSHIRE	401	6/7/2024	\$960,000	WD	\$960,000	\$472,200	\$49.19	\$944,495	2,764	RANCH, C-BC	60	\$273,167	\$686,833	\$335,664	2.046
09-09-34-404-006	1480 ROXBURY RD	401	3/1/2024	\$590,000	WD	\$590,000	\$280,000	\$47.46	\$560,035	1,512	RANCH, C-BC	51	\$273,377	\$316,623	\$143,329	2.209
09-09-34-413-001	1795 SHERIDAN DR	401	8/15/2023	\$615,000	WD	\$615,000	\$256,400	\$41.69	\$512,743	2,124	1 1/2 ST, C-BC	42	\$253,653	\$361,347	\$157,024	2.301
09-09-34-215-005	2203 MELROSE AV	401	5/16/2024	\$1,100,000	WD	\$1,100,000	\$483,800	\$43.98	\$967,555	2,972	2 STORY, B-A	52	\$269,385	\$830,615	\$349,085	2.379
09-09-34-411-026	1835 ARLINGTON BLV	401	10/16/2023	\$1,240,000	WD	\$1,240,000	\$474,500	\$38.27	\$949,057	2,994	2 STORY, B-A	55	\$303,961	\$936,039	\$390,967	2.394
09-09-34-107-005	2800 FAIRLANE DR	401	5/23/2023	\$1,600,000	WD	\$1,224,435	\$463,500	\$37.85	\$927,054	3,854	2 STORY, B-A	51	\$325,035	\$899,400	\$364,860	2.465
09-09-35-301-005	1541 EDINBOROUGH RD	401	2/2/2024	\$1,100,000	WD	\$1,100,000	\$464,000	\$42.18	\$928,072	2,172	RANCH, B-A	55	\$275,132	\$824,868	\$326,470	2.527
09-09-34-306-003	2411 LONDONDERRY RD	401	10/19/2023	\$860,000	WD	\$860,000	\$322,600	\$37.51	\$645,237	1,938	RANCH, C-BC	56	\$256,678	\$603,322	\$235,490	2.562
09-09-34-112-002	2270 GLENALOCH RD	401	7/14/2023	\$1,067,000	WD	\$1,067,000	\$390,000	\$36.55	\$779,900	3,234	SPLIT LVL, C-BC	52	\$260,495	\$806,505	\$314,791	2.562
09-09-34-302-009	2330 ADARE RD	401	6/28/2024	\$945,000	WD	\$945,000	\$396,300	\$41.94	\$792,502	2,826	2 STORY, C-BC	53	\$289,488	\$655,512	\$251,507	2.606
09-09-34-409-001	2940 OVERRIDGE DR	401	5/8/2024	\$1,917,000	WD	\$1,917,000	\$762,000	\$39.75	\$1,523,958	3,467	2 STORY, B-A	78	\$275,874	\$1,641,126	\$624,042	2.630
09-09-34-202-007	2110 TUOMY RD	401	10/16/2023	\$997,000	WD	\$997,000	\$364,100	\$36.52	\$728,246	2,718	2 STORY, C-BC	51	\$283,253	\$713,747	\$269,693	2.647
09-09-34-414-010	2640 OVERRIDGE DR	401	11/18/2024	\$1,173,050	PTA	\$1,173,050	\$538,100	\$45.87	\$1,076,222	3,058	2 STORY, B-A	51	\$278,107	\$894,943	\$332,548	2.691
09-09-34-308-004	2508 LONDONDERRY RD	401	11/5/2024	\$895,000	PTA	\$895,000	\$400,900	\$44.79	\$808,503	2,458	SPLIT LVL, C-BC	54	\$253,877	\$641,123	\$231,094	2.774
09-09-34-115-029	865 ARLINGTON BLV	401	9/25/2023	\$655,000	WD	\$655,000	\$249,100	\$38.03	\$498,169	1,400	RANCH, C-BC	45	\$274,586	\$380,414	\$135,505	2.807
09-09-34-302-002	1620 KEARNEY RD	401	6/1/2023	\$1,175,000	WD	\$1,175,000	\$397,800	\$33.86	\$795,542	3,233	2 STORY, B-A	54	\$262,557	\$912,443	\$323,021	2.825
09-09-34-408-020	2721 BEDFORD RD	401	11/20/2023	\$1,075,000	WD	\$1,075,000	\$414,000	\$38.51	\$827,945	2,351	RANCH, C-BC	54	\$277,901	\$797,099	\$275,022	2.898
09-09-35-305-004	3025 EXMOOR RD	401	6/21/2023	\$1,200,000	WD	\$1,200,000	\$394,700	\$32.89	\$789,448	2,664	2 STORY, C-BC	55	\$264,784	\$935,216	\$317,978	2.941
09-09-34-103-005	3045 FOXCROFT RD	401	3/8/2024	\$1,100,000	WD	\$1,100,000	\$414,200	\$37.65	\$828,357	2,812	2 STORY, C-BC	55	\$282,719	\$817,281	\$272,819	2.996
09-09-34-214-006	2215 LONDONDERRY RD	401	11/27/2024	\$1,950,000	PTA	\$1,950,000	\$793,100	\$40.67	\$1,594,099	3,261	RANCH, C-BC	56	\$278,573	\$1,671,427	\$548,136	3.049
09-09-34-103-006	3055 FOXCROFT RD	401	7/31/2023	\$1,015,000	WD	\$1,015,000	\$334,900	\$33.00	\$669,788	2,520	2 STORY, C-BC	53	\$280,241	\$734,759	\$236,089	3.112
09-09-34-415-013	2624 BEDFORD RD	401	7/19/2024	\$1,100,000	WD	\$1,100,000	\$384,800	\$34.98	\$769,616	2,249	RANCH, C-BC	53	\$268,728	\$831,272	\$250,444	3.319
09-09-34-108-005	1116 CHESTNUT RD	401	8/6/2024	\$1,410,000	WD	\$1,410,000	\$480,000	\$34.04	\$960,079	2,449	RANCH, B-A	54	\$292,203	\$1,117,797	\$333,938	3.347
09-09-34-115-006	838 HEATHER WAY	401	2/28/2025	\$1,126,004	WD	\$1,126,004	\$442,400	\$39.29	\$884,776	2,395	RANCH, C-BC	54	\$278,013	\$847,991	\$252,818	3.354
09-09-34-116-005	2855 DEVONSHIRE RD	401	3/8/2024	\$1,650,000	WD	\$1,650,000	\$551,000	\$33.39	\$1,101,975	2,994	RANCH, B-A	54	\$333,703	\$1,316,297	\$384,136	3.427

ECF 0056 \$31,583,773 \$13,208,139 **2.400**

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-27-100-074	802 ASA GRAY	401	5/28/2024	\$852,000	WD	\$852,000	\$425,600	\$49.95	\$851,152	2,503	B-A	79	\$145,000	\$707,000	\$470,768	1.502
09-09-27-100-058	827 ASA GRAY	401	9/5/2023	\$445,000	PTA	\$445,000	\$205,200	\$46.11	\$410,493	1,269	B-A	79	\$80,000	\$365,000	\$239,488	1.524
09-09-27-100-062	827 ASA GRAY	401	3/6/2025	\$715,774	WD	\$715,774	\$371,900	\$51.96	\$743,741	2,432	B-A	78	\$80,000	\$635,774	\$414,838	1.533
09-09-27-100-007	807 ASA GRAY	401	6/24/2024	\$490,000	WD	\$490,000	\$239,100	\$48.80	\$478,168	1,434	B-A	79	\$80,000	\$410,000	\$265,445	1.545
09-09-27-100-049	807 ASA GRAY	401	12/8/2023	\$645,000	WD	\$645,000	\$313,900	\$48.67	\$627,899	2,052	B-A	79	\$80,000	\$565,000	\$365,266	1.547
09-09-27-100-044	807 ASA GRAY	401	9/19/2024	\$777,650	WD	\$777,650	\$370,700	\$47.67	\$741,304	2,432	B-A	78	\$80,000	\$697,650	\$413,315	1.688

ECF 0057 \$3,380,424 \$2,169,120 1.560

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-34-210-003	809 BERKSHIRE RD	401	8/25/2023	\$1,200,000	WD	\$1,200,000	\$767,500	\$63.96	\$1,535,013	4,388	2 STORY, B-A	55	\$283,569	\$916,431	\$544,106	1.684
09-09-33-102-005	1601 CAMBRIDGE RD	401	10/23/2023	\$1,445,000	MLC	\$1,445,000	\$904,500	\$62.60	\$1,809,068	4,996	2 STORY, B-A	55	\$256,165	\$1,188,835	\$675,175	1.761
09-09-33-115-006	2009 WASHTEAW AV	401	10/11/2023	\$1,350,000	WD	\$1,350,000	\$789,000	\$58.44	\$1,577,982	5,578	2 STORY, B-A	48	\$304,060	\$1,045,940	\$553,879	1.888
09-09-33-108-007	1841 CAMBRIDGE RD	401	4/7/2023	\$910,000	WD	\$910,000	\$478,200	\$52.55	\$956,400	3,020	2 STORY, B-A	52	\$328,257	\$581,743	\$295,736	1.967
09-09-27-312-020	2405 VINEWOOD	401	1/16/2024	\$750,000	PTA	\$750,000	\$400,000	\$53.33	\$799,915	2,380	1 1/2 ST, C-BC	51	\$245,728	\$504,272	\$251,903	2.002
09-09-28-415-017	2 RUTHVEN	401	1/5/2024	\$465,000	WD	\$465,000	\$225,800	\$48.56	\$451,588	1,162	RANCH, C-BC	50	\$158,335	\$306,665	\$133,297	2.301
09-09-33-109-012	2116 DORSET RD	401	11/28/2023	\$1,250,000	WD	\$1,250,000	\$596,400	\$47.71	\$1,192,719	3,672	2 STORY, B-A	51	\$256,507	\$993,493	\$425,551	2.335
09-09-34-216-020	2137 MELROSE AV	401	5/9/2023	\$1,400,000	WD	\$1,400,000	\$613,500	\$43.82	\$1,226,974	3,640	2 STORY, B-A	55	\$346,340	\$1,053,660	\$414,611	2.541
09-09-28-402-015	2026 GEDDES	401	11/1/2024	\$1,850,000	WD	\$1,850,000	\$896,100	\$48.44	\$1,792,230	3,572	2 STORY, C-BC	91	\$245,000	\$1,605,000	\$618,892	2.593
09-09-34-206-030	1009 BERKSHIRE RD	401	3/13/2024	\$2,075,000	WD	\$2,075,000	\$894,000	\$43.08	\$1,788,072	4,192	2 STORY, B-A	62	\$330,222	\$1,744,778	\$662,659	2.633
09-09-33-114-006	1100 BERKSHIRE RD	401	11/10/2023	\$625,000	WD	\$625,000	\$274,200	\$43.87	\$548,368	1,429	1 1/2 ST, C-BC	50	\$188,690	\$436,310	\$163,490	2.669
09-09-33-120-012	1201 FAIR OAKS PKY	401	6/27/2024	\$770,000	WD	\$770,000	\$315,900	\$41.03	\$631,814	1,709	1 1/2 ST, B-A	52	\$220,819	\$549,181	\$186,816	2.940
09-09-33-119-005	1908 AUSTIN AV	401	9/22/2023	\$1,300,000	WD	\$1,300,000	\$526,400	\$40.49	\$1,052,880	3,193	2 STORY, B-A	51	\$249,649	\$1,050,351	\$349,231	3.008
09-09-34-212-036	2220 VINEWOOD BLV	401	8/28/2023	\$950,000	WD	\$950,000	\$381,000	\$40.11	\$761,921	2,242	2 STORY, C-BC	53	\$231,916	\$718,084	\$230,437	3.116
09-09-28-404-006	712 ONONDAGA	401	10/30/2023	\$1,185,000	WD	\$1,185,000	\$462,700	\$39.05	\$925,426	2,706	1 1/2 ST, B-A	54	\$218,583	\$966,417	\$307,323	3.145
09-09-33-119-003	2026 NORWAY RD	401	4/27/2023	\$1,475,000	WD	\$1,475,000	\$538,500	\$36.51	\$1,076,965	2,632	2 STORY, B-A	58	\$302,421	\$1,172,579	\$364,663	3.216
09-09-27-312-013	2430 GEDDES	401	5/19/2023	\$1,110,000	WD	\$1,110,000	\$427,200	\$38.49	\$854,394	1,838	1 1/2 ST, B-A	51	\$359,978	\$750,022	\$232,776	3.222
09-09-33-435-001	2105 WALLINGFORD RD	401	9/1/2023	\$2,050,000	WD	\$2,050,000	\$740,800	\$36.14	\$1,481,688	3,723	2 STORY, B-A	63	\$261,689	\$1,788,311	\$554,545	3.225
09-09-33-120-017	1812 NORWAY RD	401	6/28/2024	\$1,400,000	WD	\$1,400,000	\$500,500	\$35.75	\$1,001,026	2,398	2 STORY, B-A	66	\$229,919	\$1,170,081	\$350,503	3.338
09-09-33-113-003	1911 LORRAINE PL	401	9/12/2024	\$856,000	WD	\$856,000	\$344,900	\$40.29	\$689,776	1,805	2 STORY, C-BC	49	\$240,713	\$615,287	\$179,625	3.425
09-09-34-211-018	2301 VINEWOOD BLV	401	12/6/2024	\$1,100,000	WD	\$1,100,000	\$432,400	\$39.31	\$864,796	2,283	2 STORY, C-BC	50	\$271,173	\$828,827	\$237,449	3.491

ECF 0058 \$19,986,267 \$7,732,668 2.590

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-34-212-001	1 SHIPMAN CIR	401	6/19/2023	\$550,000	WD	\$550,000	\$355,800	\$64.69	\$711,652	1,497	RANCH, C-BC	51	\$308,041	\$241,959	\$190,024	1.273
09-09-34-210-003	809 BERKSHIRE RD	401	8/25/2023	\$1,200,000	WD	\$1,200,000	\$767,500	\$63.96	\$1,535,013	4,388	2 STORY, B-A	55	\$283,569	\$916,431	\$544,106	1.684
09-09-33-102-005	1601 CAMBRIDGE RD	401	10/23/2023	\$1,445,000	MLC	\$1,445,000	\$904,500	\$62.60	\$1,809,068	4,996	2 STORY, B-A	55	\$256,165	\$1,188,835	\$675,175	1.761
09-09-33-115-006	2009 WASHTENAW AV	401	10/11/2023	\$1,350,000	WD	\$1,350,000	\$789,000	\$58.44	\$1,577,982	5,578	2 STORY, B-A	48	\$304,060	\$1,045,940	\$553,879	1.888
09-09-33-108-007	1841 CAMBRIDGE RD	401	4/7/2023	\$910,000	WD	\$910,000	\$478,200	\$52.55	\$956,400	3,020	2 STORY, B-A	52	\$328,257	\$581,743	\$295,736	1.967
09-09-27-312-020	2405 VINEWOOD	401	1/16/2024	\$750,000	PTA	\$750,000	\$400,000	\$53.33	\$799,915	2,380	1 1/2 ST, C-BC	51	\$245,728	\$504,272	\$251,903	2.002
09-09-28-415-017	2 RUTHVEN	401	1/5/2024	\$465,000	WD	\$465,000	\$225,800	\$48.56	\$451,588	1,162	RANCH, C-BC	50	\$158,335	\$306,665	\$133,297	2.301
09-09-33-109-012	2116 DORSET RD	401	11/28/2023	\$1,250,000	WD	\$1,250,000	\$596,400	\$47.71	\$1,192,719	3,672	2 STORY, B-A	51	\$256,507	\$993,493	\$425,551	2.335
09-09-34-216-020	2137 MELROSE AV	401	5/9/2023	\$1,400,000	WD	\$1,400,000	\$613,500	\$43.82	\$1,226,974	3,640	2 STORY, B-A	55	\$346,340	\$1,053,660	\$414,611	2.541
09-09-28-402-015	2026 GEDDES	401	11/1/2024	\$1,850,000	WD	\$1,850,000	\$896,100	\$48.44	\$1,792,230	3,572	2 STORY, C-BC	91	\$245,000	\$1,605,000	\$618,892	2.593
09-09-34-206-030	1009 BERKSHIRE RD	401	3/13/2024	\$2,075,000	WD	\$2,075,000	\$894,000	\$43.08	\$1,788,072	4,192	2 STORY, B-A	62	\$330,222	\$1,744,778	\$662,659	2.633
09-09-33-114-006	1100 BERKSHIRE RD	401	11/10/2023	\$625,000	WD	\$625,000	\$274,200	\$43.87	\$548,368	1,429	1 1/2 ST, C-BC	50	\$188,690	\$436,310	\$163,490	2.669
09-09-33-120-012	1201 FAIR OAKS PKY	401	6/27/2024	\$770,000	WD	\$770,000	\$315,900	\$41.03	\$631,814	1,709	1 1/2 ST, B-A	52	\$220,819	\$549,181	\$186,816	2.940
09-09-33-119-005	1908 AUSTIN AV	401	9/22/2023	\$1,300,000	WD	\$1,300,000	\$526,400	\$40.49	\$1,052,880	3,193	2 STORY, B-A	51	\$249,649	\$1,050,351	\$349,231	3.008
09-09-34-212-036	2220 VINEWOOD BLV	401	8/28/2023	\$950,000	WD	\$950,000	\$381,000	\$40.11	\$761,921	2,242	2 STORY, C-BC	53	\$231,916	\$718,084	\$230,437	3.116
09-09-28-404-006	712 ONONDAGA	401	10/30/2023	\$1,185,000	WD	\$1,185,000	\$462,700	\$39.05	\$925,426	2,706	1 1/2 ST, B-A	54	\$218,583	\$966,417	\$307,323	3.145
09-09-33-119-003	2026 NORWAY RD	401	4/27/2023	\$1,475,000	WD	\$1,475,000	\$538,500	\$36.51	\$1,076,965	2,632	2 STORY, B-A	58	\$302,421	\$1,172,579	\$364,663	3.216
09-09-27-312-013	2430 GEDDES	401	5/19/2023	\$1,110,000	WD	\$1,110,000	\$427,200	\$38.49	\$854,394	1,838	1 1/2 ST, B-A	51	\$359,978	\$750,022	\$232,776	3.222
09-09-33-435-001	2105 WALLINGFORD RD	401	9/1/2023	\$2,050,000	WD	\$2,050,000	\$740,800	\$36.14	\$1,481,688	3,723	2 STORY, B-A	63	\$261,689	\$1,788,311	\$554,545	3.225
09-09-33-120-017	1812 NORWAY RD	401	6/28/2024	\$1,400,000	WD	\$1,400,000	\$500,500	\$35.75	\$1,001,026	2,398	2 STORY, B-A	66	\$229,919	\$1,170,081	\$350,503	3.338
09-09-33-113-003	1911 LORRAINE PL	401	9/12/2024	\$856,000	WD	\$856,000	\$344,900	\$40.29	\$689,776	1,805	2 STORY, C-BC	49	\$240,713	\$615,287	\$179,625	3.425
09-09-34-211-018	2301 VINEWOOD BLV	401	12/6/2024	\$1,100,000	WD	\$1,100,000	\$432,400	\$39.31	\$864,796	2,283	2 STORY, C-BC	50	\$271,173	\$828,827	\$237,449	3.491
09-09-28-415-008	1809 HILL	401	6/23/2023	\$680,000	PTA	\$680,000	\$388,300	\$57.10	\$776,549	2,886	2 STORY, C-BC	50	\$164,198	\$515,802	\$222,673	2.316
09-09-28-413-011	1603 S UNIVERSITY	401	12/18/2024	\$790,000	WD	\$790,000	\$243,000	\$30.76	\$486,050	1,269	1 1/2 ST, C-BC	50	\$150,378	\$639,622	\$119,883	5.335

ECF 0059 \$21,383,650 \$8,265,247 2.590

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-33-225-004	923 OLIVIA AV	401	4/14/2023	\$1,000,000	WD	\$1,000,000	\$521,000	\$52.10	\$1,041,941	3,312	2 STORY, B-A	65	\$175,695	\$824,305	\$433,123	1.903
09-09-33-215-008	901 DEWEY AV	401	11/13/2023	\$362,500	OTH	\$362,500	\$175,300	\$48.36	\$350,518	740	RANCH, C-BC	53	\$119,207	\$243,293	\$84,113	2.892
09-09-33-211-004	712 DEWEY AV	401	9/13/2024	\$640,000	WD	\$640,000	\$230,100	\$35.95	\$465,974	1,390	2 STORY, C-BC	49	\$145,603	\$494,397	\$118,656	4.167

ECF 0061 \$1,561,995 \$635,892 2.460

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-33-213-018	1004 WOODLAWN AV	401	8/29/2023	\$700,000	PTA	\$700,000	\$446,500	\$63.79	\$893,085	1,824	2 STORY, C-BC	71	\$87,239	\$612,761	\$287,802	2.129
09-09-33-322-008	1010 ROSE AV	401	10/2/2024	\$390,000	PTA	\$390,000	\$208,900	\$53.56	\$417,713	974	RANCH, C-BC	50	\$143,453	\$246,547	\$97,950	2.517
09-09-33-325-012	1606 E MONTCLAIR PL	401	10/4/2023	\$580,000	WD	\$580,000	\$301,100	\$51.91	\$602,117	1,547	2 STORY, C-BC	60	\$121,220	\$458,780	\$171,749	2.671
09-09-33-326-016	1603 FERNDALE PL	401	5/8/2023	\$610,000	WD	\$610,000	\$250,600	\$41.08	\$501,139	2,085	2 STORY, C-BC	52	\$124,326	\$485,674	\$156,419	3.105
09-09-33-331-010	1507 WHITE ST	401	2/16/2024	\$525,000	WD	\$525,000	\$225,200	\$42.90	\$450,376	1,620	2 STORY, C-BC	54	\$102,408	\$422,592	\$133,834	3.158
09-09-33-214-036	933 WOODLAWN AV	401	3/21/2025	\$490,000	WD	\$490,000	\$215,000	\$43.88	\$430,090	900	RANCH, C-BC	52	\$116,971	\$373,029	\$115,970	3.217

ECF 0062 \$2,599,383 \$963,724 2.700

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-04-111-104	1811 INDEPENDENCE BLV	401	5/19/2023	\$150,000	WD	\$150,000	\$80,000	\$53.33	\$159,940	896	C-BC	54	\$38,000	\$112,000	\$69,960	1.601
09-12-11-209-063	3001 FERNWOOD AV	401	2/14/2025	\$230,000	WD	\$230,000	\$126,700	\$55.09	\$253,496	997	C-BC	67	\$37,000	\$193,000	\$113,945	1.694
09-12-11-209-067	3005 FERNWOOD AV	401	6/10/2024	\$246,000	WD	\$246,000	\$120,500	\$48.98	\$240,936	970	C-BC	68	\$37,000	\$209,000	\$113,298	1.845
09-12-03-208-033	2125 NATURE COVE CT	401	12/18/2024	\$385,000	WD	\$385,000	\$191,100	\$49.64	\$382,170	1,576	C-BC	61	\$66,000	\$319,000	\$166,405	1.917
09-12-04-122-025	2442 MULBERRY CT	401	6/6/2024	\$390,000	WD	\$390,000	\$184,100	\$47.21	\$368,185	1,476	2 STORY, C-BC	73	\$38,000	\$352,000	\$183,436	1.919
09-12-04-122-029	2432 MULBERRY CT	401	11/15/2023	\$395,000	WD	\$395,000	\$174,800	\$44.25	\$349,534	1,476	2 STORY, C-BC	73	\$38,000	\$357,000	\$185,437	1.925
09-12-03-208-090	2115 NATURE COVE CT	401	5/31/2024	\$435,000	WD	\$435,000	\$214,000	\$49.20	\$427,901	1,800	C-BC	62	\$66,000	\$369,000	\$190,474	1.937
09-12-03-208-051	2125 NATURE COVE CT	401	10/13/2023	\$450,000	WD	\$450,000	\$198,200	\$44.04	\$396,434	1,800	C-BC	63	\$66,000	\$384,000	\$196,687	1.952
09-12-03-208-078	2115 NATURE COVE CT	401	1/24/2024	\$385,500	WD	\$385,500	\$179,700	\$46.61	\$359,324	1,458	C-BC	63	\$66,000	\$319,500	\$162,958	1.961
09-12-03-208-048	2125 NATURE COVE CT	401	7/14/2023	\$450,000	WD	\$450,000	\$202,200	\$44.93	\$404,325	1,792	C-BC	63	\$66,000	\$384,000	\$194,105	1.978
09-12-03-208-056	2125 NATURE COVE CT	401	6/29/2023	\$389,000	PTA	\$389,000	\$175,000	\$44.99	\$350,036	1,458	RANCH, C-BC	63	\$66,000	\$323,000	\$162,958	1.982
09-12-03-208-066	2115 NATURE COVE CT	401	11/21/2024	\$445,000	PTA	\$445,000	\$210,400	\$47.28	\$420,876	1,792	C-BC	61	\$66,000	\$379,000	\$186,777	2.029
09-12-04-111-116	2401 PACKARD ST	401	5/30/2023	\$190,000	WD	\$190,000	\$84,300	\$44.37	\$168,523	896	C-BC	54	\$38,000	\$152,000	\$74,884	2.030
09-12-04-111-140	2413 PACKARD ST	401	6/30/2023	\$197,500	WD	\$197,500	\$84,300	\$42.68	\$168,523	896	C-BC	54	\$38,000	\$159,500	\$74,884	2.130
09-12-04-111-097	1807 INDEPENDENCE BLV	401	8/4/2023	\$228,250	WD	\$228,250	\$92,700	\$40.61	\$185,388	1,097	C-BC	54	\$30,000	\$198,250	\$92,493	2.143
09-12-04-111-088	1803 INDEPENDENCE BLV	401	8/14/2023	\$165,000	WD	\$165,000	\$66,400	\$40.24	\$132,769	705	C-BC	54	\$30,000	\$135,000	\$61,172	2.207
09-12-04-111-114	2401 PACKARD ST	401	7/9/2024	\$195,000	WD	\$195,000	\$82,000	\$42.05	\$163,904	896	C-BC	54	\$30,000	\$165,000	\$74,391	2.218
09-12-04-111-053	2315 PACKARD ST	401	10/25/2024	\$185,000	WD	\$185,000	\$77,000	\$41.62	\$153,903	857	C-BC	51	\$30,000	\$155,000	\$65,212	2.377
09-12-04-111-081	2319 PACKARD ST	401	9/29/2023	\$190,000	WD	\$190,000	\$71,400	\$37.58	\$142,770	860	C-BC	52	\$30,000	\$160,000	\$67,125	2.384
09-12-04-111-076	2317 PACKARD ST	401	5/17/2024	\$162,746	WD	\$162,746	\$63,900	\$39.26	\$127,830	625	C-BC	52	\$30,000	\$132,746	\$54,350	2.442
09-12-04-111-060	2315 PACKARD ST	401	10/25/2024	\$195,000	WD	\$195,000	\$77,000	\$39.49	\$153,903	857	C-BC	51	\$30,000	\$165,000	\$65,212	2.530
09-12-04-111-056	2313 PACKARD ST	401	3/21/2024	\$163,000	PTA	\$163,000	\$61,400	\$37.67	\$122,828	625	C-BC	52	\$30,000	\$133,000	\$51,571	2.579
09-12-04-111-065	2319 PACKARD ST	401	1/23/2024	\$160,000	WD	\$160,000	\$56,200	\$35.13	\$112,440	559	C-BC	52	\$30,000	\$130,000	\$45,800	2.838
09-12-04-111-048	2313 PACKARD ST	401	10/2/2024	\$174,000	PTA	\$174,000	\$62,400	\$35.86	\$124,856	609	C-BC	52	\$30,000	\$144,000	\$49,924	2.884

ECF 0063 \$5,529,996 \$2,703,459 2.050

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-33-427-013	1607 SHADFORD RD	401	2/2/2024	\$540,000	WD	\$540,000	\$348,900	\$64.61	\$697,751	1,612	2 STORY, C-BC	52	\$372,568	\$167,432	\$154,849	1.081
09-09-33-229-004	1213 OLIVIA AV	401	10/9/2023	\$610,000	WD	\$610,000	\$368,800	\$60.46	\$737,564	2,068	2 STORY, C-BC	52	\$365,837	\$244,163	\$181,330	1.347
09-09-34-317-009	2109 COPLEY AV	401	5/25/2023	\$1,230,000	PTA	\$1,230,000	\$627,600	\$51.02	\$1,255,124	3,318	2 STORY, C-BC	69	\$400,207	\$829,793	\$474,954	1.747
09-09-33-104-042	1010 BALDWIN AV	401	7/15/2024	\$1,000,000	WD	\$1,000,000	\$562,800	\$56.28	\$1,125,518	2,257	2 STORY, B-A	80	\$281,408	\$718,592	\$401,957	1.788
09-09-33-307-016	1303 BROOKLYN AV	401	2/14/2025	\$650,000	WD	\$650,000	\$376,900	\$57.98	\$753,890	1,626	2 STORY, C-BC	53	\$365,837	\$284,163	\$149,251	1.904
09-09-33-226-024	1040 OLIVIA AV	401	5/18/2023	\$615,000	WD	\$615,000	\$291,500	\$47.40	\$583,031	1,260	2 STORY, C-BC	63	\$337,761	\$277,239	\$136,261	2.035
09-09-33-228-015	1125 S FOREST AV	401	9/29/2023	\$595,000	WD	\$595,000	\$297,700	\$50.03	\$595,426	1,270	2 STORY, C-BC	51	\$349,670	\$245,330	\$119,881	2.046
09-09-34-316-006	2308 BROCKMAN BLV	401	6/6/2023	\$792,500	WD	\$792,500	\$370,200	\$46.71	\$740,359	1,992	RANCH, C-BC	54	\$388,050	\$404,450	\$195,727	2.066
09-09-33-105-023	1082 FERDON RD	401	7/7/2023	\$746,700	PTA	\$746,700	\$345,600	\$46.28	\$691,238	1,708	2 STORY, C-BC	51	\$360,513	\$386,187	\$183,736	2.102
09-09-33-229-008	1227 OLIVIA AV	401	6/16/2023	\$725,000	WD	\$725,000	\$331,600	\$45.74	\$666,490	1,564	2 STORY, C-BC	63	\$350,948	\$374,052	\$175,301	2.134
09-09-33-226-002	1312 CAMBRIDGE RD	401	6/19/2024	\$1,125,000	WD	\$1,125,000	\$555,700	\$49.40	\$1,111,499	2,667	2 STORY, B-A	56	\$372,834	\$752,166	\$351,745	2.138
09-09-33-233-003	1132 MICHIGAN AV	401	2/26/2025	\$611,000	WD	\$611,000	\$330,200	\$54.04	\$660,485	1,404	2 STORY, C-BC	50	\$365,837	\$245,163	\$113,326	2.163
09-09-33-100-020	1430 CAMBRIDGE RD	401	3/26/2025	\$1,235,000	WD	\$1,235,000	\$696,500	\$56.40	\$1,392,962	4,132	2 STORY, C-BC	54	\$400,108	\$834,892	\$381,867	2.186
09-09-33-120-022	1125 FERDON RD	401	9/20/2024	\$640,000	WD	\$640,000	\$339,200	\$53.00	\$678,388	1,198	1 1/2 ST, C-BC	50	\$348,760	\$291,240	\$126,780	2.297
09-09-33-226-010	1113 S FOREST AV	401	9/29/2023	\$700,000	WD	\$700,000	\$327,400	\$46.77	\$654,729	1,668	2 STORY, C-BC	55	\$350,948	\$349,052	\$148,186	2.356
09-09-33-430-017	1710 MORTON AV	401	7/12/2024	\$792,000	WD	\$792,000	\$371,500	\$46.91	\$743,077	1,677	2 STORY, C-BC	53	\$376,136	\$415,864	\$174,734	2.380
09-09-33-233-007	1116 MICHIGAN AV	401	3/12/2025	\$700,000	WD	\$700,000	\$358,600	\$51.23	\$717,223	1,408	2 STORY, C-BC	50	\$350,948	\$349,052	\$140,875	2.478
09-09-34-309-017	2111 BROCKMAN BLV	401	1/8/2025	\$1,150,000	WD	\$1,150,000	\$593,100	\$51.57	\$1,186,105	2,872	2 STORY, B-A	51	\$411,219	\$738,781	\$298,033	2.479
09-09-33-425-006	1606 GRANGER AV	401	7/19/2024	\$875,000	WD	\$875,000	\$398,300	\$45.52	\$796,617	2,050	2 STORY, C-BC	54	\$376,136	\$498,864	\$200,229	2.491
09-09-33-233-006	1118 MICHIGAN AV	401	3/12/2025	\$700,000	WD	\$700,000	\$349,100	\$49.87	\$698,200	1,472	2 STORY, C-BC	50	\$351,997	\$348,003	\$133,155	2.614
09-09-34-317-012	2124 BROCKMAN BLV	401	6/7/2023	\$1,420,000	WD	\$1,420,000	\$546,700	\$38.50	\$1,093,411	2,905	2 STORY, B-A	58	\$401,088	\$1,018,912	\$384,624	2.649
09-09-33-437-005	1601 HARDING RD	401	3/21/2024	\$944,150	WD	\$944,150	\$412,700	\$43.71	\$825,480	1,974	2 STORY, C-BC	54	\$380,975	\$563,175	\$211,669	2.661
09-09-33-227-004	1015 OLIVIA AV	401	6/7/2024	\$1,750,000	WD	\$1,750,000	\$734,300	\$41.96	\$1,468,681	3,469	2 STORY, B-A	54	\$418,072	\$1,331,928	\$500,290	2.662
09-09-33-227-024	1015 OLIVIA AV	401	6/7/2024	\$1,750,000	WD	\$1,750,000	\$734,300	\$41.96	\$1,468,681	3,469	2 STORY, B-A	54	\$418,072	\$1,331,928	\$500,290	2.662
09-09-33-227-025	1025 OLIVIA AV	401	6/7/2024	\$1,750,000	WD	\$1,750,000	\$734,300	\$41.96	\$1,468,681	3,469	2 STORY, B-A	54	\$418,072	\$1,331,928	\$500,290	2.662
09-09-33-305-005	1321 GRANGER AV	401	1/5/2025	\$805,000	WD	\$805,000	\$395,100	\$49.08	\$790,258	1,536	2 STORY, C-BC	55	\$365,837	\$439,163	\$163,239	2.690
09-09-33-233-008	1114 MICHIGAN AV	401	3/12/2025	\$700,000	WD	\$700,000	\$337,200	\$48.17	\$674,487	1,417	2 STORY, C-BC	50	\$350,948	\$349,052	\$124,438	2.805
09-09-33-420-014	1512 BROOKLYN AV	401	5/25/2023	\$600,000	WD	\$600,000	\$257,500	\$42.92	\$515,020	957	1 1/2 ST, C-BC	52	\$369,544	\$230,456	\$80,820	2.851
09-09-33-121-009	1224 FERDON RD	401	5/18/2023	\$780,000	WD	\$780,000	\$308,100	\$39.50	\$621,597	1,621	2 STORY, C-BC	51	\$356,174	\$423,826	\$147,457	2.874
09-09-33-420-001	1501 MORTON AV	401	3/14/2025	\$885,000	WD	\$885,000	\$414,500	\$46.84	\$828,918	1,780	2 STORY, C-BC	51	\$369,290	\$515,710	\$176,780	2.917
09-09-33-227-019	1129 OLIVIA AV	401	4/27/2023	\$945,000	WD	\$945,000	\$354,100	\$37.47	\$708,266	1,752	2 STORY, C-BC	68	\$347,044	\$597,956	\$200,679	2.980
09-09-33-230-004	1312 OLIVIA AV	401	6/28/2024	\$793,200	WD	\$793,200	\$333,300	\$42.02	\$666,527	1,646	2 STORY, C-BC	47	\$364,713	\$428,487	\$143,721	2.981
09-09-34-203-001	2105 BROCKMAN BLV	401	5/23/2023	\$835,000	PTA	\$835,000	\$344,800	\$41.29	\$689,515	1,739	2 STORY, C-BC	47	\$392,685	\$442,315	\$144,795	3.055
09-09-33-426-013	1605 MORTON AV	401	6/21/2023	\$1,355,000	WD	\$1,355,000	\$475,000	\$35.06	\$949,962	2,964	2 STORY, C-BC	58	\$376,084	\$978,916	\$318,821	3.070
09-09-34-309-017	2111 BROCKMAN BLV	401	6/17/2024	\$1,375,000	WD	\$1,375,000	\$524,700	\$38.16	\$1,049,378	2,872	2 STORY, B-A	52	\$411,219	\$963,781	\$303,885	3.172
09-09-33-423-019	1619 GRANGER AV	401	5/23/2023	\$1,075,000	WD	\$1,075,000	\$383,000	\$35.63	\$765,986	2,728	2 STORY, C-BC	54	\$365,837	\$709,163	\$222,305	3.190
09-09-33-431-006	1711 MORTON AV	401	7/9/2024	\$1,260,000	WD	\$1,260,000	\$475,100	\$37.71	\$950,101	2,362	2 STORY, C-BC	54	\$379,686	\$880,314	\$271,626	3.241
09-09-33-104-002	1015 MARTIN PL	401	10/9/2023	\$1,670,000	WD	\$1,670,000	\$597,800	\$35.80	\$1,195,594	3,920	2 STORY, C-BC	55	\$379,686	\$1,290,314	\$398,004	3.242
09-09-33-418-004	1418 MORTON AV	401	3/14/2025	\$940,000	WD	\$940,000	\$406,700	\$43.27	\$813,432	1,760	2 STORY, C-BC	54	\$372,568	\$567,432	\$169,563	3.346
09-09-33-103-028	1120 MARTIN PL	401	5/17/2023	\$1,740,000	WD	\$1,740,000	\$550,700	\$31.65	\$1,101,351	3,072	2 STORY, C-BC	75	\$376,136	\$1,363,864	\$402,897	3.385
09-09-33-233-011	1106 MICHIGAN AV	401	4/14/2023	\$1,097,500	WD	\$1,097,500	\$368,300	\$33.56	\$736,500	2,325	2 STORY, C-BC	64	\$329,480	\$768,020	\$226,122	3.396
09-09-33-425-006	1606 GRANGER AV	401	8/16/2024	\$1,100,000	WD	\$1,100,000	\$398,300	\$36.21	\$796,617	2,050	2 STORY, C-BC	54	\$376,136	\$723,864	\$200,229	3.615
09-09-33-103-032	1054 MARTIN PL	401	5/8/2024	\$1,808,000	WD	\$1,808,000	\$590,900	\$32.68	\$1,181,727	3,094	2 STORY, B-A	60	\$381,129	\$1,426,871	\$381,237	3.743
09-09-33-230-027	1307 S FOREST AV	401	7/16/2024	\$1,100,000	WD	\$1,100,000	\$382,000	\$34.73	\$764,041	2,011	2 STORY, C-BC	55	\$366,146	\$733,854	\$189,474	3.873
09-09-33-421-011	1522 GRANGER AV	401	5/23/2024	\$1,550,000	WD	\$1,550,000	\$419,100	\$27.04	\$838,228	2,451	2 STORY, C-BC	51	\$365,837	\$1,184,163	\$224,948	5.264

ECF 0064 \$29,349,870 \$10,830,382 2.710

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-34-312-006	2220 E STADIUM BLV	401	6/28/2023	\$368,000	WD	\$368,000	\$184,600	\$50.16	\$369,102	1,598	RANCH, C-BC	44	\$156,977	\$211,023	\$121,214	1.741
09-09-33-401-019	2904 BROCKMAN BLV	401	6/16/2023	\$642,000	WD	\$642,000	\$275,100	\$42.85	\$550,198	1,814	2 STORY, C-BC	67	\$157,946	\$484,054	\$224,144	2.160
09-09-33-400-018	1805 FRIEZE AV	401	5/31/2023	\$438,500	WD	\$438,500	\$185,200	\$42.23	\$370,452	1,152	RANCH, C-BC	51	\$149,037	\$289,463	\$126,523	2.288
09-09-33-401-017	2920 BROCKMAN BLV	401	8/31/2023	\$455,500	PTA	\$455,500	\$216,800	\$47.60	\$433,539	1,178	RANCH, C-BC	51	\$101,708	\$353,792	\$154,340	2.292
09-12-04-110-003	2106 CARHART AV	401	4/19/2023	\$486,021	WD	\$486,021	\$200,200	\$41.19	\$400,446	1,138	RANCH, C-BC	53	\$151,052	\$334,969	\$142,511	2.350
09-09-33-312-015	1309 IROQUOIS PL	401	4/27/2023	\$865,000	WD	\$865,000	\$318,200	\$36.79	\$636,312	2,819	2 STORY, C-BC	60	\$148,830	\$716,170	\$278,561	2.571
09-09-33-414-003	1423 IROQUOIS PL	401	1/26/2024	\$509,900	WD	\$509,900	\$225,500	\$44.22	\$451,095	1,878	RANCH, C-BC	52	\$121,891	\$388,009	\$149,638	2.593
09-12-04-107-011	2011 ANDERSON CT	401	10/16/2024	\$450,000	WD	\$450,000	\$217,200	\$48.27	\$434,483	1,094	RANCH, C-BC	50	\$132,768	\$317,232	\$120,686	2.629
09-12-04-111-144	2209 FERDON RD	401	7/7/2023	\$625,000	WD	\$625,000	\$234,100	\$37.46	\$468,283	1,844	2 STORY, C-BC	52	\$157,033	\$467,967	\$177,857	2.631
09-09-33-429-001	1701 E STADIUM BLV	401	9/17/2024	\$641,000	WD	\$641,000	\$301,100	\$46.97	\$602,297	2,128	2 STORY, C-BC	49	\$130,972	\$510,028	\$188,530	2.705
09-09-33-400-025	2005 FRIEZE AV	401	12/8/2023	\$605,000	WD	\$605,000	\$255,000	\$42.15	\$509,967	1,948	1 1/2 ST, C-BC	51	\$116,638	\$488,362	\$178,786	2.732
09-09-34-312-011	2509 BROCKMAN BLV	401	4/4/2023	\$775,000	WD	\$775,000	\$272,900	\$35.21	\$545,838	2,608	2 STORY, C-BC	55	\$154,652	\$620,348	\$223,535	2.775
09-09-33-312-004	1410 E STADIUM BLV	401	5/23/2023	\$595,000	WD	\$595,000	\$215,700	\$36.25	\$431,477	1,660	2 STORY, C-BC	59	\$152,684	\$442,316	\$159,310	2.776
09-09-34-314-006	2500 BROCKMAN BLV	401	6/17/2024	\$530,000	WD	\$530,000	\$217,000	\$40.94	\$434,002	1,454	1 1/2 ST, C-BC	50	\$123,157	\$406,843	\$141,293	2.879
09-09-33-312-005	1408 E STADIUM BLV	401	7/17/2023	\$552,750	WD	\$552,750	\$196,700	\$35.59	\$393,467	1,568	1 1/2 ST, C-BC	48	\$152,684	\$400,066	\$137,590	2.908
09-09-33-401-026	2712 BROCKMAN BLV	401	9/20/2024	\$775,000	WD	\$775,000	\$336,100	\$43.37	\$672,150	2,285	2 STORY, C-BC	56	\$131,230	\$643,770	\$216,368	2.975

ECF 0067 \$7,074,412 \$2,740,887 2.580

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-33-406-012	1905 STEERE PL	401	1/19/2024	\$427,000	CD	\$427,000	\$192,000	\$44.96	\$384,071	1,466	2 STORY, C-BC	51	\$76,820	\$350,180	\$146,310	2.393
09-09-33-412-005	1419 COLER RD	401	1/30/2024	\$307,800	WD	\$307,800	\$132,700	\$43.11	\$265,403	864	RANCH, C-BC	51	\$75,475	\$232,325	\$90,442	2.569

ECF 0068 \$582,505 \$236,752 2.460

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-05-303-174	114 W OAKBROOK DR	401	9/25/2024	\$366,000	WD	\$366,000	\$226,400	\$61.86	\$452,844	1,470	C-BC	82	\$62,000	\$304,000	\$229,908	1.322
09-12-05-303-209	228 W OAKBROOK DR	401	12/13/2024	\$360,000	WD	\$360,000	\$221,700	\$61.58	\$443,370	1,250	C-BC	82	\$62,000	\$298,000	\$224,335	1.328
09-12-05-303-199	141 W OAKBROOK DR	401	2/27/2025	\$360,000	WD	\$360,000	\$216,700	\$60.19	\$433,477	1,250	C-BC	82	\$62,000	\$298,000	\$218,516	1.364
09-12-05-303-171	112 W OAKBROOK DR	401	6/14/2023	\$378,165	WD	\$378,165	\$194,300	\$51.38	\$388,606	1,250	C-BC	83	\$70,000	\$308,165	\$222,957	1.382
09-12-05-303-228	247 W OAKBROOK DR	401	11/8/2024	\$395,000	PTA	\$395,000	\$235,500	\$59.62	\$471,042	1,495	C-BC	83	\$62,000	\$333,000	\$240,613	1.384
09-12-05-303-205	220 W OAKBROOK DR	401	5/20/2024	\$364,478	WD	\$364,478	\$205,100	\$56.27	\$410,266	1,250	RANCH, C-BC	83	\$62,000	\$302,478	\$217,666	1.390
09-12-05-303-055	527 GALEN CIR	401	8/23/2024	\$360,000	WD	\$360,000	\$213,200	\$59.22	\$426,470	1,693	2 STORY, C-BC	68	\$62,000	\$298,000	\$214,394	1.390
09-12-05-303-179	132 W OAKBROOK DR	401	5/24/2023	\$369,000	WD	\$369,000	\$183,800	\$49.81	\$367,644	1,250	C-BC	83	\$70,000	\$299,000	\$208,288	1.436
09-12-05-303-009	502 GALEN CIR	401	1/17/2025	\$420,000	WD	\$420,000	\$237,700	\$56.60	\$475,479	1,935	2 STORY, C-BC	70	\$62,000	\$358,000	\$243,223	1.472
09-12-05-400-118	325 BRIARCREST DR	401	2/11/2025	\$200,000	WD	\$200,000	\$110,400	\$55.20	\$220,701	983	C-BC	66	\$38,000	\$162,000	\$107,471	1.507
09-12-05-100-049	2253 S MAIN ST	401	11/30/2023	\$254,000	WD	\$254,000	\$132,400	\$52.13	\$264,701	1,086	C-BC	81	\$62,000	\$192,000	\$126,688	1.516
09-12-05-400-136	275 BRIARCREST DR	401	10/23/2023	\$200,000	WD	\$200,000	\$102,100	\$51.05	\$204,197	983	C-BC	67	\$38,000	\$162,000	\$103,873	1.560
09-12-05-303-126	443 SUMARK WAY	401	1/10/2025	\$415,000	WD	\$415,000	\$223,000	\$53.73	\$446,095	1,693	2 STORY, C-BC	73	\$62,000	\$353,000	\$225,938	1.562
09-12-05-100-059	2273 S MAIN ST	401	6/27/2023	\$313,500	WD	\$313,500	\$143,200	\$45.68	\$286,333	1,254	C-BC	81	\$70,000	\$243,500	\$151,388	1.608
09-12-05-100-031	2217 S MAIN ST	401	8/2/2023	\$327,500	WD	\$327,500	\$147,900	\$45.16	\$295,772	1,254	C-BC	81	\$70,000	\$257,500	\$157,993	1.630
09-12-05-303-013	510 GALEN CIR	401	6/5/2024	\$398,000	WD	\$398,000	\$195,200	\$49.05	\$390,493	1,644	RANCH, C-BC	71	\$62,000	\$336,000	\$205,308	1.637
09-12-05-400-060	200 BRIARCREST DR	401	7/7/2023	\$215,000	WD	\$215,000	\$93,100	\$43.30	\$186,133	983	C-BC	67	\$35,000	\$180,000	\$107,952	1.667
09-12-05-100-024	2203 S MAIN ST	401	4/6/2023	\$270,000	WD	\$270,000	\$120,600	\$44.67	\$241,230	1,086	C-BC	82	\$70,000	\$200,000	\$119,825	1.669
09-12-05-203-116	450 VILLAGE OAKS CT	401	9/22/2023	\$425,000	WD	\$425,000	\$204,500	\$48.12	\$409,034	1,860	2 STORY, C-BC	68	\$70,000	\$355,000	\$211,896	1.675
09-12-05-203-101	2017 MARRA DR	401	12/21/2023	\$1,250,000	WD	\$1,250,000	\$598,200	\$47.86	\$1,196,421	3,494	2 STORY, C-BC	79	\$125,000	\$1,125,000	\$669,638	1.680
09-12-05-100-070	2295 S MAIN ST	401	10/18/2024	\$304,000	WD	\$304,000	\$153,000	\$50.33	\$305,928	1,196	C-BC	80	\$62,000	\$242,000	\$143,487	1.687
09-12-08-201-034	2920 SIGNATURE BLV	401	5/1/2023	\$330,000	WD	\$330,000	\$144,700	\$43.85	\$289,390	1,473	C-BC	81	\$70,000	\$260,000	\$153,527	1.694
09-12-08-201-017	2954 SIGNATURE BLV	401	7/14/2023	\$342,000	WD	\$342,000	\$161,500	\$47.22	\$323,067	1,412	C-BC	81	\$62,000	\$280,000	\$163,167	1.716
09-12-05-303-088	120 PONDS VIEW DR	401	5/17/2023	\$420,000	WD	\$420,000	\$176,200	\$41.95	\$352,353	1,730	2 STORY, C-BC	75	\$65,000	\$355,000	\$205,252	1.730
09-12-05-203-085	2016 AUDUBON DR	401	7/25/2023	\$375,000	WD	\$375,000	\$157,500	\$42.00	\$314,950	1,442	2 STORY, C-BC	67	\$75,000	\$300,000	\$171,393	1.750
09-12-05-400-060	200 BRIARCREST DR	401	10/19/2023	\$227,000	WD	\$227,000	\$105,400	\$46.43	\$210,723	983	C-BC	67	\$38,000	\$189,000	\$107,952	1.751
09-12-05-100-055	2265 S MAIN ST	401	10/30/2023	\$330,000	WD	\$330,000	\$152,100	\$46.09	\$304,221	1,254	C-BC	81	\$62,000	\$268,000	\$151,388	1.770
09-12-05-100-032	2219 S MAIN ST	401	7/7/2023	\$295,000	WD	\$295,000	\$125,500	\$42.54	\$251,037	1,086	C-BC	81	\$70,000	\$225,000	\$126,688	1.776
09-12-05-400-082	300 BRIARCREST DR	401	5/15/2023	\$210,000	WD	\$210,000	\$86,400	\$41.14	\$172,705	983	C-BC	67	\$35,000	\$175,000	\$98,361	1.779
09-12-05-203-086	2018 AUDUBON DR	401	7/7/2023	\$380,000	WD	\$380,000	\$157,500	\$41.45	\$314,950	1,442	2 STORY, C-BC	67	\$75,000	\$305,000	\$171,393	1.780
09-12-05-400-062	200 BRIARCREST DR	401	2/14/2025	\$230,000	WD	\$230,000	\$110,400	\$48.00	\$220,701	983	C-BC	66	\$38,000	\$192,000	\$107,471	1.787
09-12-05-400-145	225 BRIARCREST DR	401	1/26/2024	\$235,000	WD	\$235,000	\$106,900	\$45.49	\$213,707	983	C-BC	67	\$38,000	\$197,000	\$109,817	1.794
09-12-05-203-088	2022 AUDUBON DR	401	12/21/2023	\$370,000	WD	\$370,000	\$168,100	\$45.43	\$336,229	1,442	2 STORY, C-BC	67	\$62,000	\$308,000	\$171,393	1.797
09-12-05-400-058	200 BRIARCREST DR	401	4/21/2023	\$217,000	PTA	\$217,000	\$88,100	\$40.60	\$176,210	983	C-BC	67	\$35,000	\$182,000	\$100,864	1.804
09-12-05-400-058	200 BRIARCREST DR	401	4/21/2023	\$217,000	PTA	\$217,000	\$88,100	\$40.60	\$176,210	983	C-BC	67	\$35,000	\$182,000	\$100,864	1.804
09-12-05-400-063	200 BRIARCREST DR	401	7/14/2023	\$235,000	WD	\$235,000	\$94,400	\$40.17	\$188,744	983	C-BC	67	\$35,000	\$200,000	\$109,817	1.821
09-12-05-400-084	300 BRIARCREST DR	401	5/3/2024	\$230,000	WD	\$230,000	\$103,200	\$44.87	\$206,435	983	C-BC	67	\$38,000	\$192,000	\$105,272	1.824
09-12-05-100-034	2223 S MAIN ST	401	7/9/2024	\$345,000	WD	\$345,000	\$154,600	\$44.81	\$309,210	1,254	C-BC	81	\$62,000	\$283,000	\$154,506	1.832
09-12-05-205-215	237 FIELDCREST ST	401	5/24/2023	\$317,500	WD	\$317,500	\$131,600	\$41.45	\$263,199	1,247	2 STORY, C-BC	64	\$75,000	\$242,500	\$131,700	1.841
09-12-05-100-042	2239 S MAIN ST	401	12/2/2024	\$339,900	PTA	\$339,900	\$157,300	\$46.28	\$314,513	1,254	C-BC	80	\$62,000	\$277,900	\$148,537	1.871
09-12-05-400-107	350 BRIARCREST DR	401	3/19/2025	\$238,000	WD	\$238,000	\$108,800	\$45.71	\$217,508	983	C-BC	66	\$38,000	\$200,000	\$105,593	1.894
09-12-05-203-119	471 VILLAGE OAKS CT	401	8/1/2023	\$350,000	WD	\$350,000	\$152,900	\$43.69	\$305,840	1,152	2 STORY, C-BC	65	\$70,000	\$280,000	\$147,400	1.900
09-12-05-400-134	275 BRIARCREST DR	401	7/21/2023	\$235,123	WD	\$235,123	\$91,200	\$38.79	\$182,381	983	C-BC	67	\$35,000	\$200,123	\$105,272	1.901
09-12-05-400-059	200 BRIARCREST DR	401	9/21/2023	\$245,000	WD	\$245,000	\$105,400	\$43.02	\$210,723	983	C-BC	67	\$38,000	\$207,000	\$107,952	1.918
09-12-05-400-099	350 BRIARCREST DR	401	5/12/2023	\$225,000	WD	\$225,000	\$86,400	\$38.40	\$172,705	983	C-BC	67	\$35,000	\$190,000	\$98,361	1.932
09-12-05-400-123	275 BRIARCREST DR	401	6/2/2023	\$220,000	WD	\$220,000	\$82,900	\$37.68	\$165,889	1,134	C-BC	67	\$35,000	\$185,000	\$93,492	1.979
09-12-05-303-294	385 ROLLING MEADOW DR	401	5/3/2023	\$326,000	WD	\$326,000	\$127,400	\$39.08	\$254,712	1,126	2 STORY, C-BC	71	\$75,000	\$251,000	\$125,761	1.996
09-12-05-205-071	111 FIELDCREST ST	401	11/15/2023	\$180,000	WD	\$180,000	\$75,400	\$41.89	\$150,838	838	RANCH, C-BC	56	\$34,000	\$146,000	\$73,024	1.999
09-12-05-205-023	103 FIELDCREST ST	401	11/22/2023	\$175,000	WD	\$175,000	\$71,800	\$41.03	\$143,522	811	RANCH, C-BC	56	\$34,000	\$141,000	\$68,451	2.060
09-12-05-205-157	125 FIELDCREST ST	401	8/11/2023	\$194,000	WD	\$194,000	\$77,000	\$39.69	\$154,011	900	RANCH, C-BC	56	\$34,000	\$160,000	\$75,007	2.133
09-12-05-203-119	471 VILLAGE OAKS CT	401	3/17/2025	\$390,000	WD	\$390,000	\$157,600	\$40.41	\$315,104	1,152	2 STORY, C-BC	64	\$70,000	\$320,000	\$144,179	2.219
09-12-05-205-055	109 FIELDCREST ST	401	12/9/2024	\$195,000	WD	\$195,000	\$77,200	\$39.59	\$154,326	828	RANCH, C-BC	55	\$34,000	\$161,000	\$70,780	2.275

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
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ECF 0069 \$13,661,166 \$8,155,993 1.680

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-04-117-023	1436 ROSEWOOD ST	401	3/5/2025	\$161,500	WD	\$161,500	\$144,500	\$89.47	\$289,031	1,025	RANCH, C-BC	55	\$68,168	\$93,332	\$88,345	1.056
09-12-04-204-035	1243 KENSINGTON DR	401	12/20/2023	\$192,440	WD	\$192,440	\$123,100	\$63.97	\$246,251	732	1 1/2 ST, C-BC	51	\$73,062	\$119,378	\$72,162	1.654
09-12-04-105-009	1435 HARPST ST	401	9/30/2024	\$240,000	PTA	\$240,000	\$163,900	\$68.29	\$327,703	1,176	1 1/2 ST, C-BC	50	\$68,168	\$171,832	\$103,814	1.655
09-12-04-117-004	2219 PAGE AV	401	6/30/2023	\$400,000	WD	\$400,000	\$182,100	\$45.53	\$364,213	1,716	2 STORY, C-BC	55	\$76,289	\$323,711	\$143,962	2.249
09-12-04-118-010	1475 ROSEWOOD ST	401	5/5/2023	\$289,000	WD	\$289,000	\$129,100	\$44.67	\$258,176	1,052	RANCH, C-BC	57	\$78,686	\$210,314	\$89,745	2.343
09-12-04-202-017	1359 ROSEWOOD ST	401	4/12/2023	\$302,500	WD	\$302,500	\$134,200	\$44.36	\$268,495	1,310	1 1/2 ST, C-BC	52	\$78,109	\$224,391	\$95,193	2.357
09-12-04-116-026	1474 JEWETT AV	401	2/3/2025	\$345,000	WD	\$345,000	\$163,100	\$47.28	\$326,105	1,230	1 1/2 ST, C-BC	49	\$81,697	\$263,303	\$97,763	2.693
09-12-04-201-047	1375 HARPST ST	401	3/4/2024	\$505,000	OTH	\$505,000	\$222,800	\$44.12	\$445,604	1,620	1 1/2 ST, C-BC	51	\$83,924	\$421,076	\$150,700	2.794
09-12-04-204-006	1294 JEWETT AV	401	12/20/2023	\$246,000	WD	\$246,000	\$108,100	\$43.94	\$216,279	882	RANCH, C-BC	40	\$81,697	\$164,303	\$56,076	2.930
09-12-04-204-051	1294 JEWETT AV	401	12/20/2023	\$246,000	WD	\$246,000	\$108,100	\$43.94	\$216,279	882	RANCH, C-BC	40	\$81,697	\$164,303	\$56,076	2.930
09-12-04-204-052	1294 JEWETT AV	401	12/20/2023	\$246,000	WD	\$246,000	\$108,100	\$43.94	\$216,279	882	RANCH, C-BC	40	\$81,697	\$164,303	\$56,076	2.930
09-12-04-203-005	1328 ROSEWOOD ST	401	9/29/2023	\$378,000	WD	\$378,000	\$148,400	\$39.26	\$296,743	831	RANCH, C-BC	55	\$93,839	\$284,161	\$94,374	3.011
09-12-04-203-035	1328 ROSEWOOD ST	401	9/29/2023	\$378,000	WD	\$378,000	\$148,400	\$39.26	\$296,743	831	RANCH, C-BC	55	\$93,839	\$284,161	\$94,374	3.011
09-12-04-102-010	1362 JEWETT AV	401	8/2/2024	\$365,000	WD	\$365,000	\$146,700	\$40.19	\$293,456	1,021	1 1/2 ST, C-BC	54	\$66,630	\$298,370	\$94,511	3.157
09-12-04-201-015	1279 HARPST ST	401	5/22/2024	\$410,000	WD	\$410,000	\$169,700	\$41.39	\$339,415	1,200	RANCH, C-BC	50	\$79,647	\$330,353	\$103,907	3.179
09-12-04-117-022	1446 ROSEWOOD ST	401	8/2/2024	\$365,000	WD	\$365,000	\$141,100	\$38.66	\$282,205	1,077	RANCH, C-BC	54	\$68,168	\$296,832	\$89,182	3.328
09-12-04-114-012	1440 KENSINGTON DR	401	9/22/2023	\$505,000	WD	\$505,000	\$174,600	\$34.57	\$349,296	1,438	1 1/2 ST, C-BC	51	\$72,303	\$432,697	\$128,834	3.359

ECF 0070 \$4,246,820 \$1,615,094 2.630

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PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-03-309-017	2624 PACKARD RD	401	11/25/2024	\$227,500	PTA	\$227,500	\$167,700	\$73.71	\$335,419	1,540	RANCH, C-BC	52	\$92,295	\$135,205	\$110,511	1.223
09-12-03-300-006	2820 KIMBERLEY RD	401	11/13/2023	\$322,500	WD	\$322,500	\$207,000	\$64.19	\$414,059	1,764	2 STORY, C-BC	58	\$92,763	\$229,737	\$169,103	1.359
09-12-03-206-006	2105 INDEPENDENCE BLV	401	12/16/2024	\$395,000	WD	\$395,000	\$287,600	\$72.81	\$575,138	1,960	1 1/2 ST, C-BC	79	\$94,691	\$300,309	\$218,385	1.375
09-12-03-305-017	2951 KIMBERLEY RD	401	5/17/2024	\$300,000	WD	\$300,000	\$192,900	\$64.30	\$385,892	1,548	2 STORY, C-BC	50	\$121,133	\$178,867	\$120,345	1.486
09-12-03-305-085	2931 KIMBERLEY RD	401	5/17/2024	\$300,000	WD	\$300,000	\$192,900	\$64.30	\$385,892	1,548	2 STORY, C-BC	50	\$121,133	\$178,867	\$120,345	1.486
09-12-03-305-086	2941 KIMBERLEY RD	401	5/17/2024	\$300,000	WD	\$300,000	\$192,900	\$64.30	\$385,892	1,548	2 STORY, C-BC	50	\$121,133	\$178,867	\$120,345	1.486
09-12-03-305-087	2951 KIMBERLEY RD	401	5/17/2024	\$300,000	WD	\$300,000	\$192,900	\$64.30	\$385,892	1,548	2 STORY, C-BC	50	\$121,133	\$178,867	\$120,345	1.486
09-12-03-309-013	2674 PACKARD RD	401	3/7/2024	\$290,000	WD	\$290,000	\$169,000	\$58.28	\$338,093	1,116	2 STORY, C-BC	69	\$90,000	\$200,000	\$130,575	1.532
09-12-03-300-007	2810 KIMBERLEY RD	401	4/20/2023	\$286,300	WD	\$286,300	\$149,100	\$52.08	\$298,123	960	RANCH, C-BC	70	\$101,162	\$185,138	\$119,370	1.551
09-12-03-309-015	2678 PACKARD RD	401	7/19/2024	\$290,000	WD	\$290,000	\$186,200	\$64.21	\$372,326	1,116	2 STORY, C-BC	68	\$90,000	\$200,000	\$128,330	1.558
09-12-03-305-060	2675 POWELL AV	401	6/30/2023	\$475,000	CD	\$475,000	\$215,700	\$45.41	\$431,382	2,301	2 STORY, C-BC	52	\$113,066	\$361,934	\$192,919	1.876
09-12-03-305-054	2110 COLUMBIA AV	401	1/17/2024	\$470,000	WD	\$470,000	\$229,500	\$48.83	\$458,973	2,173	RANCH, C-BC	53	\$98,112	\$371,888	\$189,927	1.958
09-12-03-222-007	2551 EMERALD AV	401	8/14/2023	\$385,000	WD	\$385,000	\$178,900	\$46.47	\$357,895	1,008	RANCH, C-BC	56	\$93,312	\$291,688	\$129,065	2.260
09-12-03-201-076	2370 ST FRANCIS DR	401	4/4/2023	\$675,000	WD	\$675,000	\$257,800	\$38.19	\$515,520	2,352	2 STORY, B-A	65	\$108,165	\$566,835	\$246,882	2.296
09-12-03-305-060	2675 POWELL AV	401	11/18/2024	\$540,000	MLC	\$540,000	\$259,800	\$48.11	\$519,555	2,301	2 STORY, C-BC	51	\$105,999	\$434,001	\$187,980	2.309
09-12-03-224-009	2110 INDEPENDENCE BLV	401	8/9/2024	\$649,000	WD	\$649,000	\$271,500	\$41.83	\$542,904	2,100	1 1/2 ST, C-BC	67	\$95,667	\$553,333	\$235,388	2.351
09-12-03-204-001	2055 CAMELOT RD	401	12/11/2024	\$865,580	WD	\$865,580	\$396,200	\$45.77	\$792,484	2,928	2 STORY, C-BC	67	\$100,670	\$764,910	\$314,461	2.432
09-12-03-221-011	2502 KIMBERLEY RD	401	6/12/2023	\$575,000	WD	\$575,000	\$200,700	\$34.90	\$401,341	2,107	SPLIT LVL, C-BC	60	\$102,973	\$472,027	\$180,829	2.610
09-12-03-301-009	2755 GLADSTONE AV	401	5/28/2024	\$852,500	WD	\$852,500	\$313,500	\$36.77	\$626,977	2,507	2 STORY, C-BC	69	\$97,103	\$755,397	\$278,881	2.709
09-12-03-300-006	2820 KIMBERLEY RD	401	6/5/2024	\$550,000	WD	\$550,000	\$206,000	\$37.45	\$411,965	1,764	2 STORY, C-BC	58	\$92,763	\$457,237	\$168,001	2.722
09-12-04-121-008	2503 VICTORIA AV	401	5/22/2023	\$710,051	WD	\$710,051	\$232,300	\$32.72	\$464,647	1,503	2 STORY, C-BC	88	\$91,272	\$618,779	\$226,288	2.734
09-12-03-300-015	2890 KIMBERLEY RD	401	4/28/2023	\$470,000	WD	\$470,000	\$161,200	\$34.30	\$322,442	1,224	RANCH, C-BC	60	\$99,179	\$370,821	\$135,311	2.741
09-12-03-305-079	2863 KIMBERLEY RD	401	12/28/2023	\$570,100	WD	\$570,100	\$199,700	\$35.03	\$399,375	1,876	1 1/2 ST, C-BC	51	\$87,933	\$482,167	\$163,917	2.942
09-12-03-313-002	2935 SHADY LA	401	11/15/2024	\$378,500	PTA	\$378,500	\$130,500	\$34.48	\$261,041	864	RANCH, C-BC	53	\$63,103	\$315,397	\$89,972	3.506
09-12-03-309-026	2974 SHADY LA	401	9/21/2023	\$356,600	WD	\$356,600	\$117,700	\$33.01	\$235,318	864	RANCH, C-BC	54	\$65,738	\$290,862	\$82,722	3.516
09-12-03-207-003	2127 CAMELOT RD	401	6/3/2024	\$824,750	WD	\$824,750	\$232,300	\$28.17	\$464,584	1,968	SPLIT LVL, C-BC	62	\$93,672	\$731,078	\$195,217	3.745

ECF 0071 \$9,804,211 \$4,375,413 2.240

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-03-210-015	2427 BUCKINGHAM RD	401	10/11/2023	\$410,000	WD	\$410,000	\$255,100	\$62.22	\$510,219	2,285	RANCH, C-BC	51	\$107,113	\$302,887	\$179,158	1.691
09-12-03-208-032	2114 NEEDHAM RD	401	1/16/2025	\$495,000	WD	\$495,000	\$287,500	\$58.08	\$574,969	1,339	RANCH, C-BC	55	\$144,499	\$350,501	\$172,188	2.036
09-12-03-305-042	2642 ESSEX RD	401	7/12/2023	\$465,000	WD	\$465,000	\$227,300	\$48.88	\$454,549	1,726	SPLIT LVL, C-BC	51	\$112,878	\$352,122	\$154,953	2.272
09-12-03-307-022	2783 MANCHESTER RD	401	10/29/2024	\$528,783	WD	\$528,783	\$284,100	\$53.73	\$568,275	1,757	RANCH, C-BC	54	\$129,172	\$399,611	\$175,641	2.275
09-12-03-218-003	2438 MANCHESTER RD	401	2/21/2024	\$490,000	PTA	\$490,000	\$246,500	\$50.31	\$492,909	1,586	RANCH, C-BC	56	\$96,624	\$393,376	\$172,298	2.283
09-12-03-219-010	2259 MANCHESTER RD	401	10/23/2023	\$400,000	WD	\$400,000	\$188,900	\$47.23	\$377,820	1,292	RANCH, C-BC	52	\$76,579	\$323,421	\$133,885	2.416
09-12-03-208-011	2240 NEEDHAM RD	401	6/12/2024	\$536,000	WD	\$536,000	\$254,500	\$47.48	\$508,998	1,556	RANCH, C-BC	53	\$110,210	\$425,790	\$173,386	2.456
09-12-03-307-007	2637 MANCHESTER RD	401	8/25/2023	\$583,000	PTA	\$583,000	\$243,800	\$41.82	\$487,550	1,920	2 STORY, C-BC	51	\$91,233	\$491,767	\$176,141	2.792
09-12-03-305-027	2798 COLONY RD	401	12/12/2023	\$714,362	WD	\$714,362	\$290,100	\$40.61	\$580,157	2,440	2 STORY, C-BC	56	\$88,849	\$625,513	\$213,612	2.928
09-12-03-308-016	2666 ESSEX RD	401	3/7/2025	\$640,000	WD	\$640,000	\$279,100	\$43.61	\$558,180	1,884	1 1/2 ST, C-BC	50	\$125,087	\$514,913	\$173,237	2.972
09-12-03-307-010	2680 ESSEX RD	401	5/12/2023	\$590,000	WD	\$590,000	\$233,100	\$39.51	\$466,232	1,920	2 STORY, C-BC	51	\$91,233	\$498,767	\$166,666	2.993
09-12-03-220-003	2416 ESSEX RD	401	6/12/2024	\$530,000	WD	\$530,000	\$211,800	\$39.96	\$423,549	1,385	RANCH, C-BC	53	\$97,144	\$432,856	\$141,915	3.050
09-12-03-305-024	2812 COLONY RD	401	10/8/2024	\$712,000	PTA	\$712,000	\$299,500	\$42.06	\$598,939	2,243	1 1/2 ST, C-BC	51	\$119,251	\$592,749	\$191,875	3.089
09-12-03-214-017	2445 DORCHESTER RD	401	2/15/2024	\$522,651	WD	\$522,651	\$206,100	\$39.43	\$412,260	1,156	RANCH, C-BC	56	\$92,059	\$430,592	\$139,218	3.093
09-12-03-308-016	2666 ESSEX RD	401	7/29/2024	\$645,000	WD	\$645,000	\$246,600	\$38.23	\$493,157	1,884	1 1/2 ST, C-BC	51	\$93,815	\$551,185	\$173,627	3.175
09-12-03-218-004	2424 MANCHESTER RD	401	12/6/2023	\$570,000	WD	\$570,000	\$220,400	\$38.67	\$440,809	1,292	RANCH, C-BC	53	\$109,335	\$460,665	\$144,119	3.196

ECF 0072 \$7,146,715 \$2,681,920 2.670

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-03-309-017	2624 PACKARD RD	401	11/25/2024	\$227,500	PTA	\$227,500	\$167,700	\$73.71	\$335,419	1,540	RANCH, C-BC	52	\$92,295	\$135,205	\$110,511	1.223
09-12-03-300-006	2820 KIMBERLEY RD	401	11/13/2023	\$322,500	WD	\$322,500	\$207,000	\$64.19	\$414,059	1,764	2 STORY, C-BC	58	\$92,763	\$229,737	\$169,103	1.359
09-12-03-206-006	2105 INDEPENDENCE BLV	401	12/16/2024	\$395,000	WD	\$395,000	\$287,600	\$72.81	\$575,138	1,960	1 1/2 ST, C-BC	79	\$94,691	\$300,309	\$218,385	1.375
09-12-03-305-017	2951 KIMBERLEY RD	401	5/17/2024	\$300,000	WD	\$300,000	\$192,900	\$64.30	\$385,892	1,548	2 STORY, C-BC	50	\$121,133	\$178,867	\$120,345	1.486
09-12-03-305-085	2931 KIMBERLEY RD	401	5/17/2024	\$300,000	WD	\$300,000	\$192,900	\$64.30	\$385,892	1,548	2 STORY, C-BC	50	\$121,133	\$178,867	\$120,345	1.486
09-12-03-305-086	2941 KIMBERLEY RD	401	5/17/2024	\$300,000	WD	\$300,000	\$192,900	\$64.30	\$385,892	1,548	2 STORY, C-BC	50	\$121,133	\$178,867	\$120,345	1.486
09-12-03-305-087	2951 KIMBERLEY RD	401	5/17/2024	\$300,000	WD	\$300,000	\$192,900	\$64.30	\$385,892	1,548	2 STORY, C-BC	50	\$121,133	\$178,867	\$120,345	1.486
09-12-03-309-013	2674 PACKARD RD	401	3/7/2024	\$290,000	WD	\$290,000	\$169,000	\$58.28	\$338,093	1,116	2 STORY, C-BC	69	\$90,000	\$200,000	\$130,575	1.532
09-12-03-300-007	2810 KIMBERLEY RD	401	4/20/2023	\$286,300	WD	\$286,300	\$149,100	\$52.08	\$298,123	960	RANCH, C-BC	70	\$101,162	\$185,138	\$119,370	1.551
09-12-03-309-015	2678 PACKARD RD	401	7/19/2024	\$290,000	WD	\$290,000	\$186,200	\$64.21	\$372,326	1,116	2 STORY, C-BC	68	\$90,000	\$200,000	\$128,330	1.558
09-12-03-305-060	2675 POWELL AV	401	6/30/2023	\$475,000	CD	\$475,000	\$215,700	\$45.41	\$431,382	2,301	2 STORY, C-BC	52	\$113,066	\$361,934	\$192,919	1.876
09-12-03-305-054	2110 COLUMBIA AV	401	1/17/2024	\$470,000	WD	\$470,000	\$229,500	\$48.83	\$458,973	2,173	RANCH, C-BC	53	\$98,112	\$371,888	\$189,927	1.958
09-12-03-222-007	2551 EMERALD AV	401	8/14/2023	\$385,000	WD	\$385,000	\$178,900	\$46.47	\$357,895	1,008	RANCH, C-BC	56	\$93,312	\$291,688	\$129,065	2.260
09-12-03-201-076	2370 ST FRANCIS DR	401	4/4/2023	\$675,000	WD	\$675,000	\$257,800	\$38.19	\$515,520	2,352	2 STORY, B-A	65	\$108,165	\$566,835	\$246,882	2.296
09-12-03-305-060	2675 POWELL AV	401	11/18/2024	\$540,000	MLC	\$540,000	\$259,800	\$48.11	\$519,555	2,301	2 STORY, C-BC	51	\$105,999	\$434,001	\$187,980	2.309
09-12-03-224-009	2110 INDEPENDENCE BLV	401	8/9/2024	\$649,000	WD	\$649,000	\$271,500	\$41.83	\$542,904	2,100	1 1/2 ST, C-BC	67	\$95,667	\$553,333	\$235,388	2.351
09-12-03-204-001	2055 CAMELOT RD	401	12/11/2024	\$865,580	WD	\$865,580	\$396,200	\$45.77	\$792,484	2,928	2 STORY, C-BC	67	\$100,670	\$764,910	\$314,461	2.432
09-12-03-221-011	2502 KIMBERLEY RD	401	6/12/2023	\$575,000	WD	\$575,000	\$200,700	\$34.90	\$401,341	2,107	SPLIT LVL, C-BC	60	\$102,973	\$472,027	\$180,829	2.610
09-12-03-301-009	2755 GLADSTONE AV	401	5/28/2024	\$852,500	WD	\$852,500	\$313,500	\$36.77	\$626,977	2,507	2 STORY, C-BC	69	\$97,103	\$755,397	\$278,881	2.709
09-12-03-300-006	2820 KIMBERLEY RD	401	6/5/2024	\$550,000	WD	\$550,000	\$206,000	\$37.45	\$411,965	1,764	2 STORY, C-BC	58	\$92,763	\$457,237	\$168,001	2.722
09-12-04-121-008	2503 VICTORIA AV	401	5/22/2023	\$710,051	WD	\$710,051	\$232,300	\$32.72	\$464,647	1,503	2 STORY, C-BC	88	\$91,272	\$618,779	\$226,288	2.734
09-12-03-300-015	2890 KIMBERLEY RD	401	4/28/2023	\$470,000	WD	\$470,000	\$161,200	\$34.30	\$322,442	1,224	RANCH, C-BC	60	\$99,179	\$370,821	\$135,311	2.741
09-12-03-305-079	2863 KIMBERLEY RD	401	12/28/2023	\$570,100	WD	\$570,100	\$199,700	\$35.03	\$399,375	1,876	1 1/2 ST, C-BC	51	\$87,933	\$482,167	\$163,917	2.942
09-12-03-313-002	2935 SHADY LA	401	11/15/2024	\$378,500	PTA	\$378,500	\$130,500	\$34.48	\$261,041	864	RANCH, C-BC	53	\$63,103	\$315,397	\$89,972	3.506
09-12-03-309-026	2974 SHADY LA	401	9/21/2023	\$356,600	WD	\$356,600	\$117,700	\$33.01	\$235,318	864	RANCH, C-BC	54	\$65,738	\$290,862	\$82,722	3.516
09-12-03-207-003	2127 CAMELOT RD	401	6/3/2024	\$824,750	WD	\$824,750	\$232,300	\$28.17	\$464,584	1,968	SPLIT LVL, C-BC	62	\$93,672	\$731,078	\$195,217	3.745
09-12-03-312-003	2720 EMBER WAY	401	8/9/2024	\$556,000	WD	\$556,000	\$279,400	\$50.25	\$558,853	2,216	1 1/2 ST, C-BC	75	\$110,738	\$445,262	\$280,072	1.590
09-12-03-311-016	2705 EMBER WAY	401	5/9/2024	\$732,309	WD	\$732,309	\$343,400	\$46.89	\$686,735	3,133	2 STORY, C-BC	70	\$114,869	\$617,440	\$357,416	1.728

ECF 0073 \$10,866,913 \$5,012,901 2.100

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-02-319-016	2835 PITTSFIELD BLV	401	7/12/2023	\$175,000	WD	\$175,000	\$87,800	\$50.17	\$175,658	695	RANCH, C-BC	53	\$40,000	\$135,000	\$57,727	2.339
09-12-02-318-046	2634 WHITEWOOD ST	401	4/3/2023	\$160,000	PTA	\$160,000	\$78,700	\$49.19	\$157,326	614	RANCH, C-BC	54	\$40,000	\$120,000	\$49,926	2.404
09-12-02-319-032	2846 WHITEWOOD ST	401	6/1/2023	\$181,000	WD	\$181,000	\$87,700	\$48.45	\$175,478	703	RANCH, C-BC	53	\$40,000	\$141,000	\$57,650	2.446
09-12-02-304-025	3435 RICHARD ST	401	11/29/2023	\$169,400	WD	\$169,400	\$83,000	\$49.00	\$165,956	614	RANCH, C-BC	53	\$38,000	\$131,400	\$52,227	2.516
09-12-02-318-008	2621 PITTSFIELD BLV	401	7/26/2024	\$190,000	WD	\$190,000	\$93,000	\$48.95	\$185,945	699	RANCH, C-BC	53	\$38,000	\$152,000	\$59,178	2.569
09-12-02-209-107	2274 PARKWOOD AV	401	7/11/2023	\$175,000	WD	\$175,000	\$81,600	\$46.63	\$163,260	614	RANCH, C-BC	53	\$40,000	\$135,000	\$52,451	2.574
09-12-02-203-007	2321 PARKWOOD AV	401	6/23/2023	\$196,500	WD	\$196,500	\$90,700	\$46.16	\$181,390	699	RANCH, C-BC	53	\$40,000	\$156,500	\$60,166	2.601
09-12-02-327-002	2603 WHITEWOOD ST	401	4/5/2023	\$188,000	WD	\$188,000	\$86,600	\$46.06	\$173,278	699	RANCH, C-BC	54	\$40,000	\$148,000	\$56,714	2.610
09-12-02-326-006	2839 WHITEWOOD ST	401	7/17/2023	\$200,000	WD	\$200,000	\$90,700	\$45.35	\$181,489	695	RANCH, C-BC	53	\$40,000	\$160,000	\$60,208	2.657
09-12-02-202-039	2335 FERNWOOD AV	401	6/22/2023	\$225,000	WD	\$225,000	\$101,600	\$45.16	\$203,219	695	RANCH, C-BC	59	\$40,000	\$185,000	\$69,455	2.664
09-12-02-320-031	3382 NORWOOD ST	401	10/10/2024	\$175,000	WD	\$175,000	\$90,300	\$51.60	\$180,531	614	RANCH, C-BC	52	\$38,000	\$137,000	\$50,904	2.691
09-12-02-202-029	2311 FERNWOOD AV	401	2/29/2024	\$202,000	WD	\$202,000	\$93,500	\$46.29	\$186,908	699	RANCH, C-BC	53	\$38,000	\$164,000	\$59,563	2.753
09-12-02-317-009	2602 PITTSFIELD BLV	401	5/5/2023	\$175,000	WD	\$175,000	\$77,600	\$44.34	\$155,164	614	RANCH, C-BC	53	\$40,000	\$135,000	\$49,006	2.755
09-12-02-305-005	3516 CAROLYN ST	401	6/28/2023	\$185,000	WD	\$185,000	\$81,400	\$44.00	\$162,733	614	RANCH, C-BC	53	\$40,000	\$145,000	\$52,227	2.776
09-12-02-319-038	3422 NORWOOD ST	401	7/10/2023	\$210,000	WD	\$210,000	\$91,800	\$43.71	\$183,630	703	RANCH, C-BC	53	\$40,000	\$170,000	\$61,119	2.781
09-12-02-318-009	2623 PITTSFIELD BLV	401	3/11/2025	\$180,000	WD	\$180,000	\$90,300	\$50.17	\$180,531	614	RANCH, C-BC	52	\$38,000	\$142,000	\$50,904	2.790
09-12-02-319-015	2833 PITTSFIELD BLV	401	5/30/2023	\$192,600	WD	\$192,600	\$83,100	\$43.15	\$166,280	695	RANCH, C-BC	53	\$40,000	\$152,600	\$53,736	2.840
09-12-02-306-019	2532 PITTSFIELD BLV	401	11/19/2024	\$210,000	WD	\$210,000	\$103,100	\$49.10	\$206,154	703	RANCH, C-BC	52	\$38,000	\$172,000	\$60,055	2.864
09-12-02-320-026	2838 PITTSFIELD BLV	401	7/14/2023	\$205,000	WD	\$205,000	\$87,600	\$42.73	\$175,132	695	RANCH, C-BC	53	\$40,000	\$165,000	\$57,503	2.869
09-12-02-318-037	3430 OAKWOOD ST	401	7/31/2023	\$215,000	WD	\$215,000	\$91,500	\$42.56	\$183,084	695	RANCH, C-BC	53	\$40,000	\$175,000	\$60,887	2.874
09-12-02-318-020	2651 PITTSFIELD BLV	401	8/16/2023	\$215,000	WD	\$215,000	\$93,700	\$43.58	\$187,494	703	RANCH, C-BC	53	\$38,000	\$177,000	\$61,018	2.901
09-12-02-203-008	2329 PARKWOOD AV	401	8/17/2023	\$221,500	WD	\$221,500	\$96,200	\$43.43	\$192,394	695	RANCH, C-BC	55	\$38,000	\$183,500	\$63,018	2.912
09-12-02-306-009	2502 PITTSFIELD BLV	401	10/7/2024	\$187,000	WD	\$187,000	\$90,600	\$48.45	\$181,144	614	RANCH, C-BC	52	\$38,000	\$149,000	\$51,123	2.915
09-12-02-304-015	3432 EDGEWOOD DR	401	5/30/2024	\$190,000	WD	\$190,000	\$83,800	\$44.11	\$167,695	614	RANCH, C-BC	53	\$38,000	\$152,000	\$51,878	2.930
09-12-02-203-014	2351 PARKWOOD AV	401	2/26/2025	\$212,500	WD	\$212,500	\$101,900	\$47.95	\$203,897	703	RANCH, C-BC	52	\$38,000	\$174,500	\$59,249	2.945
09-12-02-318-012	2631 PITTSFIELD BLV	401	5/31/2023	\$205,000	WD	\$205,000	\$85,500	\$41.71	\$171,022	699	RANCH, C-BC	53	\$40,000	\$165,000	\$55,754	2.959
09-12-02-303-013	2403 PITTSFIELD BLV	401	5/29/2024	\$225,000	WD	\$225,000	\$97,200	\$43.20	\$194,320	695	RANCH, C-BC	58	\$38,000	\$187,000	\$62,528	2.991
09-12-02-302-009	2418 PITTSFIELD BLV	401	6/9/2023	\$212,000	WD	\$212,000	\$87,600	\$41.32	\$175,132	695	RANCH, C-BC	53	\$40,000	\$172,000	\$57,503	2.991
09-12-02-306-012	2512 PITTSFIELD BLV	401	10/31/2023	\$222,000	WD	\$222,000	\$93,700	\$42.21	\$187,494	703	RANCH, C-BC	53	\$38,000	\$184,000	\$61,018	3.016
09-12-02-209-128	2350 PARKWOOD AV	401	12/13/2023	\$245,000	WD	\$245,000	\$104,700	\$42.73	\$209,398	703	RANCH, C-BC	53	\$38,000	\$207,000	\$68,559	3.019
09-12-02-318-065	3431 NORWOOD ST	401	8/21/2023	\$222,500	PTA	\$222,500	\$93,500	\$42.02	\$186,987	695	RANCH, C-BC	53	\$38,000	\$184,500	\$60,811	3.034
09-12-02-203-015	2353 PARKWOOD AV	401	2/12/2024	\$225,000	WD	\$225,000	\$95,900	\$42.62	\$191,853	703	RANCH, C-BC	53	\$38,000	\$187,000	\$61,541	3.039
09-12-02-206-019	3519 CAROLYN ST	401	5/21/2024	\$223,000	QC	\$223,000	\$95,000	\$42.60	\$189,985	703	RANCH, C-BC	53	\$38,000	\$185,000	\$60,794	3.043
09-12-02-202-042	2387 JEANNE ST	401	3/8/2024	\$228,255	WD	\$228,255	\$96,100	\$42.10	\$192,103	695	RANCH, C-BC	53	\$38,000	\$190,255	\$61,641	3.086
09-12-02-209-100	2256 PARKWOOD AV	401	3/15/2024	\$218,000	WD	\$218,000	\$90,900	\$41.70	\$181,758	695	RANCH, C-BC	53	\$38,000	\$180,000	\$57,503	3.130
09-12-02-205-003	2383 PARKWOOD AV	401	7/5/2023	\$220,000	WD	\$220,000	\$87,600	\$39.82	\$175,132	695	RANCH, C-BC	53	\$40,000	\$180,000	\$57,503	3.130
09-12-02-303-034	3505 EDGEWOOD DR	401	6/14/2024	\$218,000	WD	\$218,000	\$90,400	\$41.47	\$180,815	695	RANCH, C-BC	53	\$38,000	\$180,000	\$57,126	3.151
09-12-02-305-022	3507 OAKWOOD ST	401	12/6/2024	\$225,000	WD	\$225,000	\$101,100	\$44.93	\$202,220	699	RANCH, C-BC	52	\$38,000	\$187,000	\$58,650	3.188
09-12-02-209-126	2344 PARKWOOD AV	401	7/13/2023	\$234,000	WD	\$234,000	\$90,400	\$38.63	\$180,821	699	RANCH, C-BC	53	\$40,000	\$194,000	\$59,924	3.237
09-12-02-317-008	2600 PITTSFIELD BLV	401	7/8/2024	\$235,000	WD	\$235,000	\$94,000	\$40.00	\$188,028	699	RANCH, C-BC	53	\$38,000	\$197,000	\$60,011	3.283
09-12-02-202-037	2331 FERNWOOD AV	401	3/7/2024	\$246,000	WD	\$246,000	\$96,800	\$39.35	\$193,638	695	RANCH, C-BC	56	\$38,000	\$208,000	\$62,255	3.341
09-12-02-203-015	2353 PARKWOOD AV	401	12/19/2024	\$245,000	WD	\$245,000	\$103,000	\$42.04	\$205,936	703	RANCH, C-BC	52	\$38,000	\$207,000	\$59,977	3.451
09-12-02-209-126	2344 PARKWOOD AV	401	3/31/2025	\$245,000	PTA	\$245,000	\$100,800	\$41.14	\$201,559	699	RANCH, C-BC	52	\$38,000	\$207,000	\$58,414	3.544

ECF 0074 \$7,259,255 \$2,499,405 2.900

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-02-100-005	2323 YOST BLV	401	4/4/2023	\$265,000	WD	\$265,000	\$139,200	\$52.53	\$278,338	1,398	RANCH, C-BC	53	\$74,833	\$190,167	\$96,907	1.962
09-12-02-103-007	2214 PARKWOOD AV	401	6/22/2023	\$350,000	WD	\$350,000	\$160,400	\$45.83	\$320,725	1,472	RANCH, C-BC	51	\$78,694	\$271,306	\$115,253	2.354
09-12-02-405-011	2481 PINECREST AV	401	5/18/2023	\$250,000	WD	\$250,000	\$114,700	\$45.88	\$229,426	1,046	RANCH, C-BC	52	\$76,229	\$173,771	\$72,951	2.382
09-12-02-406-004	2395 YOST BLV	401	2/11/2025	\$312,000	WD	\$312,000	\$165,900	\$53.17	\$331,765	1,414	RANCH, C-BC	51	\$67,946	\$244,054	\$101,469	2.405
09-12-02-101-001	2364 YOST BLV	401	5/15/2023	\$376,000	WD	\$376,000	\$168,700	\$44.87	\$337,377	1,288	RANCH, C-BC	66	\$71,926	\$304,074	\$126,405	2.406
09-12-02-405-011	2481 PINECREST AV	401	3/6/2024	\$399,900	WD	\$399,900	\$186,900	\$46.74	\$373,721	1,434	RANCH, C-BC	65	\$62,369	\$337,531	\$129,730	2.602
09-12-02-405-021	2424 YOST BLV	401	10/25/2024	\$361,000	WD	\$361,000	\$178,100	\$49.34	\$356,221	1,442	RANCH, C-BC	51	\$64,337	\$296,663	\$112,263	2.643
09-12-02-405-010	2471 PINECREST AV	401	3/28/2025	\$307,000	WD	\$307,000	\$150,800	\$49.12	\$301,684	1,152	RANCH, C-BC	51	\$66,683	\$240,317	\$90,385	2.659
09-12-02-406-004	2395 YOST BLV	401	2/11/2025	\$338,000	WD	\$338,000	\$165,900	\$49.08	\$331,765	1,414	RANCH, C-BC	51	\$67,946	\$270,054	\$101,469	2.661
09-12-02-403-001	3555 OAKWOOD ST	401	5/17/2023	\$250,000	WD	\$250,000	\$106,000	\$42.40	\$211,965	960	RANCH, C-BC	50	\$72,120	\$177,880	\$66,593	2.671
09-12-02-103-002	2234 PARKWOOD AV	401	5/8/2023	\$314,000	WD	\$314,000	\$131,500	\$41.88	\$263,024	1,178	RANCH, C-BC	51	\$76,137	\$237,863	\$88,994	2.673
09-12-02-103-003	2230 PARKWOOD AV	401	3/3/2025	\$300,000	WD	\$300,000	\$139,700	\$46.57	\$279,341	1,078	RANCH, C-BC	50	\$72,849	\$227,151	\$79,420	2.860
09-12-02-402-031	3674 OAKWOOD ST	401	12/16/2024	\$287,200	WD	\$287,200	\$128,000	\$44.57	\$255,973	936	RANCH, C-BC	51	\$70,629	\$216,571	\$71,286	3.038
09-12-02-402-042	3544 OAKWOOD ST	401	9/6/2023	\$325,000	WD	\$325,000	\$127,500	\$39.23	\$254,914	1,008	RANCH, C-BC	54	\$62,515	\$262,485	\$81,872	3.206
09-12-02-402-033	3622 OAKWOOD ST	401	3/28/2024	\$320,000	PTA	\$320,000	\$125,400	\$39.19	\$250,817	864	RANCH, C-BC	52	\$62,081	\$257,919	\$78,640	3.280

ECF 0075 \$3,707,806 \$1,413,637 2.620

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-02-408-013	2525 YOST BLV	401	9/4/2024	\$212,300	WD	\$212,300	\$125,500	\$59.11	\$251,095	912	RANCH, C-BC	50	\$65,947	\$146,353	\$92,574	1.581
09-12-02-400-022	2701 YOST BLV	401	5/31/2023	\$360,000	WD	\$360,000	\$181,300	\$50.36	\$362,653	2,153	SPLIT LVL, C-BC	51	\$76,540	\$283,460	\$163,493	1.734
09-12-02-401-027	3529 TERHUNE RD	401	5/25/2023	\$349,000	WD	\$349,000	\$167,800	\$48.08	\$335,663	2,005	SPLIT LVL, C-BC	51	\$81,257	\$267,743	\$145,375	1.842
09-12-02-400-028	2815 YOST BLV	401	6/12/2023	\$350,000	WD	\$350,000	\$161,500	\$46.14	\$322,917	1,678	SPLIT LVL, C-BC	52	\$75,542	\$274,458	\$141,357	1.942
09-12-02-408-060	2905 BRANDYWINE DR	401	7/24/2023	\$359,500	WD	\$359,500	\$164,900	\$45.87	\$329,776	1,650	SPLIT LVL, C-BC	52	\$84,547	\$274,953	\$140,131	1.962
09-12-02-400-021	2669 YOST BLV	401	9/15/2023	\$417,000	WD	\$417,000	\$186,900	\$44.82	\$373,894	2,048	SPLIT LVL, C-BC	55	\$66,184	\$350,816	\$170,950	2.052
09-12-02-401-006	2728 YOST BLV	401	9/27/2024	\$340,000	QC	\$340,000	\$149,300	\$43.91	\$298,558	1,737	SPLIT LVL, C-BC	50	\$62,952	\$277,048	\$117,803	2.352
09-12-02-104-013	3 BRISTOL CT	401	8/8/2023	\$365,000	WD	\$365,000	\$146,900	\$40.25	\$293,736	1,093	RANCH, C-BC	51	\$69,062	\$295,938	\$124,819	2.371
09-12-02-408-022	3659 ELI DR	401	5/8/2024	\$400,000	WD	\$400,000	\$161,100	\$40.28	\$322,229	1,575	SPLIT LVL, C-BC	51	\$64,598	\$335,402	\$135,595	2.474
09-12-02-406-013	2416 DARROW DR	401	6/30/2023	\$370,000	WD	\$370,000	\$139,300	\$37.65	\$278,675	1,008	RANCH, C-BC	51	\$75,542	\$294,458	\$116,076	2.537

ECF 0076 \$2,800,629 \$1,348,173 2.080

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-02-321-015	2893 PARKWOOD AV	401	11/26/2024	\$167,000	PTA	\$167,000	\$104,000	\$62.28	\$208,061	720	RANCH, C-BC	52	\$65,424	\$101,576	\$64,835	1.567
09-12-02-315-005	2655 BELLWOOD AV	401	3/14/2024	\$195,000	WD	\$195,000	\$103,600	\$53.13	\$207,236	667	RANCH, C-BC	53	\$66,000	\$129,000	\$67,577	1.909
09-12-02-317-002	3352 OAKWOOD ST	401	5/15/2023	\$305,000	WD	\$305,000	\$147,100	\$48.23	\$294,234	1,131	1 1/2 ST, C-BC	59	\$78,273	\$226,727	\$110,749	2.047
09-12-02-311-010	2551 PLATT RD	401	2/28/2025	\$260,000	WD	\$260,000	\$135,800	\$52.23	\$271,638	1,008	1 1/2 ST, C-BC	49	\$66,000	\$194,000	\$93,472	2.075
09-12-02-321-017	3301 PACKARD RD	401	10/7/2024	\$357,000	WD	\$357,000	\$186,800	\$52.32	\$373,566	1,344	2 STORY, C-BC	49	\$69,841	\$287,159	\$138,057	2.080
09-12-02-322-019	3255 PACKARD RD	401	1/21/2025	\$305,000	WD	\$305,000	\$157,300	\$51.57	\$314,680	1,248	2 STORY, C-BC	53	\$70,656	\$234,344	\$110,920	2.113
09-12-02-316-015	2726 FERNWOOD AV	401	2/20/2024	\$242,000	WD	\$242,000	\$110,800	\$45.79	\$221,589	627	RANCH, C-BC	53	\$65,424	\$176,576	\$74,720	2.363
09-12-02-313-013	2734 MAPLEWOOD AV	401	7/19/2023	\$330,000	WD	\$330,000	\$135,700	\$41.12	\$271,425	1,080	1 1/2 ST, C-BC	57	\$79,200	\$250,800	\$98,577	2.544
09-12-02-309-010	2545 MAPLEWOOD AV	401	9/4/2024	\$378,000	WD	\$378,000	\$155,000	\$41.01	\$310,079	1,195	RANCH, C-BC	53	\$66,000	\$312,000	\$116,784	2.672
09-12-02-316-003	3304 OAKWOOD ST	401	3/8/2024	\$313,250	WD	\$313,250	\$129,200	\$41.25	\$258,443	1,013	1 1/2 ST, C-BC	53	\$73,514	\$239,736	\$88,483	2.709
09-12-02-306-004	2551 FERNWOOD AV	401	11/21/2023	\$380,000	WD	\$380,000	\$151,400	\$39.84	\$302,788	1,264	1 1/2 ST, C-BC	53	\$73,068	\$306,932	\$109,914	2.792

ECF 0077 \$2,458,850 \$1,074,088 2.290

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-03-403-002	2552 OLD BOSTON CT	401	8/23/2024	\$330,000	WD	\$330,000	\$188,900	\$57.24	\$377,721	1,261	RANCH, C-BC	52	\$72,693	\$257,307	\$127,095	2.025
09-12-03-403-079	2616 LOOKOUT CIR	401	8/16/2024	\$337,000	WD	\$337,000	\$161,500	\$47.92	\$322,902	888	RANCH, C-BC	52	\$83,523	\$253,477	\$92,069	2.753
09-12-03-403-072	2674 LOOKOUT CIR	401	6/15/2023	\$380,000	WD	\$380,000	\$137,600	\$36.21	\$275,121	888	RANCH, C-BC	52	\$83,137	\$296,863	\$89,503	3.317

ECF 0078 \$807,647 \$308,667 2.620

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-03-404-026	2648 TOWNER BLV	401	3/11/2024	\$300,000	PTA	\$300,000	\$145,600	\$48.53	\$291,258	1,032	RANCH, C-BC	51	\$76,219	\$223,781	\$97,745	2.289
09-12-03-403-022	2645 HAMPSHIRE RD	401	9/5/2023	\$298,900	WD	\$298,900	\$138,300	\$46.27	\$276,644	986	RANCH, C-BC	59	\$69,973	\$228,927	\$96,126	2.382
09-12-03-401-014	2306 EASY ST	401	10/31/2023	\$290,000	PTA	\$290,000	\$132,900	\$45.83	\$265,870	960	RANCH, C-BC	51	\$69,973	\$220,027	\$89,044	2.471
09-12-03-410-019	2807 CRANBROOK RD	401	11/21/2024	\$350,000	WD	\$350,000	\$175,000	\$50.00	\$350,042	1,032	RANCH, C-BC	55	\$70,609	\$279,391	\$111,773	2.500
09-12-03-403-019	2625 HAMPSHIRE RD	401	4/10/2023	\$320,000	WD	\$320,000	\$135,300	\$42.28	\$270,571	986	RANCH, C-BC	55	\$78,683	\$241,317	\$95,944	2.515
09-12-03-404-015	2724 CRANBROOK RD	401	8/16/2024	\$337,000	WD	\$337,000	\$151,200	\$44.87	\$302,317	1,032	RANCH, C-BC	51	\$70,118	\$266,882	\$105,545	2.529
09-12-03-403-006	2516 PLATT RD	401	6/7/2024	\$350,000	WD	\$350,000	\$155,000	\$44.29	\$309,926	1,172	RANCH, C-BC	56	\$62,774	\$287,226	\$112,342	2.557
09-12-03-404-053	2989 EASY ST	401	10/30/2023	\$345,000	WD	\$345,000	\$149,000	\$43.19	\$297,979	1,220	RANCH, C-BC	51	\$74,987	\$270,013	\$103,717	2.603
09-12-03-400-014	2640 EASY ST	401	5/28/2024	\$283,500	MLC	\$283,500	\$123,800	\$43.67	\$247,550	1,032	RANCH, C-BC	54	\$73,653	\$209,847	\$79,044	2.655
09-12-03-401-030	2635 TOWNER BLV	401	6/28/2023	\$270,000	CD	\$270,000	\$112,100	\$41.52	\$224,252	960	RANCH, C-BC	51	\$85,604	\$184,396	\$69,324	2.660
09-12-03-401-008	2529 TOWNER BLV	401	6/23/2023	\$515,000	WD	\$515,000	\$204,000	\$39.61	\$407,909	1,508	RANCH, C-BC	54	\$90,063	\$424,937	\$158,923	2.674
09-12-03-403-024	2657 HAMPSHIRE RD	401	3/28/2025	\$302,500	PTA	\$302,500	\$142,500	\$47.11	\$284,958	986	RANCH, C-BC	52	\$69,973	\$232,527	\$85,994	2.704
09-12-03-409-006	2707 RADCLIFFE AV	401	7/16/2024	\$421,500	WD	\$421,500	\$177,700	\$42.16	\$355,446	1,032	RANCH, C-BC	63	\$69,778	\$351,722	\$129,849	2.709
09-12-03-409-013	2734 HAMPSHIRE RD	401	9/16/2024	\$335,000	WD	\$335,000	\$155,900	\$46.54	\$311,724	1,032	RANCH, C-BC	50	\$72,529	\$262,471	\$95,678	2.743
09-12-03-403-013	2523 HAMPSHIRE RD	401	6/15/2023	\$325,000	WD	\$325,000	\$123,200	\$37.91	\$246,309	986	RANCH, C-BC	51	\$77,323	\$247,677	\$84,493	2.931
09-12-03-407-009	2728 BEACON HILL ST	401	9/14/2023	\$335,000	WD	\$335,000	\$131,600	\$39.28	\$263,298	986	RANCH, C-BC	56	\$66,745	\$268,255	\$91,420	2.934
09-12-03-402-013	2915 CANTERBURY RD	401	5/13/2024	\$305,000	WD	\$305,000	\$121,800	\$39.93	\$243,642	990	RANCH, C-BC	52	\$67,926	\$237,074	\$79,871	2.968

ECF 0079 \$4,436,470 \$1,686,832 2.600

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-11-103-041	3074 N VILLAGE CIR	401	8/8/2023	\$153,000	PTA	\$153,000	\$118,700	\$77.58	\$237,410	1,121	C-BC	75	\$50,000	\$103,000	\$133,864	0.769
09-09-35-306-083	1911 LINDSAY LA	401	7/5/2023	\$320,000	WD	\$320,000	\$159,800	\$49.94	\$319,662	1,402	C-BC	78	\$76,000	\$244,000	\$184,174	1.325
09-12-10-103-056	3250 CARDINAL AV	401	1/15/2025	\$355,000	PTA	\$355,000	\$193,900	\$54.62	\$387,777	1,509	2 STORY, C-BC	78	\$75,000	\$280,000	\$208,518	1.343
09-12-10-201-081	3032 FOREST CREEK CT	401	12/20/2024	\$260,000	PTA	\$260,000	\$141,900	\$54.58	\$283,770	966	C-BC	77	\$45,000	\$215,000	\$159,180	1.351
09-09-35-306-012	1945 LINDSAY LA	401	12/11/2023	\$320,000	WD	\$320,000	\$162,100	\$50.66	\$324,127	1,402	C-BC	78	\$60,000	\$260,000	\$188,662	1.378
09-12-11-103-047	3071 VILLAGE CIR	401	11/15/2024	\$247,000	PTA	\$247,000	\$126,300	\$51.13	\$252,637	1,003	C-BC	74	\$50,000	\$197,000	\$135,091	1.458
09-12-10-201-042	3025 FOREST CREEK CT	401	5/30/2023	\$246,000	WD	\$246,000	\$111,400	\$45.28	\$222,816	968	C-BC	77	\$45,000	\$201,000	\$134,404	1.495
09-09-35-306-025	1938 LINDSAY LA	401	6/6/2023	\$290,100	WD	\$290,100	\$132,600	\$45.71	\$265,211	926	C-BC	78	\$76,000	\$214,100	\$143,017	1.497
09-09-35-306-020	1956 LINDSAY LA	401	2/16/2024	\$325,000	WD	\$325,000	\$152,500	\$46.92	\$305,043	1,402	C-BC	78	\$60,000	\$265,000	\$175,031	1.514
09-12-10-201-044	3029 FOREST CREEK CT	401	5/26/2023	\$240,000	WD	\$240,000	\$107,700	\$44.88	\$215,332	1,012	C-BC	77	\$45,000	\$195,000	\$128,747	1.515
09-12-10-201-052	3049 FOREST CREEK CT	401	4/7/2023	\$241,000	WD	\$241,000	\$107,500	\$44.61	\$214,905	968	C-BC	78	\$45,000	\$196,000	\$128,424	1.526
09-12-10-201-070	3064 FOREST CREEK CT	401	6/5/2023	\$256,000	WD	\$256,000	\$112,600	\$43.98	\$225,128	968	C-BC	78	\$45,000	\$211,000	\$136,151	1.550
09-12-11-103-065	3090 VILLAGE CIR	401	4/28/2023	\$250,000	WD	\$250,000	\$116,200	\$46.48	\$232,318	1,121	C-BC	77	\$50,000	\$200,000	\$128,393	1.558
09-12-10-201-080	3048 FOREST CREEK CT	401	5/2/2024	\$261,000	WD	\$261,000	\$118,300	\$45.33	\$236,670	1,012	C-BC	77	\$45,000	\$216,000	\$136,907	1.578
09-12-10-201-076	3058 FOREST CREEK CT	401	11/18/2024	\$270,000	PTA	\$270,000	\$125,200	\$46.37	\$250,361	1,012	C-BC	77	\$45,000	\$225,000	\$136,907	1.643
09-09-35-306-037	1906 LINDSAY LA	401	9/3/2024	\$300,000	WD	\$300,000	\$129,400	\$43.13	\$258,895	926	C-BC	78	\$60,000	\$240,000	\$142,068	1.689
09-12-11-103-042	3072 N VILLAGE CIR	401	12/20/2023	\$274,000	WD	\$274,000	\$116,500	\$42.52	\$232,980	1,121	C-BC	75	\$50,000	\$224,000	\$130,700	1.714

ECF 0081 \$3,686,100 \$2,530,238 1.460

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-11-100-019	3465 CHARING CROSS RD	401	10/20/2023	\$275,000	WD	\$275,000	\$171,600	\$62.40	\$343,167	1,928	RANCH, C-BC	50	\$87,448	\$187,552	\$164,980	1.137
09-12-11-209-024	3445 FERNWOOD AV	401	12/11/2023	\$238,000	WD	\$238,000	\$116,600	\$48.99	\$233,291	984	RANCH, C-BC	54	\$75,425	\$162,575	\$114,396	1.421
09-12-11-201-055	3300 FERNWOOD AV	401	8/28/2023	\$299,000	PTA	\$299,000	\$131,600	\$44.01	\$263,111	984	RANCH, C-BC	54	\$75,425	\$223,575	\$121,088	1.846
09-12-11-201-069	3110 FERNWOOD AV	401	6/15/2023	\$326,500	WD	\$326,500	\$114,800	\$35.16	\$229,539	912	RANCH, C-BC	54	\$67,742	\$258,758	\$111,584	2.319
09-12-11-201-051	3340 FERNWOOD AV	401	11/25/2024	\$360,000	PTA	\$360,000	\$132,500	\$36.81	\$268,122	912	RANCH, C-BC	53	\$75,425	\$284,575	\$113,351	2.511

ECF 0082 \$1,117,035 \$625,399 1.790

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-11-402-035	3307 TURNBERRY LA	401	7/22/2024	\$335,000	WD	\$335,000	\$183,400	\$54.75	\$366,895	1,600	2 STORY, C-BC	76	\$80,000	\$255,000	\$204,925	1.244
09-12-11-401-012	3213 MONUMENT DR	401	2/18/2025	\$400,000	WD	\$400,000	\$208,100	\$52.03	\$416,163	1,895	2 STORY, C-BC	74	\$83,002	\$316,998	\$222,107	1.427
09-12-11-400-024	3290 ROON THE BEN DR	401	9/13/2024	\$425,000	WD	\$425,000	\$215,200	\$50.64	\$430,383	1,895	2 STORY, C-BC	78	\$84,568	\$340,432	\$230,543	1.477
09-12-11-100-111	3150 AILSA CRAIG DR	401	6/22/2023	\$415,000	WD	\$415,000	\$182,400	\$43.95	\$364,854	1,893	2 STORY, C-BC	72	\$89,359	\$325,641	\$220,396	1.478
09-12-11-102-037	3078 AILSA CRAIG DR	401	8/3/2023	\$365,000	WD	\$365,000	\$160,600	\$44.00	\$321,230	1,476	2 STORY, C-BC	73	\$89,819	\$275,181	\$185,129	1.486
09-12-11-401-006	3223 ROON THE BEN DR	401	5/31/2023	\$410,000	WD	\$410,000	\$177,800	\$43.37	\$355,599	1,923	2 STORY, C-BC	74	\$91,055	\$318,945	\$211,635	1.507
09-12-11-102-005	3093 TURNBERRY LA	401	11/10/2023	\$400,000	WD	\$400,000	\$188,600	\$47.15	\$377,209	1,878	2 STORY, C-BC	72	\$79,773	\$320,227	\$212,454	1.507
09-12-11-401-007	3227 ROON THE BEN DR	401	8/31/2023	\$426,000	PTA	\$426,000	\$182,100	\$42.75	\$364,177	1,908	2 STORY, C-BC	74	\$80,938	\$345,062	\$217,876	1.584
09-12-11-401-005	3219 ROON THE BEN DR	401	12/15/2023	\$385,000	WD	\$385,000	\$174,400	\$45.30	\$348,744	1,463	2 STORY, C-BC	74	\$80,938	\$304,062	\$191,290	1.590
09-12-11-102-027	3005 TURNBERRY LA	401	3/4/2025	\$431,100	WD	\$431,100	\$197,400	\$45.79	\$394,812	1,878	2 STORY, C-BC	71	\$82,041	\$349,059	\$208,514	1.674
09-12-11-100-109	3142 AILSA CRAIG DR	401	5/15/2023	\$369,000	WD	\$369,000	\$148,100	\$40.14	\$296,196	1,417	1 1/2 ST, C-BC	72	\$89,633	\$279,367	\$165,250	1.691
09-12-11-100-043	3052 TURNBERRY LA	401	2/22/2025	\$465,000	WD	\$465,000	\$206,400	\$44.39	\$412,742	2,095	2 STORY, C-BC	71	\$80,000	\$385,000	\$221,828	1.736

ECF 0083 \$3,814,974 \$2,491,949 1.530

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-11-208-038	3025 ASPEN LN	401	8/14/2023	\$345,000	WD	\$345,000	\$156,800	\$45.45	\$313,614	1,894	2 STORY, C-BC	83	\$64,000	\$281,000	\$237,728	1.182
09-12-11-208-043	3020 ASPEN LN	401	7/12/2023	\$349,900	WD	\$349,900	\$170,600	\$48.76	\$341,110	1,894	2 STORY, C-BC	83	\$60,000	\$289,900	\$237,625	1.220

ECF 0084 TH \$570,900 \$475,352 **1.200**

09-12-11-204-037	3120 LA SALLE DR	401	11/16/2023	\$206,000	WD	\$206,000	\$113,100	\$54.90	\$226,152	1,008	RANCH, C-BC	57	\$62,493	\$143,507	\$96,270	1.491
09-12-11-202-024	3090 LORRAINE ST	401	9/19/2023	\$394,900	WD	\$394,900	\$207,900	\$52.65	\$415,871	1,311	RANCH, C-BC	76	\$60,198	\$334,702	\$200,945	1.666
09-12-11-201-084	3483 LA SALLE DR	401	5/31/2024	\$400,000	WD	\$400,000	\$169,100	\$42.28	\$338,246	1,624	1 1/2 ST, C-BC	73	\$62,696	\$337,304	\$162,088	2.081
09-12-11-201-031	3155 LA SALLE DR	401	8/10/2023	\$312,950	WD	\$312,950	\$134,500	\$42.98	\$268,910	1,220	RANCH, C-BC	52	\$71,389	\$241,561	\$111,594	2.165
09-12-11-201-031	3155 LA SALLE DR	401	7/5/2023	\$312,950	WD	\$312,950	\$125,000	\$39.94	\$249,939	1,220	RANCH, C-BC	52	\$71,389	\$241,561	\$111,594	2.165
09-12-11-201-074	3325 LA SALLE DR	401	10/25/2024	\$300,000	WD	\$300,000	\$131,500	\$43.83	\$263,047	1,008	RANCH, C-BC	59	\$62,561	\$237,439	\$100,243	2.369
09-12-11-204-037	3120 LA SALLE DR	401	8/6/2024	\$300,000	WD	\$300,000	\$112,500	\$37.50	\$225,078	1,008	RANCH, C-BC	57	\$62,493	\$237,507	\$95,638	2.483
09-12-11-204-012	3155 CREEK DR	401	12/20/2024	\$320,500	WD	\$320,500	\$134,100	\$41.84	\$268,146	884	RANCH, C-BC	52	\$61,422	\$259,078	\$103,362	2.507
09-12-11-206-004	3093 LORRAINE ST	401	11/8/2024	\$260,000	PTA	\$260,000	\$109,600	\$42.15	\$219,279	1,000	RANCH, C-BC	51	\$59,233	\$200,767	\$80,023	2.509
09-12-11-205-044	3450 LA SALLE DR	401	7/19/2023	\$237,000	WD	\$237,000	\$84,500	\$35.65	\$169,032	936	1 1/2 ST, C-BC	53	\$55,832	\$181,168	\$70,750	2.561

ECF 0084 SF \$2,414,594 \$1,132,507 **2.130**

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-10-106-004	3308 SPRINGBROOK AV	401	11/21/2023	\$170,000	WD	\$170,000	\$111,700	\$65.71	\$223,346	996	2 STORY, C-BC	52	\$56,100	\$113,900	\$88,024	1.294
09-12-10-112-007	2940 BUTTERNUT ST	401	10/12/2023	\$212,000	WD	\$212,000	\$126,800	\$59.81	\$253,654	1,131	1 1/2 ST, C-BC	51	\$56,100	\$155,900	\$106,786	1.460
09-12-10-111-012	3040 ROSEDALE ST	401	6/19/2024	\$195,000	WD	\$195,000	\$114,900	\$58.92	\$229,876	1,034	RANCH, C-BC	53	\$56,100	\$138,900	\$91,461	1.519
09-12-10-111-021	3101 SPRINGBROOK AV	401	8/23/2024	\$274,000	WD	\$274,000	\$158,100	\$57.70	\$316,166	1,188	RANCH, C-BC	68	\$55,041	\$218,959	\$137,434	1.593
09-12-10-105-005	3300 NORDMAN RD	401	1/18/2024	\$470,000	WD	\$470,000	\$259,000	\$55.11	\$517,912	3,143	SPLIT LVL, C-BC	59	\$56,100	\$413,900	\$243,059	1.703
09-12-10-103-033	2906 SHARON DR	401	10/31/2023	\$233,900	WD	\$233,900	\$123,000	\$52.59	\$245,924	1,099	1 1/2 ST, C-BC	51	\$59,174	\$174,726	\$100,946	1.731
09-12-10-106-017	3279 NORDMAN RD	401	6/28/2023	\$285,000	WD	\$285,000	\$143,500	\$50.35	\$286,960	1,568	2 STORY, C-BC	55	\$56,100	\$228,900	\$131,920	1.735
09-12-10-106-018	3299 NORDMAN RD	401	9/29/2023	\$299,000	WD	\$299,000	\$138,400	\$46.29	\$276,872	1,372	RANCH, C-BC	51	\$56,100	\$242,900	\$119,336	2.035
09-12-10-114-009	2870 BUTTERNUT ST	401	6/14/2024	\$315,000	WD	\$315,000	\$146,000	\$46.35	\$291,981	946	RANCH, C-BC	64	\$56,100	\$258,900	\$124,148	2.085
09-12-10-114-006	2890 BUTTERNUT ST	401	6/10/2024	\$400,000	WD	\$400,000	\$166,300	\$41.58	\$332,668	2,176	2 STORY, C-BC	51	\$56,100	\$343,900	\$145,562	2.363
09-12-10-105-016	3273 MCCOMB ST	401	7/7/2023	\$330,000	WD	\$330,000	\$127,300	\$38.58	\$254,553	960	RANCH, D-CD	58	\$56,100	\$273,900	\$107,272	2.553
09-12-10-114-008	2876 BUTTERNUT ST	401	8/9/2024	\$314,000	WD	\$314,000	\$120,100	\$38.25	\$240,182	1,024	RANCH, C-BC	54	\$56,100	\$257,900	\$96,885	2.662
09-12-10-103-032	2910 SHARON DR	401	6/21/2024	\$320,000	WD	\$320,000	\$118,100	\$36.91	\$236,148	888	RANCH, C-BC	51	\$59,241	\$260,759	\$93,109	2.801
09-12-10-113-004	3154 NORDMAN RD	401	8/31/2023	\$305,000	WD	\$305,000	\$102,900	\$33.74	\$205,784	988	RANCH, C-BC	56	\$56,100	\$248,900	\$80,910	3.076

ECF 0085 \$3,332,344 \$1,666,853 2.000

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-10-102-021	2950 MARSHALL ST	401	9/25/2023	\$350,000	WD	\$350,000	\$160,100	\$45.74	\$320,285	1,256	RANCH, C-BC	53	\$61,778	\$288,222	\$117,503	2.453
09-12-10-101-001	3476 EDDY ST	401	6/2/2023	\$391,000	WD	\$391,000	\$173,000	\$44.25	\$346,077	980	RANCH, C-BC	59	\$63,571	\$327,429	\$128,412	2.550
09-12-10-102-008	2873 VERLE AV	401	8/2/2024	\$290,000	WD	\$290,000	\$136,300	\$47.00	\$272,505	890	RANCH, C-BC	52	\$61,000	\$229,000	\$88,127	2.599
09-12-10-100-012	2954 VERLE AV	401	12/12/2023	\$344,000	WD	\$344,000	\$161,200	\$46.86	\$322,391	925	RANCH, C-BC	59	\$64,350	\$279,650	\$107,517	2.601
09-12-10-103-022	2935 MARSHALL ST	401	11/8/2024	\$334,900	PTA	\$334,900	\$152,400	\$45.51	\$304,776	980	RANCH, C-BC	51	\$61,298	\$273,602	\$97,391	2.809

ECF 0086 \$1,397,903 \$538,950 2.590

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-11-100-019	3465 CHARING CROSS RD	401	10/20/2023	\$275,000	WD	\$275,000	\$171,600	\$62.40	\$343,167	1,928	RANCH, C-BC	50	\$87,448	\$187,552	\$164,980	1.137
09-12-11-209-024	3445 FERNWOOD AV	401	12/11/2023	\$238,000	WD	\$238,000	\$116,600	\$48.99	\$233,291	984	RANCH, C-BC	54	\$75,425	\$162,575	\$114,396	1.421
09-12-11-201-055	3300 FERNWOOD AV	401	8/28/2023	\$299,000	PTA	\$299,000	\$131,600	\$44.01	\$263,111	984	RANCH, C-BC	54	\$75,425	\$223,575	\$121,088	1.846
09-12-11-201-069	3110 FERNWOOD AV	401	6/15/2023	\$326,500	WD	\$326,500	\$114,800	\$35.16	\$229,539	912	RANCH, C-BC	54	\$67,742	\$258,758	\$111,584	2.319
09-12-11-201-051	3340 FERNWOOD AV	401	11/25/2024	\$360,000	PTA	\$360,000	\$132,500	\$36.81	\$268,122	912	RANCH, C-BC	53	\$75,425	\$284,575	\$113,351	2.511

ECF 0087 \$1,117,035 \$625,399 1.700

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-11-208-038	3025 ASPEN LN	401	8/14/2023	\$345,000	WD	\$345,000	\$156,800	\$45.45	\$313,614	1,894	2 STORY, C-BC	83	\$64,000	\$281,000	\$237,728	1.182
09-12-11-208-043	3020 ASPEN LN	401	7/12/2023	\$349,900	WD	\$349,900	\$170,600	\$48.76	\$341,110	1,894	2 STORY, C-BC	83	\$60,000	\$289,900	\$237,625	1.220
09-12-10-303-141	2152 STONE SCHOOL CIR	401	5/31/2024	\$250,000	WD	\$250,000	\$94,800	\$37.92	\$189,566	1,172	RANCH, C-BC	83	\$40,000	\$210,000	\$135,969	1.544

ECF 0088 TH \$780,900 \$611,321 1.280

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-10-204-001	3226 BAYLIS DR	401	11/8/2023	\$222,100	CD	\$222,100	\$167,300	\$75.33	\$334,556	1,264	RANCH, C-BC	51	\$91,360	\$130,740	\$121,598	1.075
09-12-10-304-087	3071 CLOVERLY CT	401	6/13/2023	\$242,000	WD	\$242,000	\$106,500	\$44.01	\$212,942	1,380	2 STORY, C-BC	82	\$50,000	\$192,000	\$162,942	1.178
09-12-10-304-056	3060 CLOVERLY LANE	401	10/20/2023	\$299,900	PTA	\$299,900	\$129,700	\$43.25	\$259,421	1,863	2 STORY, C-BC	82	\$50,000	\$249,900	\$199,449	1.253
09-12-10-303-078	12 TROWBRIDGE CT	401	10/1/2024	\$163,000	WD	\$163,000	\$92,900	\$56.99	\$185,741	864	RANCH, C-BC	56	\$39,629	\$123,371	\$69,577	1.773
09-12-10-303-009	2067 CHAMPAGNE DR	401	9/29/2023	\$360,000	WD	\$360,000	\$199,000	\$55.28	\$397,913	1,941	SPLIT LVL, C-BC	60	\$42,057	\$317,943	\$177,928	1.787
09-12-10-303-055	12 METROVIEW CT	401	1/30/2024	\$182,000	WD	\$182,000	\$86,000	\$47.25	\$172,028	864	RANCH, C-BC	57	\$39,922	\$142,078	\$66,053	2.151
09-12-10-201-018	3163 BAYLIS DR	401	10/9/2023	\$369,000	WD	\$369,000	\$172,700	\$46.80	\$345,372	1,152	RANCH, C-BC	54	\$93,772	\$275,228	\$125,800	2.188
09-12-10-201-105	3151 BAYLIS DR	401	10/7/2024	\$297,500	WD	\$297,500	\$141,600	\$47.60	\$287,527	912	RANCH, C-BC	51	\$69,713	\$227,787	\$103,721	2.196
09-12-10-302-065	2116 CHAMPAGNE DR	401	1/4/2024	\$201,500	PTA	\$201,500	\$91,700	\$45.51	\$183,309	864	RANCH, C-BC	59	\$44,023	\$157,477	\$69,643	2.261
09-12-10-303-018	2101 STRATTON CT	401	7/7/2023	\$330,000	WD	\$330,000	\$125,800	\$38.12	\$251,628	1,471	SPLIT LVL, C-BC	57	\$41,976	\$288,024	\$119,801	2.404
09-12-10-301-003	2188 HEMLOCK DR	401	8/12/2024	\$194,000	WD	\$194,000	\$83,700	\$43.14	\$167,462	864	RANCH, C-BC	57	\$39,000	\$155,000	\$64,231	2.413
09-12-10-302-004	5 BLAIN CT	401	3/21/2024	\$201,000	PTA	\$201,000	\$86,400	\$42.99	\$172,842	864	RANCH, C-BC	59	\$39,000	\$162,000	\$66,921	2.421
09-12-10-302-013	14 BLAIN CT	401	2/25/2025	\$195,000	WD	\$195,000	\$86,900	\$44.56	\$173,876	864	RANCH, C-BC	57	\$38,991	\$156,009	\$64,231	2.429
09-12-10-302-014	12 BLAIN CT	401	3/17/2025	\$210,000	WD	\$210,000	\$89,300	\$42.52	\$178,566	864	RANCH, C-BC	57	\$39,000	\$171,000	\$66,460	2.573
09-12-10-302-024	7 W EDEN CT	401	5/17/2024	\$245,000	WD	\$245,000	\$99,500	\$40.61	\$198,967	1,008	RANCH, C-BC	58	\$42,603	\$202,397	\$78,182	2.589
09-12-10-302-071	4 DOWNING CT	401	4/27/2023	\$205,000	PTA	\$205,000	\$75,600	\$36.88	\$151,165	864	RANCH, C-BC	58	\$39,599	\$165,401	\$63,752	2.594
09-12-10-304-008	16 JAY LEE CT	401	2/5/2025	\$300,000	WD	\$300,000	\$122,500	\$40.83	\$244,973	1,080	RANCH, C-BC	59	\$38,965	\$261,035	\$98,099	2.661
09-12-10-302-082	8 BURLINGAME CT	401	11/15/2023	\$308,000	WD	\$308,000	\$118,500	\$38.47	\$236,979	1,276	RANCH, C-BC	59	\$38,719	\$269,281	\$99,130	2.716
09-12-10-303-062	3 FAUST CT	401	5/10/2024	\$255,000	WD	\$255,000	\$94,300	\$36.98	\$188,652	1,008	RANCH, C-BC	57	\$40,780	\$214,220	\$73,936	2.897
09-12-10-302-026	11 W EDEN CT	401	2/27/2024	\$315,000	WD	\$315,000	\$107,200	\$34.03	\$214,322	864	RANCH, C-BC	58	\$40,252	\$274,748	\$87,035	3.157

ECF 0088 SF \$4,135,639 \$1,978,489 2.090

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-09-102-062	1346 KING GEORGE BLV	401	11/30/2023	\$405,250	WD	\$405,250	\$229,100	\$56.53	\$458,201	2,361	SPLIT LVL, C-BC	56	\$95,420	\$309,830	\$201,545	1.537
09-12-04-406-013	2867 PAGE AV	401	1/29/2024	\$375,000	WD	\$375,000	\$201,300	\$53.68	\$402,526	1,807	2 STORY, C-BC	54	\$89,112	\$285,888	\$174,119	1.642
09-12-09-109-029	3410 SUSSEX CT	401	4/11/2023	\$495,000	WD	\$495,000	\$226,500	\$45.76	\$453,089	2,431	2 STORY, C-BC	59	\$121,012	\$373,988	\$214,243	1.746
09-12-09-109-014	3355 TACOMA CIR	401	6/16/2023	\$435,000	WD	\$435,000	\$187,200	\$43.03	\$374,367	2,188	SPLIT LVL, C-BC	48	\$113,556	\$321,444	\$168,265	1.910
09-12-04-407-013	2877 SORRENTO AV	401	10/10/2024	\$365,000	WD	\$365,000	\$194,500	\$53.29	\$391,180	1,608	SPLIT LVL, C-BC	53	\$94,040	\$270,960	\$141,495	1.915
09-12-09-108-064	3400 WEXFORD CT	401	6/28/2024	\$510,000	WD	\$510,000	\$241,900	\$47.43	\$483,786	2,339	2 STORY, C-BC	56	\$97,524	\$412,476	\$214,590	1.922
09-12-04-408-022	1384 KING GEORGE BLV	401	8/14/2024	\$450,000	WD	\$450,000	\$210,000	\$46.67	\$419,900	1,834	2 STORY, C-BC	54	\$90,509	\$359,491	\$182,995	1.964
09-12-09-109-015	3357 TACOMA CIR	401	2/21/2024	\$425,000	WD	\$425,000	\$190,900	\$44.92	\$381,868	1,879	2 STORY, C-BC	48	\$95,153	\$329,847	\$159,286	2.071
09-12-04-408-057	2887 TICKNOR CT	401	8/16/2024	\$393,000	WD	\$393,000	\$175,100	\$44.55	\$350,142	1,673	SPLIT LVL, C-BC	58	\$91,108	\$301,892	\$143,908	2.098
09-12-09-105-033	2883 PEBBLE CREEK RD	401	12/31/2024	\$448,000	PTA	\$448,000	\$220,600	\$49.24	\$441,274	1,356	RANCH, C-BC	54	\$99,152	\$348,848	\$162,915	2.141
09-12-09-105-044	3305 TACOMA CIR	401	10/28/2024	\$460,000	WD	\$460,000	\$226,400	\$49.22	\$452,741	1,807	2 STORY, C-BC	54	\$90,800	\$369,200	\$172,353	2.142
09-12-09-106-006	2900 LOGAN CT	401	6/10/2024	\$572,000	WD	\$572,000	\$244,000	\$42.66	\$487,993	1,834	2 STORY, C-BC	69	\$92,891	\$479,109	\$219,501	2.183
09-12-09-102-007	2887 N BAYLIS DR	401	9/3/2024	\$555,000	WD	\$555,000	\$233,700	\$42.11	\$467,382	2,228	1 1/2 ST, C-BC	56	\$91,000	\$464,000	\$209,101	2.219
09-12-04-404-018	1465 KING GEORGE BLV	401	10/15/2024	\$492,500	WD	\$492,500	\$235,300	\$47.78	\$470,584	1,834	2 STORY, C-BC	53	\$91,710	\$400,790	\$180,416	2.221
09-12-04-404-014	1475 KING GEORGE BLV	401	5/12/2023	\$475,000	WD	\$475,000	\$191,600	\$40.34	\$383,275	1,880	1 1/2 ST, C-BC	54	\$89,935	\$385,065	\$172,553	2.232
09-12-09-106-012	2931 PEBBLE CREEK RD	401	7/24/2023	\$480,000	WD	\$480,000	\$184,100	\$38.35	\$368,273	1,356	RANCH, C-BC	55	\$114,825	\$365,175	\$163,515	2.233
09-12-04-407-012	2875 SORRENTO AV	401	7/29/2024	\$475,000	WD	\$475,000	\$199,100	\$41.92	\$398,166	1,907	2 STORY, C-BC	54	\$91,246	\$383,754	\$170,511	2.251
09-12-09-105-015	2881 BIRCH HOLLOW DR	401	5/18/2023	\$462,500	WD	\$462,500	\$176,200	\$38.10	\$352,472	1,356	RANCH, C-BC	56	\$110,131	\$352,369	\$156,349	2.254
09-12-04-407-010	2871 SORRENTO AV	401	3/15/2024	\$500,000	WD	\$500,000	\$202,400	\$40.48	\$404,828	1,807	2 STORY, C-BC	54	\$89,272	\$410,728	\$175,309	2.343
09-12-09-103-014	1358 KING GEORGE BLV	401	7/13/2023	\$520,000	WD	\$520,000	\$191,200	\$36.77	\$382,341	1,880	SPLIT LVL, C-BC	55	\$119,075	\$400,925	\$169,849	2.360
09-12-09-108-039	3480 BRENTWOOD CT	401	8/14/2023	\$572,000	WD	\$572,000	\$206,300	\$36.07	\$412,637	1,834	2 STORY, C-BC	59	\$90,817	\$481,183	\$189,306	2.542

ECF 0090 \$7,806,962 \$3,742,125 2.090

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-09-104-069	3294 ALPINE DR	401	6/12/2024	\$280,000	WD	\$280,000	\$144,400	\$51.57	\$288,789	1,280	C-BC	60	\$55,000	\$225,000	\$137,523	1.636
09-12-09-104-067	3298 ALPINE DR	401	7/19/2024	\$279,000	WD	\$279,000	\$143,700	\$51.51	\$287,409	1,280	C-BC	60	\$55,000	\$224,000	\$136,711	1.638
09-12-09-104-064	3304 ALPINE DR	401	4/26/2023	\$285,000	WD	\$285,000	\$139,200	\$48.84	\$278,480	1,280	C-BC	61	\$55,000	\$230,000	\$130,690	1.760
09-12-09-104-103	3226 ALPINE DR	401	10/4/2024	\$300,000	WD	\$300,000	\$150,700	\$50.23	\$301,415	1,280	C-BC	59	\$55,000	\$245,000	\$136,897	1.790
09-12-09-104-078	3276 ALPINE DR	401	5/20/2024	\$310,000	WD	\$310,000	\$144,500	\$46.61	\$288,944	1,280	C-BC	60	\$55,000	\$255,000	\$137,614	1.853
09-12-09-104-057	3318 ALPINE DR	401	8/3/2024	\$319,000	WD	\$319,000	\$146,900	\$46.05	\$293,746	1,280	C-BC	60	\$55,000	\$264,000	\$140,439	1.880

ECF 0092 \$1,443,000 \$819,874 1.760

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-04-405-223	2931 E WHITTIER CT	401	2/25/2025	\$230,000	WD	\$230,000	\$119,100	\$51.78	\$238,134	820	C-BC	59	\$48,000	\$182,000	\$90,540	2.010
09-12-04-404-034	2848 PAGE AV	401	3/15/2024	\$300,000	SD	\$300,000	\$148,400	\$49.47	\$296,784	1,248	2 STORY, C-BC	71	\$48,000	\$252,000	\$124,392	2.026
09-12-04-404-035	2846 PAGE AV	401	10/11/2024	\$315,100	WD	\$315,100	\$160,400	\$50.90	\$320,731	1,318	2 STORY, C-BC	70	\$48,000	\$267,100	\$129,872	2.057
09-12-04-403-035	2771 PAGE AV	401	7/15/2024	\$305,000	WD	\$305,000	\$145,600	\$47.74	\$291,160	1,248	2 STORY, C-BC	71	\$48,000	\$257,000	\$121,580	2.114
09-12-04-404-072	2738 PAGE AV	401	11/27/2024	\$305,000	PTA	\$305,000	\$149,500	\$49.02	\$299,099	1,201	2 STORY, C-BC	70	\$48,000	\$257,000	\$119,571	2.149
09-12-04-403-028	2757 PAGE AV	401	5/16/2023	\$287,000	WD	\$287,000	\$126,700	\$44.15	\$253,324	1,201	2 STORY, C-BC	71	\$45,500	\$241,500	\$110,486	2.186
09-12-04-405-219	2939 E WHITTIER CT	401	1/6/2025	\$241,900	WD	\$241,900	\$116,900	\$48.33	\$233,739	880	C-BC	59	\$48,000	\$193,900	\$88,447	2.192
09-12-04-405-114	2718 GLENBRIDGE CT	401	11/22/2023	\$215,000	WD	\$215,000	\$98,300	\$45.72	\$196,564	882	C-BC	57	\$48,000	\$167,000	\$74,282	2.248
09-12-04-405-209	2717 WINTHROP CT	401	8/31/2023	\$265,000	PTA	\$265,000	\$113,800	\$42.94	\$227,658	952	C-BC	60	\$48,000	\$217,000	\$95,057	2.283
09-12-04-405-217	2701 WINTHROP CT	401	9/3/2024	\$275,000	WD	\$275,000	\$125,400	\$45.60	\$250,784	820	C-BC	62	\$48,000	\$227,000	\$96,564	2.351
09-12-04-405-158	2934 W WHITTIER CT	401	12/11/2023	\$261,000	WD	\$261,000	\$114,500	\$43.87	\$229,078	880	C-BC	60	\$48,000	\$213,000	\$90,539	2.353
09-12-04-405-168	2950 W WHITTIER CT	401	9/22/2023	\$275,000	WD	\$275,000	\$114,500	\$41.64	\$228,975	820	C-BC	62	\$48,000	\$227,000	\$95,754	2.371
09-12-04-405-187	2830 BOMBRIDGE CT	401	5/19/2023	\$272,000	WD	\$272,000	\$112,200	\$41.25	\$224,302	952	C-BC	60	\$45,500	\$226,500	\$95,057	2.383
09-12-04-405-036	2631 FENWICK CT	401	7/11/2023	\$223,000	WD	\$223,000	\$92,600	\$41.52	\$185,224	882	C-BC	57	\$45,500	\$177,500	\$74,282	2.390
09-12-04-405-094	2734 GLENBRIDGE CT	401	7/7/2023	\$225,000	WD	\$225,000	\$92,600	\$41.16	\$185,224	882	C-BC	57	\$45,500	\$179,500	\$74,282	2.416
09-12-04-405-080	2640 FENWICK CT	401	11/7/2023	\$220,000	WD	\$220,000	\$94,500	\$42.95	\$189,010	882	C-BC	57	\$48,000	\$172,000	\$70,505	2.440
09-12-04-405-167	2952 W WHITTIER CT	401	9/9/2024	\$267,500	WD	\$267,500	\$118,400	\$44.26	\$236,744	880	C-BC	59	\$48,000	\$219,500	\$89,878	2.442
09-12-04-405-056	2614 FENWICK CT	401	6/26/2023	\$233,000	WD	\$233,000	\$94,700	\$40.64	\$189,412	987	C-BC	57	\$45,500	\$187,500	\$76,508	2.451
09-12-04-405-034	2635 FENWICK CT	401	8/22/2024	\$236,000	WD	\$236,000	\$103,800	\$43.98	\$207,596	987	C-BC	57	\$48,000	\$188,000	\$75,998	2.474

ECF 0093 \$4,052,000 \$1,793,594 2.260

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-04-401-010	2655 ESCH AV	401	1/12/2024	\$375,000	WD	\$375,000	\$264,500	\$70.53	\$528,938	2,558	2 STORY, C-BC	55	\$95,187	\$279,813	\$228,290	1.226
09-12-04-401-035	2618 PAGE CT	401	11/10/2023	\$460,000	WD	\$460,000	\$220,200	\$47.87	\$440,349	1,619	RANCH, C-BC	54	\$97,209	\$362,791	\$180,600	2.009
09-12-04-400-005	2550 ESCH AV	401	3/4/2025	\$579,000	WD	\$579,000	\$258,700	\$44.68	\$517,398	1,979	2 STORY, C-BC	54	\$108,110	\$470,890	\$186,040	2.531
09-12-04-403-002	2723 PAGE AV	401	8/24/2023	\$570,000	PTA	\$570,000	\$234,500	\$41.14	\$469,033	1,955	1 1/2 ST, C-BC	54	\$96,128	\$473,872	\$177,574	2.669
09-12-04-401-030	2638 PAGE CT	401	5/4/2023	\$615,000	WD	\$615,000	\$203,000	\$33.01	\$405,939	1,876	2 STORY, C-BC	55	\$94,951	\$520,049	\$166,482	3.124

ECF 0095 \$2,107,415 \$938,986 2.240

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-32-233-030	260 SNYDER AV	401	6/30/2023	\$524,900	WD	\$524,900	\$252,100	\$48.03	\$504,232	1,770	2 STORY, B-A	80	\$162,000	\$362,900	\$207,791	1.746
09-09-32-224-030	517 SNYDER AV	401	10/20/2023	\$265,000	WD	\$265,000	\$138,700	\$52.34	\$277,467	935	2 STORY, C-BC	51	\$96,569	\$168,431	\$72,359	2.328

ECF 0096 TH \$531,331 \$280,150 1.900

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-32-216-001	1139 S SEVENTH ST	401	1/16/2025	\$200,000	WD	\$200,000	\$177,300	\$88.65	\$354,564	738	1 1/2 ST, C-BC	52	\$144,847	\$55,153	\$74,899	0.736
09-09-32-216-019	1131 S SEVENTH ST	401	10/26/2023	\$260,000	WD	\$260,000	\$161,700	\$62.19	\$323,450	772	RANCH, C-BC	52	\$116,052	\$143,948	\$82,959	1.735
09-09-32-209-029	812 PAULINE BLV	401	1/3/2024	\$375,000	WD	\$375,000	\$197,200	\$52.59	\$394,428	1,386	1 1/2 ST, C-BC	51	\$116,341	\$258,659	\$102,995	2.511
09-09-32-217-002	1206 FRANKLIN BLV	401	11/27/2023	\$380,000	WD	\$380,000	\$191,200	\$50.32	\$382,440	960	2 STORY, C-BC	51	\$118,221	\$261,779	\$97,859	2.675
09-09-32-209-028	1005 S SEVENTH ST	401	8/18/2023	\$1,385,000	WD	\$1,385,000	\$644,600	\$46.54	\$1,289,147	3,943	2 STORY, C-BC	80	\$116,052	\$1,268,948	\$469,238	2.704
09-09-32-209-010	814 PAULINE BLV	401	12/27/2024	\$600,000	PTA	\$600,000	\$306,700	\$51.12	\$613,391	2,098	2 STORY, C-BC	52	\$149,795	\$450,205	\$165,570	2.719
09-09-32-216-022	1137 S SEVENTH ST	401	7/9/2024	\$625,000	WD	\$625,000	\$292,500	\$46.80	\$584,996	1,728	2 STORY, C-BC	55	\$116,052	\$508,948	\$173,683	2.930
09-09-32-227-009	1106 BELMAR PL	401	10/25/2024	\$482,000	WD	\$482,000	\$232,000	\$48.13	\$463,998	1,192	2 STORY, C-BC	52	\$134,231	\$347,769	\$117,774	2.953
09-09-32-209-020	912 HUTCHINS AV	401	1/10/2024	\$468,000	WD	\$468,000	\$211,400	\$45.17	\$422,763	1,321	1 1/2 ST, C-BC	51	\$116,224	\$351,776	\$113,533	3.098
09-09-32-221-002	1212 PRESCOTT AV	401	11/30/2023	\$350,000	OTH	\$350,000	\$159,700	\$45.63	\$319,378	741	1 1/2 ST, C-BC	51	\$115,703	\$234,297	\$75,435	3.106
09-09-32-224-020	307 SNYDER AV	401	12/3/2024	\$520,000	WD	\$520,000	\$240,100	\$46.17	\$480,174	1,432	2 STORY, C-BC	50	\$139,338	\$380,662	\$121,727	3.127
09-09-32-209-004	917 S SEVENTH ST	401	7/12/2023	\$565,000	WD	\$565,000	\$217,700	\$38.53	\$435,397	1,498	1 1/2 ST, C-BC	51	\$156,903	\$408,097	\$122,415	3.334
09-09-32-208-014	700 PAULINE BLV	401	10/30/2023	\$465,000	WD	\$465,000	\$195,600	\$42.06	\$391,249	748	RANCH, C-BC	52	\$117,933	\$347,067	\$101,228	3.429
09-09-32-215-016	1123 BIRK AV	401	11/27/2024	\$426,500	PTA	\$426,500	\$186,900	\$43.82	\$373,733	924	RANCH, C-BC	54	\$144,629	\$281,871	\$81,823	3.445
09-09-32-215-013	1105 BIRK AV	401	3/14/2025	\$460,000	WD	\$460,000	\$199,700	\$43.41	\$399,359	758	RANCH, C-BC	54	\$148,986	\$311,014	\$89,419	3.478
09-09-32-215-008	1124 S SEVENTH ST	401	5/16/2023	\$545,000	WD	\$545,000	\$200,400	\$36.77	\$400,716	1,224	RANCH, C-BC	51	\$156,199	\$388,801	\$107,480	3.617
09-09-32-215-013	1105 BIRK AV	401	6/7/2024	\$450,000	PTA	\$450,000	\$167,300	\$37.18	\$334,679	760	RANCH, C-BC	51	\$119,189	\$330,811	\$79,811	4.145

ECF 0096 SF \$6,329,805 \$2,177,848 2.910

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PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-32-205-027	105 W DAVIS AV	401	6/9/2023	\$1,045,000	WD	\$1,045,000	\$666,100	\$63.74	\$1,332,263	2,560	2 STORY, B-A	94	\$182,000	\$863,000	\$482,898	1.787
09-09-32-205-028	103 W DAVIS AV	401	5/1/2023	\$1,025,000	WD	\$1,025,000	\$641,700	\$62.60	\$1,283,463	2,623	2 STORY, B-A	95	\$182,000	\$843,000	\$462,411	1.823
09-09-32-205-027	105 W DAVIS AV	401	10/17/2023	\$1,070,000	WD	\$1,070,000	\$588,300	\$54.98	\$1,176,586	2,560	2 STORY, B-A	94	\$162,500	\$907,500	\$482,898	1.879
09-09-32-204-019	834 S MAIN ST	401	11/29/2023	\$660,000	WD	\$660,000	\$283,600	\$42.97	\$567,145	1,972	2 STORY, C-BC	52	\$153,784	\$506,216	\$160,841	3.147
09-09-32-229-052	601 W HOOVER AV	401	7/21/2023	\$463,000	WD	\$463,000	\$196,300	\$42.40	\$392,638	806	RANCH, C-BC	51	\$181,102	\$281,898	\$88,806	3.174
09-09-32-205-004	211 W DAVIS AV	401	8/31/2023	\$1,395,000	PTA	\$1,395,000	\$451,000	\$32.33	\$902,093	2,536	2 STORY, C-BC	83	\$146,265	\$1,248,735	\$359,918	3.469
09-09-32-229-041	407 W HOOVER AV	401	10/1/2024	\$460,000	WD	\$460,000	\$191,500	\$41.63	\$383,003	1,034	2 STORY, C-BC	50	\$176,443	\$283,557	\$79,446	3.569
09-09-32-111-010	144 HILL ST	401	2/10/2025	\$940,000	WD	\$940,000	\$349,500	\$37.18	\$698,989	2,472	2 STORY, C-BC	52	\$172,845	\$767,155	\$202,363	3.791
09-09-32-107-009	935 S DIVISION ST	401	12/16/2024	\$952,286	WD	\$952,286	\$324,800	\$34.11	\$649,538	1,242	2 STORY, C-BC	93	\$152,691	\$799,595	\$191,095	4.184

ECF 0097 \$6,500,656 \$2,510,676 2.590

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-335-020	415 W MOSLEY ST	401	10/10/2023	\$455,000	WD	\$455,000	\$256,200	\$56.31	\$512,406	1,296	2 STORY, C-BC	51	\$207,751	\$247,249	\$121,862	2.029
09-09-29-334-007	317 KOCH AV	401	5/2/2023	\$745,000	QC	\$745,000	\$317,900	\$42.67	\$635,862	1,712	RANCH, C-BC	67	\$193,600	\$551,400	\$196,561	2.805
09-09-29-335-016	407 W MOSLEY ST	401	7/12/2023	\$700,000	WD	\$700,000	\$309,800	\$44.26	\$619,560	1,269	2 STORY, C-BC	51	\$312,208	\$387,792	\$136,601	2.839
09-09-29-335-009	710 S FIRST ST	401	5/14/2024	\$490,000	WD	\$490,000	\$220,100	\$44.92	\$440,188	1,144	2 STORY, C-BC	55	\$169,460	\$320,540	\$108,291	2.960
09-09-29-416-008	710 S MAIN ST	401	9/22/2023	\$610,000	WD	\$610,000	\$291,600	\$47.80	\$583,202	1,339	2 STORY, C-BC	49	\$201,214	\$408,786	\$131,720	3.103
09-09-29-334-007	317 KOCH AV	401	7/31/2024	\$840,500	WD	\$840,500	\$354,100	\$42.13	\$708,180	1,712	RANCH, C-BC	66	\$193,600	\$646,900	\$205,832	3.143
09-09-29-416-011	712 S MAIN ST	401	5/4/2023	\$470,000	WD	\$470,000	\$193,600	\$41.19	\$387,152	1,064	2 STORY, C-BC	52	\$184,773	\$285,227	\$89,946	3.171

ECF 0098 \$2,847,894 \$990,813 2.870

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-411-065	143 ASHLEY MEWS	401	9/26/2023	\$535,000	WD	\$535,000	\$322,300	\$60.24	\$644,655	1,214	B-A	64	\$235,000	\$300,000	\$195,074	1.538
09-09-29-151-050	218 W KINGSLEY ST	401	11/15/2023	\$860,000	WD	\$860,000	\$536,000	\$62.33	\$1,071,967	1,834	RANCH, C-BC	94	\$175,000	\$685,000	\$427,127	1.604
09-09-29-106-042	505 E HURON ST	401	5/22/2024	\$540,000	WD	\$540,000	\$314,000	\$58.15	\$627,951	1,031	B-A	65	\$275,500	\$264,500	\$160,205	1.651
09-09-29-151-053	218 W KINGSLEY ST	401	7/10/2024	\$860,000	PTA	\$860,000	\$533,700	\$62.06	\$1,067,368	1,693	RANCH, C-BC	94	\$175,000	\$685,000	\$405,622	1.689
09-09-29-151-024	218 W KINGSLEY ST	401	1/31/2025	\$875,000	LC	\$875,000	\$571,300	\$65.29	\$1,142,512	1,834	RANCH, C-BC	93	\$175,000	\$700,000	\$403,130	1.736
09-09-29-301-019	315 SECOND ST	401	10/11/2024	\$504,000	WD	\$504,000	\$335,000	\$66.47	\$670,047	1,022	RANCH, C-BC	82	\$166,250	\$337,750	\$193,768	1.743
09-09-29-106-063	505 E HURON ST	401	3/8/2024	\$735,000	WD	\$735,000	\$418,500	\$56.94	\$836,978	1,616	B-A	65	\$316,825	\$418,175	\$236,433	1.769
09-09-29-151-040	218 W KINGSLEY ST	401	6/16/2023	\$905,000	WD	\$905,000	\$516,200	\$57.04	\$1,032,487	1,693	RANCH, C-BC	94	\$175,000	\$730,000	\$408,327	1.788
09-09-29-111-026	322 E LIBERTY ST	401	5/25/2023	\$547,500	WD	\$547,500	\$301,500	\$55.07	\$602,986	997	RANCH, C-BC	84	\$217,000	\$330,500	\$183,803	1.798
09-09-29-151-038	218 W KINGSLEY ST	401	10/24/2024	\$765,000	WD	\$765,000	\$506,800	\$66.25	\$1,013,594	1,418	RANCH, C-BC	93	\$175,000	\$590,000	\$322,536	1.829
09-09-29-148-056	111 N ASHLEY ST	401	7/31/2024	\$451,000	WD	\$451,000	\$253,300	\$56.16	\$506,542	934	RANCH, B-A	84	\$175,000	\$276,000	\$150,701	1.831
09-09-29-148-124	111 N ASHLEY ST	401	8/21/2024	\$440,000	WD	\$440,000	\$245,200	\$55.73	\$490,443	863	RANCH, B-A	84	\$175,000	\$265,000	\$143,383	1.848
09-09-29-411-074	138 ASHLEY MEWS	401	2/15/2024	\$995,500	WD	\$995,500	\$569,900	\$57.25	\$1,139,732	2,352	B-A	81	\$235,000	\$760,500	\$411,242	1.849
09-09-29-106-045	505 E HURON ST	401	3/25/2025	\$660,000	PTA	\$660,000	\$384,600	\$58.27	\$769,263	1,373	B-A	63	\$289,275	\$370,725	\$199,995	1.854
09-09-29-411-083	425 S ASHLEY ST	401	4/17/2023	\$700,000	WD	\$700,000	\$380,800	\$54.40	\$761,586	1,394	2 STORY, B-A	77	\$235,000	\$465,000	\$250,755	1.854
09-09-29-148-045	111 N ASHLEY ST	401	7/14/2023	\$565,000	WD	\$565,000	\$307,700	\$54.46	\$615,383	1,322	RANCH, B-A	84	\$175,000	\$390,000	\$209,706	1.860
09-09-29-148-121	111 N ASHLEY ST	401	5/29/2023	\$427,500	WD	\$427,500	\$229,100	\$53.59	\$458,164	863	RANCH, B-A	84	\$175,000	\$252,500	\$134,840	1.873
09-09-29-411-071	171 ASHLEY MEWS	401	6/20/2024	\$725,000	WD	\$725,000	\$403,300	\$55.63	\$806,692	1,250	2 STORY, B-A	80	\$235,000	\$490,000	\$259,860	1.886
09-09-29-411-056	107 ASHLEY MEWS	401	10/11/2023	\$580,000	WD	\$580,000	\$307,600	\$53.03	\$615,245	1,358	B-A	68	\$235,000	\$345,000	\$181,069	1.905
09-09-29-148-135	111 N ASHLEY ST	401	5/30/2023	\$423,000	WD	\$423,000	\$223,800	\$52.91	\$447,586	803	RANCH, B-A	84	\$175,000	\$248,000	\$129,803	1.911
09-09-29-301-050	315 SECOND ST	401	5/30/2024	\$805,000	WD	\$805,000	\$443,200	\$55.06	\$886,465	1,577	RANCH, C-BC	83	\$210,000	\$595,000	\$307,484	1.935
09-09-29-148-141	111 N ASHLEY ST	401	12/15/2023	\$430,000	WD	\$430,000	\$228,000	\$53.02	\$455,958	803	RANCH, B-A	84	\$175,000	\$255,000	\$127,708	1.997
09-09-29-150-064	309 N ASHLEY ST	401	6/30/2023	\$1,139,000	WD	\$1,139,000	\$593,100	\$52.07	\$1,186,156	2,088	RANCH, C-BC	96	\$175,000	\$964,000	\$481,503	2.002
09-09-29-148-042	111 N ASHLEY ST	401	4/18/2023	\$555,000	WD	\$555,000	\$284,500	\$51.26	\$569,071	1,078	RANCH, B-A	85	\$210,000	\$345,000	\$170,986	2.018
09-09-29-148-048	111 N ASHLEY ST	401	9/8/2023	\$570,000	WD	\$570,000	\$288,900	\$50.68	\$577,793	1,091	RANCH, B-A	84	\$192,500	\$377,500	\$183,473	2.058
09-09-29-150-038	410 N FIRST ST	401	9/26/2024	\$500,000	PTA	\$500,000	\$292,600	\$58.52	\$585,145	888	RANCH, B-A	82	\$175,000	\$325,000	\$157,748	2.060
09-09-29-125-023	223 E ANN ST	401	9/30/2024	\$599,000	PTA	\$599,000	\$343,500	\$57.35	\$687,012	1,088	C-BC	76	\$254,000	\$345,000	\$166,543	2.072
09-09-29-411-112	441 S Ashley 205	401	9/22/2023	\$1,000,000	WD	\$1,000,000	\$497,000	\$49.70	\$993,992	1,665	RANCH, C-BC	96	\$175,000	\$825,000	\$389,996	2.115
09-09-29-125-028	223 E ANN ST	401	12/6/2024	\$574,900	WD	\$574,900	\$307,800	\$53.54	\$615,606	992	C-BC	76	\$254,000	\$320,900	\$150,669	2.130
09-09-29-150-063	309 N ASHLEY ST	401	7/24/2024	\$1,100,000	WD	\$1,100,000	\$565,000	\$51.36	\$1,130,005	1,949	RANCH, C-BC	96	\$175,000	\$925,000	\$434,093	2.131
09-09-29-411-051	428 S MAIN ST	401	5/31/2024	\$1,125,000	WD	\$1,125,000	\$574,800	\$51.09	\$1,149,659	2,352	B-A	83	\$235,000	\$890,000	\$415,754	2.141
09-09-29-151-036	218 W KINGSLEY ST	401	10/24/2024	\$475,000	WD	\$475,000	\$269,200	\$56.67	\$538,423	802	RANCH, C-BC	84	\$175,000	\$300,000	\$139,778	2.146
09-09-29-148-011	111 N ASHLEY ST	401	9/29/2023	\$580,000	WD	\$580,000	\$285,400	\$49.21	\$570,718	1,067	RANCH, C-BC	84	\$192,500	\$387,500	\$180,104	2.152
09-09-29-148-043	111 N ASHLEY ST	401	7/25/2024	\$456,150	QC	\$456,150	\$230,900	\$50.62	\$461,884	801	RANCH, B-A	84	\$175,000	\$281,150	\$130,402	2.156
09-09-29-150-066	309 N ASHLEY ST	401	6/12/2023	\$1,195,000	WD	\$1,195,000	\$576,100	\$48.21	\$1,152,109	1,968	RANCH, C-BC	96	\$175,000	\$1,020,000	\$465,290	2.192
09-09-29-150-040	410 N FIRST ST	401	5/24/2023	\$650,000	WD	\$650,000	\$311,300	\$47.89	\$622,609	1,096	RANCH, B-A	92	\$175,000	\$475,000	\$213,147	2.229
09-09-29-148-028	111 N ASHLEY ST	401	7/31/2023	\$725,000	WD	\$725,000	\$346,400	\$47.78	\$692,804	1,440	RANCH, B-A	84	\$218,750	\$506,250	\$225,740	2.243
09-09-29-122-023	515 N FIFTH AV 4	401	9/11/2024	\$530,000	WD	\$530,000	\$292,800	\$55.25	\$585,623	930	RANCH, C-BC	88	\$175,000	\$355,000	\$157,932	2.248
09-09-29-148-079	111 N ASHLEY ST	401	10/31/2024	\$455,000	WD	\$455,000	\$248,700	\$54.66	\$497,452	801	RANCH, B-A	83	\$175,000	\$280,000	\$124,020	2.258
09-09-29-211-035	318 W LIBERTY ST	401	6/12/2023	\$773,500	WD	\$773,500	\$362,200	\$46.83	\$724,379	1,315	RANCH, C-BC	91	\$217,000	\$556,500	\$241,609	2.303
09-09-29-144-022	101 W LIBERTY ST	401	7/17/2023	\$546,000	WD	\$546,000	\$256,200	\$46.92	\$512,372	1,113	RANCH, C-BC	66	\$169,541	\$376,459	\$163,253	2.306
09-09-29-301-020	315 SECOND ST	401	12/2/2024	\$800,000	WD	\$800,000	\$437,400	\$54.68	\$874,781	1,291	RANCH, C-BC	84	\$210,000	\$590,000	\$255,685	2.308
09-09-29-148-046	111 N ASHLEY ST	401	10/6/2023	\$350,000	WD	\$350,000	\$166,100	\$47.46	\$332,115	570	RANCH, B-A	76	\$157,500	\$192,500	\$83,150	2.315
09-09-20-415-009	325 E SUMMIT	401	3/21/2024	\$965,000	WD	\$965,000	\$462,600	\$47.94	\$925,251	1,654	RANCH, B-A	82	\$175,000	\$790,000	\$341,023	2.317
09-09-29-139-099	121 W KINGSLEY ST	401	8/23/2024	\$665,000	WD	\$665,000	\$319,900	\$48.11	\$639,869	1,028	RANCH, C-BC	90	\$175,000	\$490,000	\$211,304	2.319
09-09-20-415-006	325 E SUMMIT	401	11/15/2023	\$965,650	WD	\$965,650	\$442,200	\$45.79	\$884,465	1,654	RANCH, B-A	97	\$175,000	\$790,650	\$337,840	2.340
09-09-29-301-062	315 SECOND ST	401	12/3/2024	\$535,600	WD	\$535,600	\$272,100	\$50.80	\$544,219	807	RANCH, C-BC	82	\$166,250	\$369,350	\$157,487	2.345
09-09-29-135-033	414 N MAIN ST	401	5/12/2023	\$851,250	WD	\$851,250	\$379,100	\$44.53	\$758,185	1,317	RANCH, C-BC	90	\$175,000	\$676,250	\$277,707	2.435
09-09-29-151-060	218 W KINGSLEY ST	401	7/8/2024	\$760,000	WD	\$760,000	\$350,500	\$46.12	\$701,000	1,220	RANCH, C-BC	89	\$175,000	\$585,000	\$239,091	2.447
09-09-29-137-028	544 N MAIN ST	401	10/13/2023	\$1,400,000	WD	\$1,400,000	\$641,600	\$45.83	\$1,283,136	2,014	2 STORY, B-A	92	\$247,941	\$1,152,059	\$470,543	2.448
09-09-29-151-048	218 W KINGSLEY ST	401	3/21/2025	\$755,000	WD	\$755,000	\$371,400	\$49.19	\$742,727	1,220	RANCH, C-BC	88	\$175,000	\$580,000	\$236,553	2.452
09-09-29-148-054	111 N ASHLEY ST	401	4/17/2023	\$645,000	WD	\$645,000	\$290,900	\$45.10	\$581,748	1,078	RANCH, B-A	88	\$210,000	\$435,000	\$177,023	2.457

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-135-044	414 N MAIN ST	401	5/22/2023	\$995,000	PTA	\$995,000	\$432,000	\$43.42	\$863,905	1,748	2 STORY, B-A	90	\$175,000	\$820,000	\$328,050	2.500
09-09-29-150-047	410 N FIRST ST	401	5/19/2023	\$900,000	WD	\$900,000	\$386,700	\$42.97	\$773,366	1,422	RANCH, B-A	92	\$175,000	\$725,000	\$284,936	2.544
09-09-29-151-065	218 W KINGSLEY ST	401	10/23/2023	\$1,490,000	WD	\$1,490,000	\$628,200	\$42.16	\$1,256,317	2,188	RANCH, C-BC	94	\$175,000	\$1,315,000	\$514,913	2.554
09-09-29-150-057	410 N FIRST ST	401	3/18/2024	\$1,400,000	WD	\$1,400,000	\$607,000	\$43.36	\$1,214,005	2,233	RANCH, B-A	92	\$175,000	\$1,225,000	\$472,275	2.594
09-09-29-135-041	414 N MAIN ST	401	6/13/2024	\$1,275,000	WD	\$1,275,000	\$552,700	\$43.35	\$1,105,382	2,053	2 STORY, B-A	90	\$175,000	\$1,100,000	\$422,901	2.601
09-09-29-151-021	218 W KINGSLEY ST	401	3/28/2025	\$715,000	PTA	\$715,000	\$329,600	\$46.10	\$659,214	1,130	RANCH, C-BC	88	\$175,000	\$540,000	\$201,756	2.677
09-09-20-415-007	325 E SUMMIT	401	4/3/2023	\$807,539	PTA	\$807,539	\$324,200	\$40.15	\$648,407	1,124	RANCH, B-A	98	\$175,000	\$632,539	\$225,432	2.806
09-09-29-139-103	121 W KINGSLEY ST	401	3/28/2025	\$1,100,000	WD	\$1,100,000	\$478,900	\$43.54	\$957,729	1,491	1 1/2 ST, C-BC	89	\$175,000	\$925,000	\$326,137	2.836
09-09-20-415-014	325 E SUMMIT	401	6/20/2023	\$1,277,700	WD	\$1,277,700	\$494,300	\$38.69	\$988,637	1,750	RANCH, B-A	97	\$175,000	\$1,102,700	\$387,446	2.846
09-09-29-211-033	318 W LIBERTY ST	401	6/5/2023	\$815,000	WD	\$815,000	\$328,700	\$40.33	\$657,360	1,315	RANCH, C-BC	91	\$217,000	\$598,000	\$209,695	2.852
09-09-29-148-138	111 N ASHLEY ST	401	10/21/2024	\$546,000	WD	\$546,000	\$250,500	\$45.88	\$500,952	803	RANCH, B-A	83	\$175,000	\$371,000	\$125,366	2.959
09-09-29-135-035	414 N MAIN ST	401	5/1/2023	\$1,450,000	WD	\$1,450,000	\$524,900	\$36.20	\$1,049,843	2,194	RANCH, C-BC	91	\$175,000	\$1,275,000	\$416,592	3.061
09-09-29-130-020	303 S MAIN ST	401	8/1/2023	\$395,000	WD	\$395,000	\$152,600	\$38.63	\$305,175	664	RANCH, C-BC	70	\$113,518	\$281,482	\$91,265	3.084
09-09-29-139-100	121 W KINGSLEY ST	401	11/1/2024	\$1,595,000	WD	\$1,595,000	\$683,200	\$42.83	\$1,366,338	2,258	RANCH, C-BC	89	\$175,000	\$1,420,000	\$458,207	3.099
09-09-29-135-015	110 E KINGSLEY ST	401	11/5/2023	\$571,200	WD	\$571,200	\$217,300	\$38.04	\$434,556	1,280	2 STORY, C-BC	51	\$181,638	\$389,562	\$120,437	3.235
09-09-29-214-025	221 N FIRST ST	401	10/17/2024	\$500,000	WD	\$500,000	\$192,200	\$38.44	\$384,448	968	2 STORY, C-BC	50	\$178,939	\$321,061	\$79,042	4.062
09-09-20-415-012	325 E SUMMIT	401	6/2/2023	\$2,609,215	WD	\$2,609,215	\$684,500	\$26.23	\$1,368,904	3,324	2 STORY, B-A	97	\$175,000	\$2,434,215	\$568,526	4.282
09-09-29-141-017	101 N MAIN ST	401	9/30/2024	\$1,625,000	PTA	\$1,625,000	\$480,700	\$29.58	\$961,351	2,316	C-BC	64	\$275,000	\$1,350,000	\$263,981	5.114

ECF 0100 \$43,085,277 \$18,318,976 2.350

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-401-277	555 E WILLIAM ST	401	5/19/2023	\$192,000	WD	\$192,000	\$107,500	\$55.99	\$214,911	383	C-BC	55	\$153,750	\$38,250	\$33,060	1.157
09-09-29-401-271	555 E WILLIAM ST	401	4/12/2023	\$199,000	WD	\$199,000	\$115,200	\$57.89	\$230,469	430	C-BC	55	\$150,000	\$49,000	\$39,253	1.248
09-09-29-401-299	555 E WILLIAM ST	401	1/12/2024	\$217,500	WD	\$217,500	\$117,800	\$54.16	\$235,561	383	C-BC	55	\$161,250	\$56,250	\$35,386	1.590
09-09-29-401-298	555 E WILLIAM ST	401	6/30/2023	\$227,500	WD	\$227,500	\$120,900	\$53.14	\$241,719	430	C-BC	55	\$161,250	\$66,250	\$39,253	1.688
09-09-29-401-257	555 E WILLIAM ST	401	2/4/2025	\$207,500	WD	\$207,500	\$116,300	\$56.05	\$232,628	395	C-BC	54	\$146,250	\$61,250	\$35,991	1.702
09-09-29-401-218	555 E WILLIAM ST	401	12/27/2024	\$200,000	PTA	\$200,000	\$109,500	\$54.75	\$218,933	383	C-BC	54	\$135,000	\$65,000	\$34,972	1.859
09-09-29-401-255	555 E WILLIAM ST	401	5/31/2023	\$240,000	WD	\$240,000	\$118,400	\$49.33	\$236,741	596	C-BC	55	\$146,250	\$93,750	\$48,914	1.917
09-09-29-401-183	555 E WILLIAM ST	401	4/12/2023	\$220,000	PTA	\$220,000	\$107,900	\$49.05	\$215,887	596	C-BC	56	\$123,750	\$96,250	\$49,804	1.933
09-09-29-401-288	555 E WILLIAM ST	401	3/11/2024	\$226,000	PTA	\$226,000	\$115,900	\$51.28	\$231,811	383	C-BC	55	\$157,500	\$68,500	\$35,386	1.936
09-09-29-401-155	555 E WILLIAM ST	401	1/4/2024	\$185,000	WD	\$185,000	\$95,300	\$51.51	\$190,561	383	C-BC	55	\$116,250	\$68,750	\$35,386	1.943
09-09-29-401-238	555 E WILLIAM ST	401	6/2/2023	\$245,000	WD	\$245,000	\$116,500	\$47.55	\$232,991	596	C-BC	55	\$142,500	\$102,500	\$48,914	2.096
09-09-29-401-254	555 E WILLIAM ST	401	3/8/2024	\$224,000	OTH	\$224,000	\$110,300	\$49.24	\$220,561	383	C-BC	55	\$146,250	\$77,750	\$35,386	2.197
09-09-29-401-103	555 E WILLIAM ST	401	11/30/2023	\$189,000	WD	\$189,000	\$90,000	\$47.62	\$179,931	430	C-BC	55	\$97,500	\$91,500	\$39,253	2.331
09-09-29-401-050	555 E WILLIAM ST	401	4/13/2023	\$161,000	WD	\$161,000	\$72,400	\$44.97	\$144,775	383	C-BC	56	\$82,500	\$78,500	\$33,662	2.332
09-09-29-401-115	555 E WILLIAM ST	401	3/12/2024	\$193,000	WD	\$193,000	\$91,800	\$47.56	\$183,681	430	C-BC	55	\$101,250	\$91,750	\$39,253	2.337
09-09-29-401-163	555 E WILLIAM ST	401	3/12/2025	\$207,000	WD	\$207,000	\$104,700	\$50.58	\$209,353	430	C-BC	54	\$116,250	\$90,750	\$38,793	2.339
09-09-29-401-089	555 E WILLIAM ST	401	10/6/2023	\$180,000	WD	\$180,000	\$84,200	\$46.78	\$168,407	395	C-BC	55	\$93,750	\$86,250	\$36,418	2.368
09-09-29-401-236	555 E WILLIAM ST	401	9/7/2023	\$225,000	WD	\$225,000	\$106,300	\$47.24	\$212,519	390	C-BC	55	\$138,750	\$86,250	\$35,985	2.397
09-09-29-401-107	555 E WILLIAM ST	401	4/3/2023	\$182,000	WD	\$182,000	\$81,800	\$44.95	\$163,525	383	C-BC	56	\$101,250	\$80,750	\$33,662	2.399
09-09-29-401-071	555 E WILLIAM ST	401	1/10/2024	\$177,000	WD	\$177,000	\$82,200	\$46.44	\$164,311	383	C-BC	55	\$90,000	\$87,000	\$35,386	2.459
09-09-29-401-097	555 E WILLIAM ST	401	7/13/2023	\$195,000	PTA	\$195,000	\$89,000	\$45.64	\$177,969	430	C-BC	55	\$97,500	\$97,500	\$39,253	2.484
09-09-29-401-222	555 E WILLIAM ST	401	5/30/2023	\$285,000	WD	\$285,000	\$122,800	\$43.09	\$245,545	694	C-BC	55	\$135,000	\$150,000	\$59,754	2.510
09-09-29-401-067	555 E WILLIAM ST	401	2/6/2024	\$185,000	WD	\$185,000	\$84,300	\$45.57	\$168,681	430	C-BC	55	\$86,250	\$98,750	\$39,253	2.516
09-09-29-401-177	555 E WILLIAM ST	401	1/31/2024	\$252,500	WD	\$252,500	\$115,000	\$45.54	\$229,950	596	C-BC	55	\$120,000	\$132,500	\$52,357	2.531
09-09-29-401-231	555 E WILLIAM ST	401	5/29/2024	\$277,000	WD	\$277,000	\$124,400	\$44.91	\$248,700	596	C-BC	55	\$138,750	\$138,250	\$52,357	2.641
09-09-29-401-160	555 E WILLIAM ST	401	7/28/2023	\$258,000	WD	\$258,000	\$106,600	\$41.32	\$213,110	596	C-BC	55	\$116,250	\$141,750	\$52,357	2.707
09-09-29-401-216	555 E WILLIAM ST	401	3/12/2024	\$242,000	WD	\$242,000	\$108,700	\$44.92	\$217,431	430	C-BC	55	\$135,000	\$107,000	\$39,253	2.726
09-09-29-401-096	555 E WILLIAM ST	401	2/15/2024	\$205,000	WD	\$205,000	\$90,000	\$43.90	\$179,931	430	C-BC	55	\$97,500	\$107,500	\$39,253	2.739
09-09-29-401-070	555 E WILLIAM ST	401	4/25/2024	\$235,000	PTA	\$235,000	\$100,000	\$42.55	\$199,950	596	C-BC	55	\$90,000	\$145,000	\$52,357	2.769
09-09-29-401-128	555 E WILLIAM ST	401	3/14/2025	\$205,000	WD	\$205,000	\$95,200	\$46.44	\$190,358	390	C-BC	54	\$105,000	\$100,000	\$35,566	2.812
09-09-29-401-049	555 E WILLIAM ST	401	7/31/2023	\$195,000	WD	\$195,000	\$77,600	\$39.79	\$155,118	430	C-BC	55	\$82,500	\$112,500	\$39,253	2.866
09-09-29-401-265	555 E WILLIAM ST	401	3/7/2024	\$263,000	WD	\$263,000	\$116,200	\$44.18	\$232,431	430	C-BC	55	\$150,000	\$113,000	\$39,253	2.879
09-09-29-401-135	555 E WILLIAM ST	401	9/1/2023	\$260,000	WD	\$260,000	\$102,800	\$39.54	\$205,610	596	C-BC	55	\$108,750	\$151,250	\$52,357	2.889
09-09-29-401-129	555 E WILLIAM ST	401	2/5/2024	\$259,000	WD	\$259,000	\$107,500	\$41.51	\$214,950	596	C-BC	55	\$105,000	\$154,000	\$52,357	2.941
09-09-29-401-234	555 E WILLIAM ST	401	10/6/2023	\$315,000	WD	\$315,000	\$130,600	\$41.46	\$261,246	694	C-BC	55	\$138,750	\$176,250	\$59,754	2.950
09-09-29-401-162	555 E WILLIAM ST	401	9/10/2024	\$300,000	WD	\$300,000	\$131,600	\$43.87	\$263,240	694	C-BC	56	\$116,250	\$183,750	\$61,246	3.000
09-09-29-401-146	555 E WILLIAM ST	401	5/16/2024	\$219,000	WD	\$219,000	\$93,400	\$42.65	\$186,811	383	C-BC	55	\$112,500	\$106,500	\$35,386	3.010
09-09-29-401-229	555 E WILLIAM ST	401	6/21/2024	\$259,000	WD	\$259,000	\$110,900	\$42.82	\$221,727	430	C-BC	55	\$138,750	\$120,250	\$39,513	3.043
09-09-29-401-261	555 E WILLIAM ST	401	7/23/2024	\$310,000	WD	\$310,000	\$128,500	\$41.45	\$256,935	596	C-BC	55	\$146,250	\$163,750	\$52,707	3.107
09-09-29-401-226	555 E WILLIAM ST	401	2/28/2025	\$300,000	WD	\$300,000	\$131,500	\$43.83	\$262,943	596	C-BC	54	\$138,750	\$161,250	\$51,747	3.116
09-09-29-401-112	555 E WILLIAM ST	401	5/14/2024	\$265,000	WD	\$265,000	\$105,600	\$39.85	\$211,200	596	C-BC	55	\$101,250	\$163,750	\$52,357	3.128
09-09-29-401-069	555 E WILLIAM ST	401	10/29/2024	\$249,375	WD	\$249,375	\$105,200	\$42.19	\$210,443	596	C-BC	54	\$86,250	\$163,125	\$51,747	3.152
09-09-29-401-087	555 E WILLIAM ST	401	9/16/2024	\$260,000	WD	\$260,000	\$109,000	\$41.92	\$217,943	596	C-BC	54	\$93,750	\$166,250	\$51,747	3.213
09-09-29-401-275	555 E WILLIAM ST	401	3/12/2024	\$280,000	WD	\$280,000	\$118,100	\$42.18	\$236,181	430	C-BC	55	\$153,750	\$126,250	\$39,253	3.216
09-09-29-401-040	555 E WILLIAM ST	401	5/29/2024	\$249,000	WD	\$249,000	\$94,700	\$38.03	\$189,435	596	C-BC	55	\$78,750	\$170,250	\$52,707	3.230
09-09-29-401-148	555 E WILLIAM ST	401	2/26/2025	\$286,000	WD	\$286,000	\$118,300	\$41.36	\$236,693	596	C-BC	54	\$112,500	\$173,500	\$51,747	3.353
09-09-29-401-189	555 E WILLIAM ST	401	5/22/2024	\$300,500	WD	\$300,500	\$116,900	\$38.90	\$233,700	596	C-BC	55	\$123,750	\$176,750	\$52,357	3.376
09-09-29-401-025	555 E WILLIAM ST	401	10/30/2024	\$210,000	WD	\$210,000	\$84,100	\$40.05	\$168,103	430	C-BC	54	\$75,000	\$135,000	\$38,793	3.480

ECF 0101 \$5,471,875 \$2,100,159 2.610

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-209-009	819 W WASHINGTON ST	401	6/5/2023	\$325,000	WD	\$325,000	\$180,700	\$55.60	\$361,314	1,505	RANCH, C-BC	50	\$143,076	\$181,924	\$111,917	1.626
09-09-29-201-015	301 MAPLE RIDGE ST	401	7/14/2023	\$340,000	PTA	\$340,000	\$184,800	\$54.35	\$369,604	1,174	2 STORY, C-BC	54	\$144,644	\$195,356	\$115,364	1.693
09-09-29-207-005	921 W HURON ST	401	7/18/2023	\$550,000	WD	\$550,000	\$273,400	\$49.71	\$546,877	2,549	RANCH, C-BC	48	\$163,850	\$386,150	\$196,424	1.966
09-09-29-214-036	208 CHAPIN ST	401	11/10/2023	\$375,000	OTH	\$375,000	\$200,700	\$53.52	\$401,386	1,232	2 STORY, C-BC	51	\$165,143	\$209,857	\$104,997	1.999
09-09-29-306-011	329 S SEVENTH ST	401	5/31/2023	\$385,000	WD	\$385,000	\$189,400	\$49.19	\$378,881	1,024	1 1/2 ST, C-BC	54	\$167,368	\$217,632	\$108,468	2.006
09-09-29-214-051	204 CHAPIN ST	401	11/8/2024	\$439,125	WD	\$439,125	\$237,900	\$54.18	\$475,785	1,494	2 STORY, C-BC	52	\$177,009	\$262,116	\$124,490	2.106
09-09-29-211-006	425 W WASHINGTON ST	401	10/24/2023	\$330,000	WD	\$330,000	\$164,600	\$49.88	\$329,279	1,113	2 STORY, C-BC	51	\$135,348	\$194,652	\$92,348	2.108
09-09-29-203-019	934 W HURON ST	401	9/6/2024	\$3,885,977	WD	\$647,663	\$209,400	\$32.33	\$714,190	2,363	B-A	54	\$78,000	\$569,663	\$265,079	2.149
09-09-29-209-014	207 S SEVENTH ST	401	6/14/2024	\$395,000	WD	\$395,000	\$193,100	\$48.89	\$386,268	1,312	1 1/2 ST, C-BC	62	\$124,555	\$270,445	\$124,625	2.170
09-09-29-203-024	914 W HURON ST	401	11/21/2023	\$610,000	LC	\$610,000	\$309,500	\$50.74	\$619,055	1,741	B-A	55	\$120,000	\$490,000	\$221,802	2.209
09-09-29-307-006	914 W LIBERTY ST	401	9/20/2024	\$435,000	PTA	\$435,000	\$226,100	\$51.98	\$452,150	1,284	2 STORY, C-BC	47	\$187,092	\$247,908	\$110,441	2.245
09-09-29-203-020	926 W HURON ST	401	9/6/2024	\$3,885,977	WD	\$647,663	\$209,400	\$32.33	\$629,071	2,114	B-A	54	\$78,000	\$569,663	\$229,613	2.481
09-09-29-203-021	930 W HURON ST	401	9/6/2024	\$3,885,977	WD	\$647,663	\$209,400	\$32.33	\$605,153	1,914	B-A	54	\$78,000	\$569,663	\$219,647	2.594
09-09-29-210-029	512 W LIBERTY ST	401	9/6/2024	\$477,000	WD	\$477,000	\$221,300	\$46.39	\$442,606	1,452	2 STORY, C-BC	50	\$147,348	\$329,652	\$123,024	2.680
09-09-29-203-023	922 W HURON ST	401	9/6/2024	\$3,885,977	WD	\$647,663	\$209,400	\$32.33	\$581,810	1,914	B-A	54	\$78,000	\$569,663	\$209,921	2.714
09-09-29-203-025	916 W HURON ST	401	9/6/2024	\$3,885,977	PTA	\$647,663	\$209,400	\$32.33	\$570,038	1,060	B-A	54	\$78,000	\$569,663	\$205,016	2.779
09-09-29-208-008	808 W WASHINGTON ST	401	2/12/2024	\$500,000	PTA	\$500,000	\$206,800	\$41.36	\$413,635	1,472	2 STORY, C-BC	52	\$154,249	\$345,751	\$123,517	2.799
09-09-29-215-020	809 MILLER AV	401	3/24/2025	\$495,000	PTA	\$495,000	\$209,900	\$42.40	\$419,830	1,272	1 1/2 ST, C-BC	48	\$186,737	\$308,263	\$97,122	3.174
09-09-29-200-002	506 MAPLE RIDGE ST	401	12/1/2023	\$535,501	WD	\$535,501	\$201,100	\$37.55	\$402,129	1,152	2 STORY, C-BC	51	\$148,913	\$386,588	\$120,579	3.206
09-09-29-201-015	301 MAPLE RIDGE ST	401	4/15/2024	\$529,900	PTA	\$529,900	\$214,300	\$40.44	\$428,587	1,174	2 STORY, C-BC	53	\$158,642	\$371,258	\$112,477	3.301
09-09-30-101-009	1209 W HURON ST	401	5/19/2023	\$760,000	WD	\$760,000	\$259,800	\$34.18	\$519,627	1,648	2 STORY, C-BC	57	\$178,609	\$581,391	\$174,881	3.324
09-09-30-127-011	1404 W HURON ST	401	10/23/2023	\$599,900	WD	\$599,900	\$225,600	\$37.61	\$451,231	1,728	2 STORY, C-BC	45	\$165,771	\$434,129	\$126,871	3.422

ECF 0103 \$8,261,387 \$3,318,624 2.490

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-30-316-036	609 RIDGEWOOD CT	401	8/14/2023	\$364,900	WD	\$364,900	\$234,200	\$64.18	\$468,370	1,146	C-BC	71	\$125,000	\$239,900	\$176,087	1.362
09-09-30-204-028	1912 OLD ORCHARD CT	401	8/31/2023	\$355,000	PTA	\$355,000	\$185,900	\$52.37	\$371,788	1,272	2 STORY, C-BC	67	\$105,000	\$250,000	\$156,934	1.593
09-09-30-422-002	577 GLENDALE CIR	401	11/6/2023	\$330,000	WD	\$330,000	\$168,400	\$51.03	\$336,777	1,226	C-BC	66	\$108,606	\$221,394	\$134,218	1.650
09-09-30-309-040	2067 LIBERTY HEIGHTS	401	9/20/2024	\$450,000	WD	\$450,000	\$252,200	\$56.04	\$504,405	1,747	2 STORY, C-BC	81	\$87,000	\$363,000	\$219,687	1.652
09-09-30-309-033	2026 LIBERTY HEIGHTS	401	5/2/2024	\$485,000	WD	\$485,000	\$256,100	\$52.80	\$512,185	1,779	2 STORY, C-BC	82	\$87,000	\$398,000	\$236,214	1.685
09-09-30-310-049	1890 W LIBERTY ST	401	11/30/2023	\$387,000	WD	\$387,000	\$194,400	\$50.23	\$388,773	1,144	C-BC	67	\$135,000	\$252,000	\$149,278	1.688
09-09-30-403-008	409 MONTGOMERY AV	401	1/5/2024	\$650,000	WD	\$650,000	\$340,900	\$52.45	\$681,845	1,688	2 STORY, C-BC	86	\$135,000	\$515,000	\$303,803	1.695
09-09-29-324-061	588 S SEVENTH ST	401	12/14/2023	\$351,000	WD	\$351,000	\$177,100	\$50.46	\$354,211	1,070	C-BC	63	\$135,000	\$216,000	\$121,784	1.774
09-09-30-403-011	413 MONTGOMERY AV	401	12/2/2024	\$760,000	WD	\$760,000	\$397,800	\$52.34	\$795,609	1,804	2 STORY, C-BC	87	\$135,000	\$625,000	\$347,689	1.798
09-09-30-227-023	254 LYN ANNE CT	401	10/12/2023	\$299,900	WD	\$299,900	\$138,400	\$46.15	\$276,815	1,096	C-BC	67	\$60,000	\$239,900	\$127,538	1.881
09-09-30-127-036	101 TULIP TREE CT	401	5/22/2024	\$391,000	WD	\$391,000	\$170,700	\$43.66	\$341,458	1,044	C-BC	66	\$135,000	\$256,000	\$114,699	2.232
09-09-30-227-012	216 LYN ANNE CT	401	9/20/2024	\$340,000	WD	\$340,000	\$148,600	\$43.71	\$297,130	1,096	C-BC	66	\$60,000	\$280,000	\$124,805	2.243
09-09-20-405-043	903 WILDT	401	4/21/2023	\$425,000	WD	\$425,000	\$188,500	\$44.35	\$376,924	1,263	2 STORY, C-BC	76	\$86,563	\$338,437	\$148,903	2.273
09-09-20-300-024	908 SPRING	401	5/16/2024	\$540,000	WD	\$270,000	\$111,800	\$41.41	\$223,688	1,112	2 STORY, C-BC	51	\$60,000	\$210,000	\$90,938	2.309
09-09-20-300-025	908 SPRING	401	5/16/2024	\$540,000	WD	\$270,000	\$111,800	\$41.41	\$223,688	1,112	2 STORY, C-BC	51	\$60,000	\$210,000	\$90,938	2.309
09-09-20-300-028	908 SPRING	401	5/16/2024	\$540,000	WD	\$270,000	\$111,800	\$41.41	\$223,688	1,112	2 STORY, C-BC	51	\$60,000	\$210,000	\$90,938	2.309
09-09-29-324-056	572 S SEVENTH ST	401	4/21/2023	\$396,000	WD	\$396,000	\$169,800	\$42.88	\$339,596	1,047	C-BC	64	\$125,000	\$271,000	\$110,049	2.463
09-09-29-209-071	295 MULHOLLAND AV	401	5/22/2024	\$737,500	WD	\$737,500	\$259,400	\$35.17	\$518,742	1,526	C-BC	78	\$110,000	\$627,500	\$227,079	2.763

ECF 0104 \$5,723,131 \$2,971,581 **1.930**

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PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-30-224-010	1907 ARBORVIEW BLV	401	3/25/2025	\$325,000	WD	\$325,000	\$178,700	\$54.98	\$357,321	763	RANCH, C-BC	51	\$146,778	\$178,222	\$77,979	2.286
09-09-30-224-009	1905 ARBORVIEW BLV	401	6/1/2023	\$500,996	WD	\$500,996	\$234,100	\$46.73	\$468,121	1,594	1 1/2 ST, C-BC	59	\$127,325	\$373,671	\$162,284	2.303
09-09-30-226-011	315 DOTY AV	401	9/22/2023	\$341,350	WD	\$341,350	\$173,700	\$50.89	\$347,342	886	2 STORY, C-BC	52	\$138,552	\$202,798	\$86,996	2.331
09-09-30-127-006	106 N REVENA BLV	401	5/16/2023	\$1,100,000	WD	\$1,100,000	\$478,400	\$43.49	\$956,872	2,920	2 STORY, C-BC	96	\$116,670	\$983,330	\$400,096	2.458
09-09-30-224-011	322 DOTY AV	401	4/5/2023	\$480,000	PTA	\$480,000	\$213,400	\$44.46	\$426,776	1,408	2 STORY, C-BC	62	\$138,784	\$341,216	\$137,139	2.488
09-09-30-120-025	219 WILDWOOD AV	401	2/12/2025	\$560,000	WD	\$560,000	\$285,500	\$50.98	\$571,090	1,513	1 1/2 ST, C-BC	61	\$144,726	\$415,274	\$163,986	2.532
09-09-30-135-020	312 MARK HANNAH PL	401	9/29/2023	\$621,000	WD	\$621,000	\$271,400	\$43.70	\$542,746	1,947	1 1/2 ST, C-BC	57	\$131,333	\$489,667	\$171,422	2.856
09-09-30-121-023	1507 LINWOOD AV	401	10/5/2023	\$795,000	WD	\$795,000	\$341,000	\$42.89	\$681,969	2,258	2 STORY, C-BC	57	\$141,383	\$653,617	\$225,244	2.902
09-09-30-223-003	320 WESTWOOD AV	401	1/9/2025	\$520,000	WD	\$520,000	\$236,500	\$45.48	\$472,995	1,329	2 STORY, C-BC	53	\$147,985	\$372,015	\$125,004	2.976
09-09-30-127-031	1409 LINWOOD AV	401	10/16/2024	\$735,000	WD	\$735,000	\$331,900	\$45.16	\$663,807	2,214	1 1/2 ST, C-BC	51	\$158,065	\$576,935	\$187,312	3.080
09-09-30-224-001	305 WESTWOOD AV	401	9/18/2024	\$836,265	CD	\$836,265	\$376,200	\$44.99	\$752,488	2,072	1 1/2 ST, C-BC	56	\$159,355	\$676,910	\$219,679	3.081

ECF 0105 \$5,263,655 \$1,957,141 2.690

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-30-116-017	1717 JACKSON AV	401	11/21/2024	\$245,000	PTA	\$245,000	\$177,900	\$72.61	\$355,820	1,170	1 1/2 ST, C-BC	48	\$122,012	\$122,988	\$93,523	1.315
09-09-30-221-004	1812 JACKSON AV	401	5/8/2023	\$310,000	OTH	\$310,000	\$189,700	\$61.19	\$379,413	1,450	1 1/2 ST, C-BC	48	\$115,726	\$194,274	\$128,628	1.510
09-09-30-116-018	1719 JACKSON AV	401	3/24/2025	\$379,900	PTA	\$379,900	\$254,500	\$66.99	\$509,042	1,794	1 1/2 ST, C-BC	51	\$123,259	\$256,641	\$154,313	1.663
09-09-30-218-015	123 WORDEN AV	401	8/30/2024	\$290,000	PTA	\$290,000	\$183,100	\$63.14	\$366,280	984	1 1/2 ST, C-BC	50	\$131,060	\$158,940	\$94,088	1.689
09-09-30-117-006	1724 JACKSON AV	401	1/10/2024	\$456,000	WD	\$456,000	\$191,500	\$42.00	\$383,033	1,407	1 1/2 ST, C-BC	50	\$111,019	\$344,981	\$125,352	2.752
09-09-30-118-001	1804 JACKSON AV	401	2/29/2024	\$510,000	WD	\$510,000	\$200,100	\$39.24	\$400,257	1,080	RANCH, C-BC	52	\$120,863	\$389,137	\$128,753	3.022
09-09-30-117-001	1754 JACKSON AV	401	8/14/2023	\$490,000	WD	\$490,000	\$181,100	\$36.96	\$362,188	1,220	1 1/2 ST, C-BC	48	\$125,266	\$364,734	\$118,461	3.079
09-09-30-225-007	1912 DEXTER AV	401	5/1/2024	\$566,200	WD	\$566,200	\$214,900	\$37.95	\$429,884	1,878	2 STORY, C-BC	50	\$114,991	\$451,209	\$145,112	3.109
09-09-30-218-019	130 FAIRVIEW DR	401	11/27/2024	\$500,000	WD	\$500,000	\$213,300	\$42.66	\$426,646	1,465	1 1/2 ST, C-BC	50	\$133,598	\$366,402	\$117,219	3.126
09-09-30-216-002	101 LONGMAN LA	401	12/19/2024	\$375,000	WD	\$375,000	\$157,300	\$41.95	\$314,663	842	RANCH, C-BC	50	\$114,135	\$260,865	\$80,211	3.252
09-09-30-205-005	109 PLEASANT PL	401	10/15/2024	\$500,000	WD	\$500,000	\$183,900	\$36.78	\$367,861	994	2 STORY, C-BC	54	\$103,276	\$396,724	\$105,834	3.749

ECF 0106 \$3,306,895 \$1,291,495 2.560

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-30-303-034	2100 WINEWOOD AV	401	11/14/2023	\$195,501	CD	\$195,501	\$132,500	\$67.77	\$264,987	947	RANCH, C-BC	58	\$67,035	\$128,466	\$98,976	1.298
09-08-36-400-066	2508 BANYAN	401	7/18/2023	\$605,000	WD	\$605,000	\$337,200	\$55.74	\$674,349	2,222	2 STORY, C-BC	94	\$83,300	\$521,700	\$332,050	1.571
09-08-36-400-034	2527 JADE	401	10/11/2024	\$466,950	WD	\$466,950	\$298,500	\$63.93	\$596,903	1,930	1 1/2 ST, C-BC	72	\$65,000	\$401,950	\$231,262	1.738
09-08-36-400-063	2502 BANYAN	401	6/26/2023	\$610,000	WD	\$610,000	\$310,800	\$50.95	\$621,693	2,126	2 STORY, C-BC	94	\$83,300	\$526,700	\$302,468	1.741
09-08-36-400-021	2542 COUNTRY VILLAGE	401	6/14/2024	\$395,000	WD	\$395,000	\$203,700	\$51.57	\$407,410	1,501	SPLIT LVL, C-BC	71	\$65,000	\$330,000	\$171,205	1.928
09-09-30-304-012	2115 WINEWOOD AV	401	3/11/2024	\$330,000	WD	\$330,000	\$148,600	\$45.03	\$297,264	947	RANCH, C-BC	59	\$72,904	\$257,096	\$112,180	2.292
09-08-25-401-002	744 S MAPLE	401	6/6/2023	\$494,000	WD	\$494,000	\$172,200	\$34.86	\$344,402	1,449	1 1/2 ST, C-BC	55	\$88,103	\$405,897	\$143,988	2.819
09-09-30-303-033	2104 WINEWOOD AV	401	10/30/2024	\$383,000	WD	\$383,000	\$159,300	\$41.59	\$318,561	947	RANCH, C-BC	61	\$65,533	\$317,467	\$110,012	2.886
09-09-30-303-012	2115 FAIR ST	401	5/18/2023	\$470,000	WD	\$470,000	\$159,000	\$33.83	\$317,987	1,582	SPLIT LVL, C-BC	61	\$79,866	\$390,134	\$133,776	2.916
09-09-30-303-004	2017 FAIR ST	401	2/29/2024	\$472,000	WD	\$472,000	\$170,100	\$36.04	\$340,251	1,486	SPLIT LVL, C-BC	60	\$69,525	\$402,475	\$135,363	2.973
09-08-25-401-007	2541 W LIBERTY	402	7/8/2024	\$649,900	WD	\$649,900	\$220,300	\$33.90	\$440,619	2,460	2 STORY, C-BC	99	\$70,490	\$579,410	\$185,065	3.131
09-09-30-302-006	310 BURWOOD AV	401	7/16/2024	\$550,000	WD	\$550,000	\$184,200	\$33.49	\$368,492	1,100	RANCH, C-BC	60	\$80,760	\$469,240	\$143,866	3.262
09-08-25-401-002	744 S MAPLE	401	7/12/2023	\$565,000	PTA	\$565,000	\$172,200	\$30.48	\$344,402	1,449	1 1/2 ST, C-BC	55	\$88,103	\$476,897	\$143,988	3.312
09-09-30-303-019	2149 FAIR ST	401	8/24/2023	\$485,500	PTA	\$485,500	\$174,000	\$35.84	\$347,922	1,367	SPLIT LVL, C-BC	58	\$75,256	\$410,244	\$121,185	3.385

ECF 0108 \$5,617,676 \$2,365,384 **2.380**

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-30-116-004	1800 ORCHARD ST	401	1/12/2024	\$350,000	WD	\$350,000	\$204,700	\$58.49	\$409,495	1,024	1 1/2 ST, C-BC	51	\$196,073	\$153,927	\$88,926	1.731
09-09-30-114-002	1804 CHARLTON AV	401	4/7/2023	\$445,000	WD	\$445,000	\$235,200	\$52.85	\$470,376	1,378	2 STORY, C-BC	52	\$188,634	\$256,366	\$115,232	2.225
09-09-30-116-002	1806 ORCHARD ST	401	8/30/2023	\$540,000	PTA	\$540,000	\$273,000	\$50.56	\$546,073	1,660	2 STORY, C-BC	60	\$179,240	\$360,760	\$150,034	2.405
09-09-30-111-001	1611 ABBOTT AV	401	2/2/2024	\$508,000	WD	\$508,000	\$249,800	\$49.17	\$499,656	1,150	RANCH, C-BC	51	\$185,954	\$322,046	\$130,709	2.464
09-09-30-201-006	1816 ABBOTT AV	401	9/29/2023	\$470,000	WD	\$470,000	\$239,800	\$51.02	\$479,691	1,028	RANCH, C-BC	53	\$185,548	\$284,452	\$113,132	2.514
09-09-30-114-032	1807 ABBOTT AV	401	8/29/2023	\$655,000	WD	\$655,000	\$312,700	\$47.74	\$625,421	1,896	2 STORY, C-BC	60	\$188,634	\$466,366	\$178,645	2.611
09-09-30-111-012	1512 CHARLTON AV	401	11/17/2023	\$550,000	WD	\$550,000	\$271,700	\$49.40	\$543,493	1,354	2 STORY, C-BC	58	\$184,472	\$365,528	\$138,085	2.647
09-09-30-101-022	1102 W WASHINGTON ST	401	2/20/2024	\$445,000	WD	\$445,000	\$205,600	\$46.20	\$411,142	1,058	1 1/2 ST, C-BC	50	\$174,708	\$270,292	\$98,514	2.744
09-09-30-103-003	228 BUENA VISTA AV	401	6/17/2024	\$545,000	WD	\$545,000	\$247,900	\$45.49	\$495,814	1,260	2 STORY, C-BC	55	\$180,773	\$364,227	\$131,267	2.775
09-09-30-106-009	310 MONTGOMERY AV	401	3/25/2024	\$475,000	WD	\$475,000	\$216,700	\$45.62	\$433,419	884	RANCH, C-BC	54	\$184,472	\$290,528	\$103,728	2.801
09-09-30-202-007	1814 CHARLTON AV	401	11/19/2024	\$549,000	PTA	\$549,000	\$272,900	\$49.71	\$545,894	1,212	1 1/2 ST, C-BC	56	\$203,001	\$345,999	\$118,239	2.926
09-09-30-110-016	119 VIRGINIA AV	401	5/17/2024	\$596,000	WD	\$596,000	\$256,400	\$43.02	\$512,762	1,416	2 STORY, C-BC	53	\$183,621	\$412,379	\$137,142	3.007
09-09-30-108-003	1307 W HURON ST	401	8/10/2023	\$519,500	WD	\$519,500	\$226,000	\$43.50	\$452,040	1,227	2 STORY, C-BC	50	\$179,090	\$340,410	\$111,636	3.049
09-09-30-105-004	1407 CHARLTON AV	401	2/6/2024	\$490,000	WD	\$490,000	\$207,000	\$42.24	\$414,018	1,200	2 STORY, C-BC	52	\$175,607	\$314,393	\$99,338	3.165
09-09-30-201-005	209 GLENDALE DR	401	7/14/2023	\$575,000	WD	\$575,000	\$242,600	\$42.19	\$485,238	1,370	1 1/2 ST, C-BC	51	\$181,862	\$393,138	\$124,080	3.168
09-09-30-115-021	1721 ORCHARD ST	401	9/29/2023	\$387,500	WD	\$387,500	\$174,700	\$45.08	\$349,485	725	RANCH, D-CD	53	\$183,621	\$203,879	\$63,794	3.196
09-09-30-109-001	216 S REVENA BLV	401	7/12/2023	\$675,000	WD	\$675,000	\$279,000	\$41.33	\$558,020	1,591	2 STORY, C-BC	51	\$184,084	\$490,916	\$152,939	3.210
09-09-30-116-011	120 VIRGINIA AV	401	11/29/2023	\$601,000	WD	\$601,000	\$245,900	\$40.92	\$491,710	1,403	1 1/2 ST, C-BC	51	\$182,453	\$418,547	\$128,857	3.248

ECF 0109 \$6,054,153 \$2,184,297 **2.770**

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-310-059	423 S SEVENTH ST	401	3/7/2025	\$395,000	WD	\$395,000	\$202,100	\$51.16	\$404,243	994	2 STORY, C-BC	62	\$115,000	\$280,000	\$103,301	2.711
09-09-29-318-009	518 SECOND ST	401	11/30/2023	\$380,000	WD	\$380,000	\$183,700	\$48.34	\$367,352	954	1 1/2 ST, C-BC	51	\$104,207	\$275,793	\$97,461	2.830
09-09-29-310-060	425 S SEVENTH ST	401	6/20/2023	\$355,000	WD	\$355,000	\$161,800	\$45.58	\$323,621	792	2 STORY, C-BC	63	\$135,000	\$220,000	\$76,988	2.858
09-09-29-316-009	543 S FIRST ST	401	10/21/2024	\$620,000	WD	\$620,000	\$305,300	\$49.24	\$610,616	1,650	2 STORY, C-BC	54	\$163,028	\$456,972	\$149,196	3.063

ECF 0112 \$1,232,765 \$426,946 2.800

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-29-310-059	423 S SEVENTH ST	401	3/7/2025	\$395,000	WD	\$395,000	\$202,100	\$51.16	\$404,243	994	2 STORY, C-BC	62	\$115,000	\$280,000	\$103,301	2.711
09-09-29-318-009	518 SECOND ST	401	11/30/2023	\$380,000	WD	\$380,000	\$183,700	\$48.34	\$367,352	954	1 1/2 ST, C-BC	51	\$104,207	\$275,793	\$97,461	2.830
09-09-29-310-060	425 S SEVENTH ST	401	6/20/2023	\$355,000	WD	\$355,000	\$161,800	\$45.58	\$323,621	792	2 STORY, C-BC	63	\$135,000	\$220,000	\$76,988	2.858
09-09-29-316-009	543 S FIRST ST	401	10/21/2024	\$620,000	WD	\$620,000	\$305,300	\$49.24	\$610,616	1,650	2 STORY, C-BC	54	\$163,028	\$456,972	\$149,196	3.063

ECF 0113 \$1,232,765 \$426,946 2.800

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-30-412-004	1207 W MADISON ST	401	9/9/2024	\$600,000	WD	\$600,000	\$355,200	\$59.20	\$710,305	1,771	RANCH, C-BC	51	\$282,006	\$317,994	\$178,458	1.782
09-09-30-418-010	1407 WAKEFIELD AV	401	5/2/2023	\$740,000	WD	\$549,986	\$275,900	\$50.16	\$556,567	1,792	2 STORY, C-BC	54	\$181,374	\$368,612	\$202,807	1.818
09-09-30-409-013	809 MT PLEASANT AV	401	5/28/2024	\$382,000	CD	\$382,000	\$216,700	\$56.73	\$433,349	936	RANCH, C-BC	52	\$218,698	\$163,302	\$89,438	1.826
09-09-30-420-029	2 RIDGEMOR DR	401	11/16/2023	\$1,625,000	WD	\$1,625,000	\$947,400	\$58.30	\$1,894,802	5,256	2 STORY, B-A	53	\$566,536	\$1,058,464	\$577,507	1.833
09-09-30-417-013	1201 W LIBERTY ST	401	6/15/2023	\$620,000	WD	\$620,000	\$272,100	\$43.89	\$544,280	1,932	2 STORY, C-BC	50	\$189,652	\$430,348	\$191,691	2.245
09-09-30-407-009	1114 LUTZ AV	401	7/2/2024	\$825,000	WD	\$825,000	\$423,100	\$51.28	\$846,266	2,127	1 1/2 ST, C-BC	51	\$280,420	\$544,580	\$235,769	2.310
09-09-29-309-003	911 W LIBERTY ST	401	12/17/2024	\$443,000	PTA	\$443,000	\$233,500	\$52.71	\$467,058	1,248	2 STORY, C-BC	48	\$180,871	\$262,129	\$105,995	2.473
09-09-30-406-007	439 EBERWHITE BLV	401	5/12/2023	\$986,000	WD	\$986,000	\$369,700	\$37.49	\$739,390	2,387	2 STORY, C-BC	59	\$192,208	\$793,792	\$295,774	2.684
09-09-30-417-010	420 CREST AV	401	2/18/2025	\$603,000	WD	\$603,000	\$293,000	\$48.59	\$586,091	1,540	2 STORY, C-BC	51	\$207,898	\$395,102	\$145,459	2.716
09-09-30-417-009	422 CREST AV	401	11/9/2023	\$665,000	WD	\$665,000	\$297,800	\$44.78	\$595,507	1,936	1 1/2 ST, C-BC	53	\$186,014	\$478,986	\$170,622	2.807
09-09-30-413-001	726 SOULE BLV	401	8/2/2023	\$766,000	PTA	\$766,000	\$283,200	\$36.97	\$566,303	1,732	1 1/2 ST, C-BC	51	\$214,990	\$551,010	\$189,899	2.902
09-09-30-419-006	512 SOULE BLV	401	8/24/2023	\$607,225	WD	\$607,225	\$219,000	\$36.07	\$437,980	1,260	2 STORY, C-BC	53	\$183,420	\$423,805	\$137,600	3.080
09-09-29-309-049	428 S SEVENTH ST	401	6/27/2024	\$570,000	WD	\$570,000	\$238,200	\$41.79	\$476,325	1,044	2 STORY, C-BC	56	\$192,038	\$377,962	\$118,453	3.191
09-09-30-415-009	506 EBERWHITE BLV	401	5/14/2024	\$732,000	WD	\$732,000	\$281,700	\$38.48	\$563,315	1,508	1 1/2 ST, C-BC	54	\$186,640	\$545,360	\$156,948	3.475
09-09-30-418-001	1406 LUTZ AV	401	6/27/2024	\$527,000	WD	\$527,000	\$205,600	\$39.01	\$411,178	1,010	1 1/2 ST, C-BC	55	\$179,914	\$347,086	\$96,360	3.602
09-09-30-410-012	803 MT VERNON AV	401	6/28/2024	\$841,000	WD	\$841,000	\$311,700	\$37.06	\$623,493	1,976	1 1/2 ST, C-BC	52	\$209,594	\$631,406	\$172,458	3.661
09-09-30-412-009	721 SOULE BLV	401	6/21/2024	\$1,163,000	WD	\$1,163,000	\$415,700	\$35.74	\$831,443	2,605	RANCH, C-BC	51	\$249,793	\$913,207	\$242,354	3.768
09-09-30-414-004	1304 W MADISON ST	401	11/18/2024	\$1,092,000	PTA	\$1,092,000	\$415,500	\$38.05	\$830,960	2,033	2 STORY, C-BC	60	\$235,551	\$856,449	\$220,522	3.884
09-09-29-309-027	417 EIGHTH ST	401	6/14/2024	\$560,000	WD	\$560,000	\$198,600	\$35.46	\$397,181	1,095	1 1/2 ST, C-BC	52	\$166,205	\$393,795	\$96,240	4.092

ECF 0114 \$9,853,389 \$3,624,354 2.720

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-30-312-012	1715 IVYWOOD DR	401	7/31/2023	\$400,000	WD	\$400,000	\$218,000	\$54.50	\$436,076	1,874	SPLIT LVL, C-BC	52	\$142,732	\$257,268	\$150,433	1.710
09-09-30-317-013	828 DARTMOOR RD	401	5/17/2024	\$730,900	WD	\$730,900	\$396,600	\$54.26	\$793,140	2,168	2 STORY, C-BC	73	\$117,191	\$613,709	\$293,891	2.088
09-09-30-314-005	1818 IVYWOOD DR	401	6/9/2023	\$470,620	WD	\$470,620	\$214,700	\$45.62	\$429,356	1,804	SPLIT LVL, C-BC	52	\$151,114	\$319,506	\$142,688	2.239
09-09-30-316-012	1920 HAMPTON CT	401	5/15/2023	\$490,000	WD	\$490,000	\$206,900	\$42.22	\$413,817	1,750	SPLIT LVL, C-BC	54	\$138,142	\$351,858	\$141,372	2.489
09-09-30-316-007	716 DARTMOOR RD	401	10/15/2024	\$619,000	WD	\$619,000	\$276,500	\$44.67	\$557,452	2,016	2 STORY, C-BC	52	\$112,979	\$506,021	\$185,197	2.732
09-09-30-314-003	1838 IVYWOOD DR	401	8/14/2023	\$750,000	WD	\$750,000	\$290,000	\$38.67	\$579,952	2,277	2 STORY, C-BC	53	\$159,922	\$590,078	\$215,400	2.739
09-09-30-312-013	1723 IVYWOOD DR	401	5/5/2023	\$662,637	WD	\$662,637	\$255,800	\$38.60	\$511,528	1,947	RANCH, C-BC	52	\$142,732	\$519,905	\$189,126	2.749
09-09-30-314-021	1960 IVYWOOD DR	401	9/20/2024	\$530,000	WD	\$530,000	\$214,000	\$40.38	\$427,910	1,136	RANCH, C-BC	52	\$106,478	\$423,522	\$133,930	3.162

ECF 0115 \$3,581,867 \$1,452,037 2.470

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-31-214-027	1845 ARBORDALE ST	401	12/6/2023	\$429,000	PTA	\$429,000	\$274,400	\$63.96	\$548,728	1,947	1 1/2 ST, C-BC	50	\$121,587	\$307,413	\$188,168	1.634
09-09-31-107-038	1006 SUNNYSIDE BLV	401	12/2/2024	\$650,000	WD	\$650,000	\$421,300	\$64.82	\$850,785	2,427	RANCH, C-BC	65	\$116,303	\$533,697	\$306,034	1.744
09-09-31-102-008	916 NORTHWOOD ST	401	10/24/2024	\$415,000	WD	\$415,000	\$246,100	\$59.30	\$492,214	1,491	RANCH, C-BC	50	\$130,061	\$284,939	\$150,897	1.888
09-09-31-101-018	956 SHERWOOD CIR	401	5/12/2023	\$350,000	WD	\$350,000	\$175,900	\$50.26	\$351,813	1,026	RANCH, C-BC	51	\$135,498	\$214,502	\$103,007	2.082
09-09-31-213-005	1724 ARBORDALE ST	401	10/6/2023	\$387,000	WD	\$387,000	\$201,100	\$51.96	\$402,267	1,144	RANCH, C-BC	52	\$93,704	\$293,296	\$140,256	2.091
09-09-31-105-006	831 RUSSETT RD	401	10/25/2024	\$451,000	WD	\$451,000	\$237,700	\$52.71	\$475,380	1,660	RANCH, C-BC	51	\$93,370	\$357,630	\$159,171	2.247
09-09-31-104-004	1646 ARBORDALE ST	401	9/26/2024	\$401,000	WD	\$401,000	\$210,500	\$52.49	\$421,085	1,248	RANCH, C-BC	50	\$97,500	\$303,500	\$134,827	2.251
09-09-31-105-011	830 REDEEMER AV	401	5/31/2023	\$400,000	WD	\$400,000	\$187,700	\$46.93	\$375,490	1,080	RANCH, C-BC	52	\$117,709	\$282,291	\$122,753	2.300
09-09-31-103-016	981 SHERWOOD ST	401	7/14/2023	\$425,000	WD	\$425,000	\$184,700	\$43.46	\$369,401	1,018	RANCH, C-BC	51	\$134,781	\$290,219	\$111,724	2.598
09-09-31-107-039	1004 SUNNYSIDE BLV	401	8/6/2024	\$625,000	WD	\$625,000	\$279,400	\$44.70	\$558,777	2,261	1 1/2 ST, C-BC	52	\$120,449	\$504,551	\$193,096	2.613
09-09-31-103-006	910 ARBORDALE ST	401	5/5/2023	\$605,125	WD	\$605,125	\$245,100	\$40.50	\$490,257	1,828	RANCH, C-BC	54	\$133,910	\$471,215	\$169,689	2.777
09-09-31-214-004	921 LENNOX ST	401	8/23/2024	\$596,800	WD	\$596,800	\$259,500	\$43.48	\$519,016	2,219	SPLIT LVL, C-BC	54	\$103,514	\$493,286	\$173,126	2.849
09-09-31-101-016	966 SHERWOOD CIR	401	8/1/2023	\$450,000	WD	\$450,000	\$182,400	\$40.53	\$364,742	986	RANCH, C-BC	51	\$131,316	\$318,684	\$111,155	2.867
09-09-31-104-039	1405 HEWETT DR	401	8/22/2023	\$592,500	WD	\$592,500	\$228,700	\$38.60	\$457,373	1,490	RANCH, C-BC	51	\$131,613	\$460,887	\$155,124	2.971
09-09-31-102-002	970 NORTHWOOD ST	401	11/22/2024	\$390,000	PTA	\$390,000	\$163,600	\$41.95	\$327,234	1,008	RANCH, C-BC	50	\$97,314	\$292,686	\$95,800	3.055
09-09-31-101-033	943 RAYMOND ST	401	6/16/2023	\$580,500	WD	\$580,500	\$215,900	\$37.19	\$431,868	1,524	RANCH, C-BC	52	\$136,660	\$443,840	\$140,575	3.157
09-09-31-101-032	939 RAYMOND ST	401	4/5/2023	\$635,000	WD	\$635,000	\$230,600	\$36.31	\$461,222	1,582	RANCH, C-BC	53	\$119,201	\$515,799	\$162,867	3.167
09-09-31-104-023	933 NORTHWOOD ST	401	3/29/2024	\$470,000	WD	\$470,000	\$180,800	\$38.47	\$361,613	1,099	RANCH, C-BC	53	\$98,397	\$371,603	\$115,954	3.205
09-09-31-106-007	840 HEWETT DR	401	6/15/2023	\$525,000	WD	\$525,000	\$195,300	\$37.20	\$390,562	1,012	RANCH, C-BC	52	\$158,472	\$366,528	\$110,519	3.316

ECF 0116 \$7,106,566 \$2,844,742 **2.500**

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-31-114-010	1306 ARDMOOR AV	401	7/7/2023	\$487,500	WD	\$487,500	\$224,700	\$46.09	\$449,491	1,764	2 STORY, C-BC	52	\$130,912	\$356,588	\$163,374	2.183
09-09-31-114-003	1348 ARDMOOR AV	401	10/5/2023	\$517,500	WD	\$517,500	\$254,800	\$49.24	\$509,616	2,082	2 STORY, C-BC	54	\$98,371	\$419,129	\$178,802	2.344
09-09-31-115-054	1636 W STADIUM BLV	401	7/9/2024	\$336,000	WD	\$336,000	\$162,300	\$48.30	\$324,534	912	RANCH, C-BC	48	\$97,673	\$238,327	\$98,635	2.416
09-09-31-113-008	1108 MEADOWBROOK AV	401	10/13/2023	\$1,315,000	WD	\$1,315,000	\$617,400	\$46.95	\$1,234,779	2,938	RANCH, C-BC	89	\$114,295	\$1,200,705	\$487,167	2.465
09-09-31-115-012	1228 ARELLA BLV	401	6/29/2023	\$465,000	WD	\$465,000	\$194,000	\$41.72	\$387,937	1,104	RANCH, C-BC	51	\$118,870	\$346,130	\$137,983	2.508
09-09-31-111-022	1206 SNYDER AV	401	5/17/2023	\$630,000	WD	\$630,000	\$258,600	\$41.05	\$517,277	2,146	RANCH, C-BC	52	\$127,696	\$502,304	\$199,785	2.514
09-09-31-112-058	1231 MEADOWBROOK AV	401	5/3/2023	\$535,000	WD	\$535,000	\$220,400	\$41.20	\$440,718	1,334	RANCH, C-BC	53	\$149,304	\$385,696	\$149,443	2.581
09-09-31-112-030	1335 ALGONAC AV	401	2/26/2025	\$575,000	PTA	\$575,000	\$286,500	\$49.83	\$572,988	1,837	RANCH, C-BC	50	\$118,916	\$456,084	\$174,643	2.612
09-09-31-112-021	1218 NAPLES CT	401	11/15/2024	\$479,000	PTA	\$479,000	\$233,700	\$48.79	\$467,300	1,302	RANCH, C-BC	50	\$117,686	\$361,314	\$134,467	2.687
09-09-31-112-022	1212 NAPLES CT	401	3/7/2025	\$543,000	WD	\$543,000	\$244,600	\$45.05	\$489,231	1,213	RANCH, C-BC	51	\$122,722	\$420,278	\$140,965	2.981
09-09-31-115-019	1130 ARELLA BLV	401	12/19/2023	\$455,000	WD	\$455,000	\$185,500	\$40.77	\$371,064	1,134	RANCH, C-BC	51	\$93,845	\$361,155	\$120,530	2.996
09-09-31-115-016	1204 ARELLA BLV	401	6/21/2024	\$440,000	WD	\$440,000	\$179,100	\$40.70	\$358,294	1,080	RANCH, C-BC	53	\$93,845	\$346,155	\$114,978	3.011
09-09-31-115-020	1124 ARELLA BLV	401	7/18/2023	\$458,000	WD	\$458,000	\$167,700	\$36.62	\$335,384	1,014	RANCH, C-BC	51	\$118,870	\$339,130	\$111,033	3.054
09-09-31-115-034	1181 KAY PKY	401	6/16/2023	\$410,000	WD	\$410,000	\$154,100	\$37.59	\$308,255	930	RANCH, C-BC	51	\$139,352	\$270,648	\$86,617	3.125
09-09-31-112-001	1011 SNYDER AV	401	5/19/2023	\$660,000	WD	\$660,000	\$224,100	\$33.95	\$448,104	1,566	RANCH, C-BC	52	\$129,538	\$530,462	\$163,367	3.247
09-09-31-114-017	1327 ARELLA BLV	401	9/8/2023	\$450,000	WD	\$450,000	\$170,200	\$37.82	\$340,373	1,027	RANCH, C-BC	52	\$94,013	\$355,987	\$107,113	3.323
09-09-31-118-032	1601 PAULINE BLV	401	10/12/2023	\$435,600	WD	\$435,600	\$166,500	\$38.22	\$333,005	1,152	1 1/2 ST, C-BC	51	\$103,966	\$331,634	\$99,582	3.330

ECF 0119 \$7,221,726 \$2,668,484 2.700

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-31-419-013	1555 ARDMOOR AV	401	3/25/2025	\$455,000	WD	\$455,000	\$308,400	\$67.78	\$616,766	1,696	RANCH, C-BC	50	\$154,991	\$300,009	\$184,710	1.624
09-09-31-406-013	1510 BARNARD RD	401	1/31/2024	\$480,000	WD	\$480,000	\$290,700	\$60.56	\$581,447	1,702	RANCH, C-BC	52	\$123,323	\$356,677	\$190,885	1.869
09-09-31-402-024	1465 MARIAN AV	401	7/14/2023	\$370,000	WD	\$370,000	\$196,100	\$53.00	\$392,113	1,134	RANCH, C-BC	51	\$118,465	\$251,535	\$133,487	1.884
09-09-31-401-024	1487 KIRTLAND DR	401	8/10/2023	\$415,000	WD	\$415,000	\$193,200	\$46.55	\$386,441	1,102	RANCH, C-BC	51	\$118,465	\$296,535	\$130,720	2.268
09-09-31-404-008	1511 AVONDALE AV	401	6/17/2024	\$475,000	WD	\$475,000	\$240,500	\$50.63	\$480,927	1,248	RANCH, C-BC	51	\$132,913	\$342,087	\$145,006	2.359
09-09-31-400-013	1565 WOODLAND DR	401	6/6/2023	\$497,000	WD	\$497,000	\$222,900	\$44.85	\$445,710	1,377	1 1/2 ST, C-BC	51	\$117,050	\$379,950	\$160,322	2.370
09-09-31-402-022	1441 MARIAN AV	401	6/1/2023	\$427,500	WD	\$427,500	\$192,500	\$45.03	\$385,037	1,132	RANCH, C-BC	51	\$118,465	\$309,035	\$130,035	2.377
09-09-31-407-009	1526 HANOVER CT	401	4/4/2023	\$530,000	WD	\$530,000	\$234,700	\$44.28	\$469,384	1,681	RANCH, C-BC	54	\$129,888	\$400,112	\$165,608	2.416
09-09-31-407-019	1556 SCIO CHURCH RD	401	8/8/2023	\$529,900	WD	\$529,900	\$233,700	\$44.10	\$467,427	1,936	2 STORY, C-BC	52	\$122,320	\$407,580	\$168,345	2.421
09-09-31-419-002	1431 ARDMOOR AV	401	3/7/2025	\$465,000	WD	\$465,000	\$223,400	\$48.04	\$446,765	1,166	RANCH, C-BC	50	\$118,465	\$346,535	\$131,320	2.639
09-09-31-402-030	1537 MARIAN AV	401	4/4/2023	\$470,000	WD	\$470,000	\$189,700	\$40.36	\$379,483	1,130	RANCH, C-BC	54	\$118,465	\$351,535	\$127,326	2.761
09-09-31-400-014	1575 WOODLAND DR	401	7/26/2024	\$619,000	WD	\$619,000	\$275,900	\$44.57	\$551,863	1,817	2 STORY, C-BC	52	\$117,050	\$501,950	\$181,172	2.771
09-09-31-417-016	1565 WESTFIELD AV	401	6/11/2024	\$490,000	WD	\$490,000	\$196,500	\$40.10	\$393,069	1,008	RANCH, C-BC	51	\$119,627	\$370,373	\$113,934	3.251
09-09-31-403-018	1440 MARIAN AV	401	4/27/2023	\$515,000	WD	\$515,000	\$184,200	\$35.77	\$368,491	1,115	RANCH, C-BC	51	\$118,465	\$396,535	\$121,964	3.251
09-09-31-403-003	1620 MARIAN AV	401	5/17/2024	\$725,000	WD	\$725,000	\$277,900	\$38.33	\$555,807	1,949	1 1/2 ST, C-BC	53	\$118,465	\$606,535	\$182,226	3.328
09-09-31-419-007	1489 ARDMOOR AV	401	11/10/2023	\$504,000	WD	\$504,000	\$184,600	\$36.63	\$369,252	1,274	2 STORY, C-BC	51	\$118,465	\$385,535	\$113,994	3.382
09-09-31-418-024	1474 ARDMOOR AV	401	11/22/2024	\$877,000	PTA	\$877,000	\$297,100	\$33.88	\$594,205	2,237	1 1/2 ST, C-BC	52	\$118,465	\$758,535	\$190,296	3.986

ECF 0121 \$6,761,053 \$2,571,349 2.630

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-31-313-007	1540 BARRINGTON PL	401	8/22/2023	\$247,700	WD	\$247,700	\$215,900	\$87.16	\$431,858	1,488	RANCH, C-BC	51	\$97,449	\$150,251	\$148,626	1.011
09-09-31-317-025	1535 S MAPLE RD	401	10/10/2023	\$200,000	WD	\$200,000	\$146,200	\$73.10	\$292,321	1,080	1 1/2 ST, C-BC	48	\$115,745	\$84,255	\$78,478	1.074
09-09-31-409-017	1815 WINSTED BLV	401	11/7/2024	\$336,500	WD	\$336,500	\$221,300	\$65.77	\$442,694	1,273	RANCH, C-BC	50	\$96,120	\$240,380	\$144,406	1.665
09-09-31-313-010	2029 RUNNYMEDE BLV	401	7/1/2024	\$300,000	WD	\$300,000	\$186,700	\$62.23	\$373,340	1,085	RANCH, C-BC	51	\$95,896	\$204,104	\$120,628	1.692
09-09-31-304-070	1908 OLD PEAR TREE CT	401	3/3/2025	\$580,000	WD	\$580,000	\$341,600	\$58.90	\$683,286	2,132	2 STORY, C-BC	64	\$98,507	\$481,493	\$243,658	1.976
09-09-31-315-031	1705 BARRINGTON PL	401	6/22/2023	\$495,000	WD	\$495,000	\$247,600	\$50.02	\$495,211	1,606	RANCH, C-BC	51	\$113,181	\$381,819	\$191,015	1.999
09-09-31-315-025	1720 GLASTONBURY RD	401	11/28/2023	\$450,000	WD	\$450,000	\$250,500	\$55.67	\$500,966	1,454	RANCH, C-BC	51	\$99,361	\$350,639	\$174,611	2.008
09-09-31-409-014	1731 WINSTED BLV	401	12/6/2023	\$410,000	WD	\$410,000	\$216,100	\$52.71	\$432,146	1,264	RANCH, C-BC	50	\$94,007	\$315,993	\$147,017	2.149
09-09-31-306-014	1570 COVINGTON DR	401	1/24/2024	\$515,000	WD	\$515,000	\$272,000	\$52.82	\$543,937	1,966	RANCH, C-BC	52	\$97,300	\$417,700	\$194,190	2.151
09-09-31-317-020	1416 DICKEN DR	401	5/22/2023	\$572,000	WD	\$572,000	\$268,100	\$46.87	\$536,189	2,259	2 STORY, C-BC	56	\$109,369	\$462,631	\$213,410	2.168
09-09-31-317-009	1536 DICKEN DR	401	10/29/2024	\$571,000	WD	\$571,000	\$306,900	\$53.75	\$613,792	2,266	2 STORY, C-BC	54	\$96,100	\$474,900	\$215,705	2.202
09-09-31-313-008	1534 BARRINGTON PL	401	7/19/2023	\$440,000	WD	\$440,000	\$204,000	\$46.36	\$408,060	1,276	RANCH, C-BC	51	\$109,872	\$330,128	\$149,094	2.214
09-09-31-315-024	1724 GLASTONBURY RD	401	11/11/2024	\$425,000	WD	\$425,000	\$221,600	\$52.14	\$443,134	1,209	RANCH, C-BC	52	\$90,104	\$334,896	\$147,096	2.277
09-09-31-306-036	1625 WALTHAM DR	401	4/25/2023	\$500,000	WD	\$500,000	\$221,500	\$44.30	\$443,017	1,618	RANCH, C-BC	54	\$114,263	\$385,737	\$164,377	2.347
09-09-31-317-052	1645 S MAPLE RD	401	7/21/2023	\$700,000	WD	\$700,000	\$305,800	\$43.69	\$611,543	1,803	2 STORY, C-BC	76	\$151,887	\$548,113	\$229,828	2.385
09-09-31-414-010	1601 WINSTED BLV	401	7/27/2023	\$377,000	WD	\$377,000	\$163,200	\$43.29	\$326,336	1,025	RANCH, C-BC	50	\$111,894	\$265,106	\$107,221	2.473
09-09-31-306-017	1503 WARWICK CT	401	10/5/2023	\$525,000	WD	\$525,000	\$242,300	\$46.15	\$484,637	1,840	2 STORY, C-BC	53	\$93,139	\$431,861	\$173,999	2.482
09-09-31-315-007	1918 DUNMORE RD	401	8/9/2024	\$455,000	WD	\$455,000	\$211,600	\$46.51	\$423,149	1,681	SPLIT LVL, C-BC	51	\$95,845	\$359,155	\$142,306	2.524
09-09-31-300-031	1826 WELDON BLV	401	8/1/2023	\$400,000	OTH	\$400,000	\$165,400	\$41.35	\$330,758	1,114	RANCH, C-BC	50	\$108,682	\$291,318	\$111,038	2.624
09-09-31-412-005	1712 DUNMORE RD	401	5/30/2023	\$422,000	WD	\$422,000	\$172,200	\$40.81	\$344,302	1,160	RANCH, C-BC	50	\$107,798	\$314,202	\$118,252	2.657
09-09-31-413-003	1728 SANFORD PL	401	8/25/2023	\$460,000	WD	\$460,000	\$183,300	\$39.85	\$366,609	1,160	RANCH, C-BC	50	\$106,103	\$353,897	\$130,253	2.717
09-09-31-314-021	1559 BARRINGTON PL	401	2/7/2025	\$459,000	WD	\$459,000	\$207,900	\$45.29	\$415,760	1,160	RANCH, C-BC	50	\$98,000	\$361,000	\$132,400	2.727
09-09-31-307-002	1812 WALTHAM DR	401	6/1/2023	\$576,000	WD	\$576,000	\$225,800	\$39.20	\$451,599	1,459	RANCH, C-BC	55	\$111,173	\$464,827	\$170,213	2.731
09-09-31-306-027	1516 WARWICK CT	401	8/26/2024	\$601,101	WD	\$601,101	\$256,700	\$42.70	\$513,340	1,697	2 STORY, C-BC	56	\$96,113	\$504,988	\$181,403	2.784
09-09-31-317-030	1669 S MAPLE RD	401	5/31/2023	\$345,000	WD	\$345,000	\$143,000	\$41.45	\$286,023	1,089	1 1/2 ST, C-BC	43	\$138,083	\$206,917	\$73,970	2.797
09-09-31-309-002	2304 KENT ST	401	2/20/2024	\$621,000	WD	\$621,000	\$259,200	\$41.74	\$518,342	1,820	1 1/2 ST, C-BC	53	\$96,444	\$524,556	\$183,434	2.860
09-09-31-303-004	1815 DUNMORE RD	401	6/14/2024	\$500,000	WD	\$500,000	\$204,900	\$40.98	\$409,803	1,270	RANCH, C-BC	51	\$95,609	\$404,391	\$136,606	2.960
09-09-31-304-014	1911 DUNMORE RD	401	10/12/2023	\$510,000	WD	\$510,000	\$199,000	\$39.02	\$397,991	1,176	RANCH, C-BC	55	\$95,845	\$414,155	\$134,287	3.084
09-09-31-414-009	1700 WELDON BLV	401	10/25/2023	\$430,000	WD	\$430,000	\$172,900	\$40.21	\$345,715	1,025	RANCH, C-BC	50	\$101,515	\$328,485	\$106,174	3.094
09-09-31-301-006	1711 WAVERLY RD	401	10/2/2023	\$475,000	WD	\$475,000	\$185,800	\$39.12	\$371,588	1,092	RANCH, C-BC	51	\$97,963	\$377,037	\$121,611	3.100
09-09-31-315-010	1900 DUNMORE RD	401	12/18/2024	\$541,000	WD	\$541,000	\$219,000	\$40.48	\$438,076	1,395	RANCH, C-BC	45	\$96,282	\$444,718	\$142,414	3.123
09-09-31-305-005	1840 COVINGTON DR	401	6/23/2023	\$515,000	WD	\$515,000	\$175,700	\$34.12	\$351,331	1,131	RANCH, C-BC	51	\$111,703	\$403,297	\$119,814	3.366
09-09-31-412-002	1730 DUNMORE RD	401	11/27/2023	\$475,000	WD	\$475,000	\$170,700	\$35.94	\$341,346	1,131	RANCH, C-BC	50	\$94,323	\$380,677	\$109,788	3.467
09-09-31-413-002	1734 SANFORD PL	401	12/20/2024	\$540,000	WD	\$540,000	\$190,200	\$35.22	\$380,310	1,160	RANCH, C-BC	49	\$92,840	\$447,160	\$119,779	3.733
09-09-31-300-002	1807 AVONDALE AV	401	10/25/2024	\$479,500	WD	\$479,500	\$219,000	\$45.67	\$437,991	1,421	SPLIT LVL, C-BC	50	\$115,682	\$363,818	\$123,965	2.935

ECF 0122 \$12,804,604 \$5,201,066 2.460

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-31-313-007	1540 BARRINGTON PL	401	8/22/2023	\$247,700	WD	\$247,700	\$215,900	\$87.16	\$431,858	1,488	RANCH, C-BC	51	\$97,449	\$150,251	\$148,626	1.011
09-09-31-317-025	1535 S MAPLE RD	401	10/10/2023	\$200,000	WD	\$200,000	\$146,200	\$73.10	\$292,321	1,080	1 1/2 ST, C-BC	48	\$115,745	\$84,255	\$78,478	1.074
09-09-31-409-017	1815 WINSTED BLV	401	11/7/2024	\$336,500	WD	\$336,500	\$221,300	\$65.77	\$442,694	1,273	RANCH, C-BC	50	\$96,120	\$240,380	\$144,406	1.665
09-09-31-313-010	2029 RUNNYMEDE BLV	401	7/1/2024	\$300,000	WD	\$300,000	\$186,700	\$62.23	\$373,340	1,085	RANCH, C-BC	51	\$95,896	\$204,104	\$120,628	1.692
09-09-31-304-070	1908 OLD PEAR TREE CT	401	3/3/2025	\$580,000	WD	\$580,000	\$341,600	\$58.90	\$683,286	2,132	2 STORY, C-BC	64	\$98,507	\$481,493	\$243,658	1.976
09-09-31-315-031	1705 BARRINGTON PL	401	6/22/2023	\$495,000	WD	\$495,000	\$247,600	\$50.02	\$495,211	1,606	RANCH, C-BC	51	\$113,181	\$381,819	\$191,015	1.999
09-09-31-315-025	1720 GLASTONBURY RD	401	11/28/2023	\$450,000	WD	\$450,000	\$250,500	\$55.67	\$500,966	1,454	RANCH, C-BC	51	\$99,361	\$350,639	\$174,611	2.008
09-09-31-409-014	1731 WINSTED BLV	401	12/6/2023	\$410,000	WD	\$410,000	\$216,100	\$52.71	\$432,146	1,264	RANCH, C-BC	50	\$94,007	\$315,993	\$147,017	2.149
09-09-31-306-014	1570 COVINGTON DR	401	1/24/2024	\$515,000	WD	\$515,000	\$272,000	\$52.82	\$543,937	1,966	RANCH, C-BC	52	\$97,300	\$417,700	\$194,190	2.151
09-09-31-317-020	1416 DICKEN DR	401	5/22/2023	\$572,000	WD	\$572,000	\$268,100	\$46.87	\$536,189	2,259	2 STORY, C-BC	56	\$109,369	\$462,631	\$213,410	2.168
09-09-31-317-009	1536 DICKEN DR	401	10/29/2024	\$571,000	WD	\$571,000	\$306,900	\$53.75	\$613,792	2,266	2 STORY, C-BC	54	\$96,100	\$474,900	\$215,705	2.202
09-09-31-313-008	1534 BARRINGTON PL	401	7/19/2023	\$440,000	WD	\$440,000	\$204,000	\$46.36	\$408,060	1,276	RANCH, C-BC	51	\$109,872	\$330,128	\$149,094	2.214
09-09-31-315-024	1724 GLASTONBURY RD	401	11/11/2024	\$425,000	WD	\$425,000	\$221,600	\$52.14	\$443,134	1,209	RANCH, C-BC	52	\$90,104	\$334,896	\$147,096	2.277
09-09-31-306-036	1625 WALTHAM DR	401	4/25/2023	\$500,000	WD	\$500,000	\$221,500	\$44.30	\$443,017	1,618	RANCH, C-BC	54	\$114,263	\$385,737	\$164,377	2.347
09-09-31-317-052	1645 S MAPLE RD	401	7/21/2023	\$700,000	WD	\$700,000	\$305,800	\$43.69	\$611,543	1,803	2 STORY, C-BC	76	\$151,887	\$548,113	\$229,828	2.385
09-09-31-414-010	1601 WINSTED BLV	401	7/27/2023	\$377,000	WD	\$377,000	\$163,200	\$43.29	\$326,336	1,025	RANCH, C-BC	50	\$111,894	\$265,106	\$107,221	2.473
09-09-31-306-017	1503 WARWICK CT	401	10/5/2023	\$525,000	WD	\$525,000	\$242,300	\$46.15	\$484,637	1,840	2 STORY, C-BC	53	\$93,139	\$431,861	\$173,999	2.482
09-09-31-315-007	1918 DUNMORE RD	401	8/9/2024	\$455,000	WD	\$455,000	\$211,600	\$46.51	\$423,149	1,681	SPLIT LVL, C-BC	51	\$95,845	\$359,155	\$142,306	2.524
09-09-31-300-031	1826 WELDON BLV	401	8/1/2023	\$400,000	OTH	\$400,000	\$165,400	\$41.35	\$330,758	1,114	RANCH, C-BC	50	\$108,682	\$291,318	\$111,038	2.624
09-09-31-412-005	1712 DUNMORE RD	401	5/30/2023	\$422,000	WD	\$422,000	\$172,200	\$40.81	\$344,302	1,160	RANCH, C-BC	50	\$107,798	\$314,202	\$118,252	2.657
09-09-31-413-003	1728 SANFORD PL	401	8/25/2023	\$460,000	WD	\$460,000	\$183,300	\$39.85	\$366,609	1,160	RANCH, C-BC	50	\$106,103	\$353,897	\$130,253	2.717
09-09-31-314-021	1559 BARRINGTON PL	401	2/7/2025	\$459,000	WD	\$459,000	\$207,900	\$45.29	\$415,760	1,160	RANCH, C-BC	50	\$98,000	\$361,000	\$132,400	2.727
09-09-31-307-002	1812 WALTHAM DR	401	6/1/2023	\$576,000	WD	\$576,000	\$225,800	\$39.20	\$451,599	1,459	RANCH, C-BC	55	\$111,173	\$464,827	\$170,213	2.731
09-09-31-306-027	1516 WARWICK CT	401	8/26/2024	\$601,101	WD	\$601,101	\$256,700	\$42.70	\$513,340	1,697	2 STORY, C-BC	56	\$96,113	\$504,988	\$181,403	2.784
09-09-31-317-030	1669 S MAPLE RD	401	5/31/2023	\$345,000	WD	\$345,000	\$143,000	\$41.45	\$286,023	1,089	1 1/2 ST, C-BC	43	\$138,083	\$206,917	\$73,970	2.797
09-09-31-309-002	2304 KENT ST	401	2/20/2024	\$621,000	WD	\$621,000	\$259,200	\$41.74	\$518,342	1,820	1 1/2 ST, C-BC	53	\$96,444	\$524,556	\$183,434	2.860
09-09-31-303-004	1815 DUNMORE RD	401	6/14/2024	\$500,000	WD	\$500,000	\$204,900	\$40.98	\$409,803	1,270	RANCH, C-BC	51	\$95,609	\$404,391	\$136,606	2.960
09-09-31-304-014	1911 DUNMORE RD	401	10/12/2023	\$510,000	WD	\$510,000	\$199,000	\$39.02	\$397,991	1,176	RANCH, C-BC	55	\$95,845	\$414,155	\$134,287	3.084
09-09-31-414-009	1700 WELDON BLV	401	10/25/2023	\$430,000	WD	\$430,000	\$172,900	\$40.21	\$345,715	1,025	RANCH, C-BC	50	\$101,515	\$328,485	\$106,174	3.094
09-09-31-301-006	1711 WAVERLY RD	401	10/2/2023	\$475,000	WD	\$475,000	\$185,800	\$39.12	\$371,588	1,092	RANCH, C-BC	51	\$97,963	\$377,037	\$121,611	3.100
09-09-31-315-010	1900 DUNMORE RD	401	12/18/2024	\$541,000	WD	\$541,000	\$219,000	\$40.48	\$438,076	1,395	RANCH, C-BC	45	\$96,282	\$444,718	\$142,414	3.123
09-09-31-305-005	1840 COVINGTON DR	401	6/23/2023	\$515,000	WD	\$515,000	\$175,700	\$34.12	\$351,331	1,131	RANCH, C-BC	51	\$111,703	\$403,297	\$119,814	3.366
09-09-31-412-002	1730 DUNMORE RD	401	11/27/2023	\$475,000	WD	\$475,000	\$170,700	\$35.94	\$341,346	1,131	RANCH, C-BC	50	\$94,323	\$380,677	\$109,788	3.467
09-09-31-413-002	1734 SANFORD PL	401	12/20/2024	\$540,000	WD	\$540,000	\$190,200	\$35.22	\$380,310	1,160	RANCH, C-BC	49	\$92,840	\$447,160	\$119,779	3.733

ECF 0123 \$12,440,786 \$5,077,101 2.450

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-06-200-014	2025 RUGBY CT	401	5/12/2023	\$415,000	WD	\$415,000	\$258,300	\$62.24	\$516,504	2,516	2 STORY, C-BC	56	\$105,827	\$309,173	\$222,348	1.390
09-12-06-203-001	2005 CHURCHILL DR	401	6/16/2023	\$494,900	WD	\$494,900	\$219,600	\$44.37	\$439,299	1,692	2 STORY, C-BC	58	\$111,396	\$383,504	\$177,533	2.160
09-12-06-204-016	2255 STEEPLECHASE DR	401	6/27/2023	\$490,000	WD	\$490,000	\$212,200	\$43.31	\$424,326	1,684	2 STORY, C-BC	57	\$104,239	\$385,761	\$173,301	2.226
09-12-06-200-016	2005 RUGBY CT	401	5/17/2023	\$540,000	WD	\$540,000	\$209,200	\$38.74	\$418,410	1,684	2 STORY, C-BC	57	\$109,569	\$430,431	\$167,212	2.574
09-12-06-203-009	2135 CHURCHILL DR	401	4/28/2023	\$910,000	WD	\$910,000	\$329,200	\$36.18	\$658,484	2,950	2 STORY, C-BC	68	\$109,417	\$800,583	\$297,275	2.693

ECF 0125 \$2,309,452 \$1,037,669 2.230

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-06-110-005	2384 DUNDEE DR	401	10/27/2023	\$420,000	WD	\$420,000	\$268,900	\$64.02	\$537,797	1,973	2 STORY, C-BC	55	\$148,309	\$271,691	\$189,994	1.430
09-12-06-100-003	2230 S SEVENTH ST	401	11/30/2023	\$445,000	CD	\$445,000	\$258,200	\$58.02	\$516,370	1,840	2 STORY, C-BC	53	\$152,092	\$292,908	\$182,139	1.608
09-12-06-100-027	2035 MERSHON DR	401	12/17/2024	\$586,494	WD	\$586,494	\$324,500	\$55.33	\$649,044	2,330	RANCH, C-BC	52	\$161,329	\$425,165	\$232,245	1.831
09-12-06-110-010	2484 DUNDEE DR	401	3/14/2024	\$500,000	WD	\$500,000	\$260,400	\$52.08	\$520,778	2,060	2 STORY, C-BC	52	\$130,452	\$369,548	\$195,163	1.894
09-12-06-111-008	2460 PICADILLY CIR	401	7/24/2024	\$600,000	WD	\$600,000	\$304,700	\$50.78	\$609,386	2,279	2 STORY, C-BC	56	\$158,304	\$441,696	\$225,541	1.958
09-12-06-106-010	2114 DELAWARE DR	401	10/10/2023	\$670,000	WD	\$670,000	\$327,100	\$48.82	\$654,197	2,300	2 STORY, C-BC	54	\$147,710	\$522,290	\$247,067	2.114
09-12-06-106-042	2066 MERSHON DR	401	3/8/2024	\$650,000	WD	\$650,000	\$304,100	\$46.78	\$608,299	1,953	RANCH, C-BC	54	\$150,057	\$499,943	\$229,121	2.182
09-12-06-103-009	750 LANS WAY	401	5/5/2023	\$511,100	OTH	\$511,100	\$225,800	\$44.18	\$451,529	1,879	2 STORY, C-BC	54	\$158,569	\$352,531	\$158,357	2.226
09-12-05-200-005	628 LANS WAY	401	2/21/2024	\$564,500	WD	\$564,500	\$261,500	\$46.32	\$523,084	1,832	SPLIT LVL, C-BC	55	\$160,542	\$403,958	\$181,271	2.228
09-12-05-202-013	2096 ASCOT RD	401	5/3/2023	\$775,000	WD	\$775,000	\$331,600	\$42.79	\$663,265	2,720	2 STORY, C-BC	55	\$161,391	\$613,609	\$271,283	2.262
09-12-06-111-047	2325 DUNDEE DR	401	5/21/2024	\$627,000	WD	\$627,000	\$282,200	\$45.01	\$564,309	2,000	1 1/2 ST, C-BC	55	\$151,127	\$475,873	\$206,591	2.303
09-12-06-102-003	2021 S SEVENTH ST	401	3/22/2024	\$750,000	PTA	\$750,000	\$331,000	\$44.13	\$661,999	2,303	2 STORY, C-BC	55	\$154,663	\$595,337	\$253,668	2.347
09-12-06-111-020	2472 NEWBURY CT	401	10/13/2024	\$650,000	WD	\$650,000	\$288,800	\$44.43	\$577,518	2,052	2 STORY, C-BC	55	\$150,615	\$499,385	\$203,287	2.457
09-12-06-101-021	839 SCIO CHURCH RD	401	5/11/2023	\$731,500	WD	\$731,500	\$280,600	\$38.36	\$561,120	2,167	1 1/2 ST, C-BC	54	\$162,258	\$569,242	\$215,601	2.640
09-12-06-101-008	2145 GREENVIEW DR	401	6/29/2023	\$830,000	WD	\$830,000	\$314,500	\$37.89	\$628,922	2,480	2 STORY, C-BC	56	\$164,513	\$665,487	\$251,032	2.651
09-12-06-104-005	731 LANS WAY	401	3/28/2025	\$824,000	WD	\$824,000	\$335,500	\$40.72	\$670,908	2,692	2 STORY, C-BC	55	\$152,809	\$671,191	\$246,714	2.721

ECF 0126 \$7,669,854 \$3,489,074 2.200

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-05-303-166	404 COLIN CIR	401	11/20/2024	\$420,000	PTA	\$420,000	\$240,900	\$57.36	\$481,773	1,480	RANCH, C-BC	71	\$109,000	\$311,000	\$219,278	1.418
09-12-05-303-168	400 COLIN CIR	401	4/4/2023	\$450,000	WD	\$450,000	\$244,900	\$54.42	\$489,802	1,743	2 STORY, C-BC	72	\$109,000	\$341,000	\$239,649	1.423
09-12-05-306-017	416 RYAN RD	401	1/3/2025	\$469,000	WD	\$469,000	\$260,600	\$55.57	\$521,248	1,480	RANCH, C-BC	73	\$109,000	\$360,000	\$242,499	1.485
09-12-05-303-164	412 COLIN CIR	401	1/28/2025	\$492,000	WD	\$492,000	\$239,100	\$48.60	\$478,291	1,480	RANCH, C-BC	71	\$109,000	\$383,000	\$217,230	1.763
09-12-05-305-006	422 SUMARK WAY	401	5/1/2024	\$525,100	WD	\$525,100	\$241,700	\$46.03	\$483,482	1,659	2 STORY, C-BC	73	\$109,000	\$416,100	\$234,051	1.778
09-12-06-400-018	2640 GLENBROOK CT	401	3/21/2024	\$405,000	WD	\$405,000	\$167,700	\$41.41	\$335,331	1,040	RANCH, C-BC	63	\$102,553	\$302,447	\$145,486	2.079
09-12-05-301-012	2635 GLENBROOK CT	401	9/29/2023	\$460,000	PTA	\$460,000	\$176,100	\$38.28	\$352,281	1,218	RANCH, C-BC	63	\$109,419	\$350,581	\$167,491	2.093
09-12-06-400-028	1700 NORTHBROOK DR	401	6/4/2024	\$404,000	WD	\$404,000	\$158,100	\$39.13	\$316,266	988	RANCH, C-BC	63	\$96,000	\$308,000	\$137,666	2.237
09-12-06-400-023	1750 NORTHBROOK DR	401	2/6/2025	\$452,000	WD	\$452,000	\$181,600	\$40.18	\$363,244	1,218	RANCH, C-BC	62	\$99,112	\$352,888	\$155,372	2.271
09-09-31-117-007	1705 STADIUM CT	401	6/14/2023	\$571,000	WD	\$571,000	\$234,200	\$41.02	\$468,468	1,880	RANCH, C-BC	50	\$157,513	\$413,487	\$174,694	2.367
09-09-31-202-007	2205 CAROL DR	401	6/15/2023	\$550,000	PTA	\$550,000	\$210,800	\$38.33	\$421,573	1,696	RANCH, C-BC	51	\$119,692	\$430,308	\$169,596	2.537
09-09-31-205-024	1917 ALHAMBRA DR	401	2/24/2025	\$677,500	WD	\$677,500	\$290,600	\$42.89	\$581,195	2,174	2 STORY, C-BC	55	\$104,404	\$573,096	\$216,723	2.644
09-09-31-206-042	2049 NORFOLK AV	401	5/16/2023	\$415,000	WD	\$415,000	\$159,400	\$38.41	\$318,783	1,040	RANCH, C-BC	51	\$128,163	\$286,837	\$107,090	2.678
09-09-31-205-001	1950 CORONADA DR	401	8/17/2023	\$550,000	WD	\$550,000	\$197,800	\$35.96	\$395,577	1,329	RANCH, C-BC	51	\$119,437	\$430,563	\$155,135	2.775
09-09-31-204-098	2024 SUFFOLK AV	401	5/17/2024	\$455,000	WD	\$455,000	\$166,500	\$36.59	\$332,910	1,014	RANCH, C-BC	55	\$97,008	\$357,992	\$124,159	2.883
09-09-31-203-010	2153 STEPHEN TER	401	9/20/2024	\$750,000	WD	\$750,000	\$236,000	\$31.47	\$471,936	1,860	2 STORY, C-BC	53	\$100,814	\$649,186	\$168,692	3.848

ECF 0127 \$6,266,485 \$2,874,811 2.180

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-05-303-166	404 COLIN CIR	401	11/20/2024	\$420,000	PTA	\$420,000	\$240,900	\$57.36	\$481,773	1,480	RANCH, C-BC	71	\$109,000	\$311,000	\$219,278	1.418
09-12-05-303-168	400 COLIN CIR	401	4/4/2023	\$450,000	WD	\$450,000	\$244,900	\$54.42	\$489,802	1,743	2 STORY, C-BC	72	\$109,000	\$341,000	\$239,649	1.423
09-12-05-306-017	416 RYAN RD	401	1/3/2025	\$469,000	WD	\$469,000	\$260,600	\$55.57	\$521,248	1,480	RANCH, C-BC	73	\$109,000	\$360,000	\$242,499	1.485
09-12-05-303-164	412 COLIN CIR	401	1/28/2025	\$492,000	WD	\$492,000	\$239,100	\$48.60	\$478,291	1,480	RANCH, C-BC	71	\$109,000	\$383,000	\$217,230	1.763
09-12-05-305-006	422 SUMARK WAY	401	5/1/2024	\$525,100	WD	\$525,100	\$241,700	\$46.03	\$483,482	1,659	2 STORY, C-BC	73	\$109,000	\$416,100	\$234,051	1.778
09-12-06-400-018	2640 GLENBROOK CT	401	3/21/2024	\$405,000	WD	\$405,000	\$167,700	\$41.41	\$335,331	1,040	RANCH, C-BC	63	\$102,553	\$302,447	\$145,486	2.079
09-12-05-301-012	2635 GLENBROOK CT	401	9/29/2023	\$460,000	PTA	\$460,000	\$176,100	\$38.28	\$352,281	1,218	RANCH, C-BC	63	\$109,419	\$350,581	\$167,491	2.093
09-12-06-400-028	1700 NORTHBROOK DR	401	6/4/2024	\$404,000	WD	\$404,000	\$158,100	\$39.13	\$316,266	988	RANCH, C-BC	63	\$96,000	\$308,000	\$137,666	2.237
09-12-06-400-023	1750 NORTHBROOK DR	401	2/6/2025	\$452,000	WD	\$452,000	\$181,600	\$40.18	\$363,244	1,218	RANCH, C-BC	62	\$99,112	\$352,888	\$155,372	2.271

ECF 0128 \$3,125,016 \$1,758,722 1.780

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-31-204-044	2121 PAULINE CT	401	4/4/2023	\$250,000	WD	\$250,000	\$138,500	\$55.40	\$277,084	1,652	C-BC	60	\$55,000	\$195,000	\$171,229	1.139
09-09-31-208-276	2126 PAULINE BLV	401	7/6/2023	\$175,000	WD	\$175,000	\$95,600	\$54.63	\$191,150	1,173	C-BC	59	\$45,000	\$130,000	\$112,683	1.154
09-09-31-208-212	1255 S MAPLE RD	401	5/3/2024	\$181,000	WD	\$181,000	\$98,200	\$54.25	\$196,467	1,173	C-BC	60	\$48,000	\$133,000	\$114,205	1.165
09-09-31-208-230	1265 S MAPLE RD	401	9/18/2023	\$180,000	WD	\$180,000	\$91,600	\$50.89	\$183,220	1,173	C-BC	59	\$48,000	\$132,000	\$112,683	1.171
09-09-31-208-313	2150 PAULINE BLV	401	5/24/2024	\$180,000	WD	\$180,000	\$96,800	\$53.78	\$193,518	1,173	C-BC	59	\$48,000	\$132,000	\$111,937	1.179
09-09-31-208-200	1235 S MAPLE RD	401	9/19/2023	\$151,500	WD	\$151,500	\$76,600	\$50.56	\$153,295	927	C-BC	59	\$48,000	\$103,500	\$87,746	1.180
09-09-31-208-244	1315 S MAPLE RD	401	10/20/2023	\$185,500	WD	\$185,500	\$89,900	\$48.46	\$179,815	1,173	C-BC	59	\$48,000	\$137,500	\$109,846	1.252
09-09-31-208-291	2140 PAULINE BLV	401	9/26/2024	\$160,000	PTA	\$160,000	\$85,500	\$53.44	\$171,024	927	C-BC	58	\$48,000	\$112,000	\$87,874	1.275
09-09-31-208-086	2102 PAULINE BLV	401	6/28/2024	\$161,500	WD	\$161,500	\$81,000	\$50.15	\$162,052	927	C-BC	59	\$48,000	\$113,500	\$87,732	1.294
09-09-31-208-316	2152 PAULINE BLV	401	3/13/2025	\$190,000	WD	\$190,000	\$100,800	\$53.05	\$201,569	1,173	C-BC	58	\$48,000	\$142,000	\$109,692	1.295
09-09-31-208-247	1325 S MAPLE RD	401	12/20/2024	\$160,000	WD	\$160,000	\$83,700	\$52.31	\$167,466	927	C-BC	58	\$48,000	\$112,000	\$85,333	1.313
09-09-31-208-132	2106 PAULINE BLV	401	5/2/2023	\$139,000	WD	\$139,000	\$68,300	\$49.14	\$136,637	769	C-BC	59	\$45,000	\$94,000	\$70,653	1.330
09-09-31-208-213	1255 S MAPLE RD	401	6/30/2023	\$165,000	WD	\$165,000	\$80,600	\$48.85	\$161,254	927	C-BC	59	\$45,000	\$120,000	\$89,633	1.339
09-09-31-208-260	2124 PAULINE BLV	401	4/13/2023	\$159,900	WD	\$159,900	\$77,700	\$48.59	\$155,442	927	C-BC	60	\$45,000	\$114,900	\$85,152	1.349
09-09-31-208-101	2130 PAULINE BLV	401	1/4/2024	\$170,000	WD	\$170,000	\$82,500	\$48.53	\$164,986	927	C-BC	59	\$48,000	\$122,000	\$89,989	1.356
09-09-31-204-034	2149 PAULINE CT	401	7/18/2023	\$285,000	WD	\$285,000	\$136,200	\$47.79	\$272,327	1,672	C-BC	59	\$55,000	\$230,000	\$167,561	1.373
09-09-31-208-302	2142 PAULINE BLV	401	10/4/2024	\$200,000	WD	\$200,000	\$101,000	\$50.50	\$202,055	1,173	C-BC	58	\$48,000	\$152,000	\$110,039	1.381
09-09-31-208-153	2116 PAULINE BLV	401	2/7/2025	\$167,500	WD	\$167,500	\$84,500	\$50.45	\$168,966	929	C-BC	58	\$48,000	\$119,500	\$86,404	1.383
09-09-31-208-208	1245 S MAPLE RD	401	9/9/2024	\$203,000	WD	\$203,000	\$101,000	\$49.75	\$202,055	1,173	C-BC	58	\$48,000	\$155,000	\$110,039	1.409
09-09-31-208-198	1235 S MAPLE RD	401	11/8/2024	\$169,000	PTA	\$169,000	\$84,000	\$49.70	\$167,952	927	C-BC	58	\$48,000	\$121,000	\$85,680	1.412
09-09-31-208-172	1215 S MAPLE RD	401	7/23/2024	\$174,500	WD	\$174,500	\$82,100	\$47.05	\$164,206	927	C-BC	59	\$48,000	\$126,500	\$89,389	1.415
09-09-31-208-139	2118 PAULINE BLV	401	9/20/2024	\$153,000	PTA	\$153,000	\$75,500	\$49.35	\$150,915	769	C-BC	58	\$48,000	\$105,000	\$73,511	1.428
09-09-31-208-267	2124 PAULINE BLV	401	9/8/2023	\$210,000	WD	\$210,000	\$91,600	\$43.62	\$183,220	1,173	C-BC	59	\$48,000	\$162,000	\$112,683	1.438
09-09-31-208-128	2108 PAULINE BLV	401	9/29/2023	\$175,000	WD	\$175,000	\$76,800	\$43.89	\$153,608	923	C-BC	59	\$48,000	\$127,000	\$88,007	1.443
09-09-31-208-251	1325 S MAPLE RD	401	6/30/2023	\$175,000	WD	\$175,000	\$80,900	\$46.23	\$161,716	927	C-BC	59	\$45,000	\$130,000	\$89,989	1.445
09-09-31-204-028	2157 PAULINE CT	401	10/25/2023	\$299,000	WD	\$299,000	\$137,300	\$45.92	\$274,528	1,672	C-BC	59	\$65,000	\$234,000	\$161,175	1.452
09-09-31-208-070	2102 PAULINE BLV	401	7/3/2024	\$176,000	WD	\$176,000	\$80,800	\$45.91	\$161,593	927	C-BC	59	\$48,000	\$128,000	\$87,379	1.465
09-09-31-210-044	1021 BLUESTEM LN	401	12/19/2023	\$299,900	WD	\$299,900	\$134,100	\$44.71	\$268,163	1,158	2 STORY, C-BC	79	\$65,000	\$234,900	\$156,279	1.503
09-09-31-210-029	1035 BLUESTEM LN	401	1/21/2025	\$345,000	WD	\$345,000	\$162,600	\$47.13	\$325,270	1,372	2 STORY, C-BC	78	\$65,000	\$280,000	\$185,907	1.506
09-09-31-204-063	2023 PAULINE CT	401	2/13/2024	\$290,000	WD	\$290,000	\$129,600	\$44.69	\$259,108	1,368	C-BC	59	\$65,000	\$225,000	\$149,314	1.507
09-09-31-204-039	2131 PAULINE CT	401	12/8/2023	\$280,000	WD	\$280,000	\$125,000	\$44.64	\$250,052	1,368	C-BC	59	\$65,000	\$215,000	\$142,348	1.510
09-09-31-208-248	1325 S MAPLE RD	401	9/13/2024	\$209,500	WD	\$209,500	\$98,800	\$47.16	\$197,682	1,173	C-BC	58	\$48,000	\$161,500	\$106,916	1.511
09-09-31-208-106	2132 PAULINE BLV	401	10/27/2023	\$218,500	WD	\$218,500	\$91,700	\$41.97	\$183,389	1,173	C-BC	59	\$48,000	\$170,500	\$112,824	1.511
09-09-31-204-074	2031 PAULINE CT	401	2/15/2024	\$280,000	WD	\$280,000	\$124,700	\$44.54	\$249,466	1,368	C-BC	59	\$65,000	\$215,000	\$141,897	1.515
09-09-31-208-157	2120 PAULINE BLV	401	7/19/2023	\$160,000	WD	\$160,000	\$71,600	\$44.75	\$143,100	769	C-BC	59	\$45,000	\$115,000	\$75,636	1.520
09-09-31-208-305	2150 PAULINE BLV	401	3/6/2025	\$215,000	WD	\$215,000	\$100,800	\$46.88	\$201,569	1,173	C-BC	58	\$48,000	\$167,000	\$109,692	1.522
09-09-31-204-069	2009 PAULINE CT	401	10/23/2023	\$293,000	WD	\$293,000	\$121,300	\$41.40	\$242,598	1,368	C-BC	59	\$65,000	\$228,000	\$147,998	1.541
09-09-31-204-023	2109 PAULINE CT	401	9/30/2024	\$278,000	PTA	\$278,000	\$127,200	\$45.76	\$254,400	1,368	C-BC	58	\$65,000	\$213,000	\$135,286	1.574
09-09-31-208-320	2152 PAULINE BLV	401	10/27/2023	\$235,000	WD	\$235,000	\$91,600	\$38.98	\$183,220	1,173	C-BC	59	\$48,000	\$187,000	\$112,683	1.660
09-09-31-204-070	2011 PAULINE CT	401	11/20/2023	\$315,000	WD	\$315,000	\$122,200	\$38.79	\$244,453	1,368	C-BC	59	\$65,000	\$250,000	\$149,544	1.672
09-09-31-204-024	2111 PAULINE CT	401	5/2/2024	\$303,200	WD	\$303,200	\$123,100	\$40.60	\$246,212	1,368	C-BC	61	\$65,000	\$238,200	\$139,394	1.709
09-09-31-208-074	2104 PAULINE BLV	401	6/28/2023	\$240,000	WD	\$240,000	\$94,600	\$39.42	\$189,171	1,173	C-BC	59	\$45,000	\$195,000	\$111,157	1.754
09-09-31-204-059	2063 PAULINE CT	401	5/10/2024	\$351,000	WD	\$351,000	\$128,000	\$36.47	\$256,088	1,368	C-BC	59	\$65,000	\$286,000	\$146,991	1.946
09-09-31-208-085	2102 PAULINE BLV	401	2/12/2024	\$222,500	WD	\$222,500	\$81,400	\$36.58	\$162,819	927	C-BC	59	\$48,000	\$174,500	\$88,322	1.976

ECF 0129 \$7,239,000 \$5,000,435 1.450

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-08-25-400-092	2531 W TOWNE	401	9/28/2023	\$433,000	WD	\$433,000	\$271,600	\$62.73	\$543,158	1,869	2 STORY, C-BC	94	\$101,000	\$332,000	\$345,436	0.961
09-08-25-404-183	2934 PHILADELPHIA	401	2/28/2025	\$421,000	PTA	\$421,000	\$256,600	\$60.95	\$513,125	2,240	1 1/2 ST, C-BC	77	\$109,968	\$311,032	\$310,121	1.003
09-08-25-400-078	2561 W TOWNE	401	8/10/2023	\$439,975	WD	\$439,975	\$245,900	\$55.89	\$491,872	1,852	2 STORY, C-BC	94	\$101,000	\$338,975	\$321,970	1.053
09-08-25-400-094	2535 W TOWNE	401	6/5/2024	\$463,000	WD	\$463,000	\$256,400	\$55.38	\$512,785	1,869	2 STORY, C-BC	94	\$101,000	\$362,000	\$343,154	1.055
09-08-25-400-086	2547 W TOWNE	401	5/10/2024	\$478,000	WD	\$478,000	\$257,800	\$53.93	\$515,523	1,869	2 STORY, C-BC	94	\$101,000	\$377,000	\$345,436	1.091
09-08-25-400-065	2572 W TOWNE	401	5/10/2024	\$474,000	WD	\$474,000	\$249,600	\$52.66	\$499,152	1,881	2 STORY, C-BC	93	\$101,000	\$373,000	\$331,793	1.124
09-08-25-400-079	2563 W TOWNE	401	4/7/2023	\$449,000	WD	\$449,000	\$235,000	\$52.34	\$470,046	1,852	2 STORY, C-BC	95	\$101,000	\$348,000	\$303,992	1.145
09-08-25-400-077	2559 W TOWNE	401	5/24/2024	\$475,000	WD	\$475,000	\$243,700	\$51.31	\$487,364	1,852	2 STORY, C-BC	94	\$101,000	\$374,000	\$321,970	1.162
09-08-25-400-057	2532 W LIBERTY	401	6/2/2023	\$430,000	WD	\$430,000	\$209,500	\$48.72	\$419,070	1,853	RANCH, C-BC	92	\$101,000	\$329,000	\$262,002	1.256
09-08-25-400-051	2520 W LIBERTY	401	5/15/2024	\$445,000	WD	\$445,000	\$213,500	\$47.98	\$426,908	1,895	RANCH, C-BC	92	\$101,000	\$344,000	\$271,590	1.267
09-08-25-400-034	2510 W LIBERTY	401	6/8/2023	\$440,000	WD	\$440,000	\$205,400	\$46.68	\$410,746	1,838	RANCH, C-BC	91	\$101,000	\$339,000	\$255,145	1.329
09-08-25-409-006	674 BOSTON	401	10/7/2023	\$525,000	WD	\$525,000	\$252,700	\$48.13	\$505,444	2,306	2 STORY, C-BC	78	\$108,272	\$416,728	\$310,291	1.343
09-08-25-408-017	2907 PHILADELPHIA	401	6/5/2024	\$532,000	WD	\$532,000	\$231,400	\$43.50	\$462,755	2,099	2 STORY, C-BC	78	\$109,734	\$422,266	\$294,184	1.435
09-08-25-407-010	423 BURR OAK	401	3/26/2024	\$520,000	PTA	\$520,000	\$228,100	\$43.87	\$456,265	2,308	2 STORY, C-BC	67	\$134,994	\$385,006	\$267,726	1.438
09-08-25-408-011	2967 PHILADELPHIA	401	6/9/2023	\$475,000	WD	\$475,000	\$203,700	\$42.88	\$407,336	1,527	RANCH, C-BC	78	\$86,093	\$388,907	\$264,615	1.470

ECF 0130 \$5,440,914 \$4,549,425 1.200

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-08-25-212-019	3123 LAKEWOOD	401	10/25/2023	\$450,000	WD	\$450,000	\$303,600	\$67.47	\$607,213	2,387	2 STORY, C-BC	53	\$85,724	\$364,276	\$217,287	1.676
09-08-25-213-018	353 LAKE PARK	401	12/1/2023	\$695,000	WD	\$695,000	\$408,900	\$58.83	\$817,711	2,070	RANCH, C-BC	57	\$86,342	\$608,658	\$304,737	1.997
09-08-25-213-017	345 LAKE PARK	401	2/9/2024	\$375,000	WD	\$375,000	\$202,600	\$54.03	\$405,198	1,504	RANCH, C-BC	51	\$84,320	\$290,680	\$139,512	2.084
09-08-25-207-006	261 GRALAKE	401	8/23/2024	\$415,000	WD	\$415,000	\$213,900	\$51.54	\$427,899	1,607	RANCH, C-BC	50	\$82,386	\$332,614	\$150,223	2.214
09-08-25-209-018	375 HAZELWOOD	401	6/29/2023	\$446,500	WD	\$446,500	\$196,700	\$44.05	\$393,439	1,462	RANCH, C-BC	56	\$82,500	\$364,000	\$141,336	2.575
09-08-25-108-005	268 MASON	401	4/13/2023	\$304,000	OTH	\$304,000	\$131,400	\$43.22	\$262,730	1,036	RANCH, C-BC	53	\$82,726	\$221,274	\$81,820	2.704
09-08-25-209-013	325 HAZELWOOD	401	9/27/2024	\$478,000	PTA	\$478,000	\$197,700	\$41.36	\$395,340	1,255	RANCH, C-BC	50	\$82,500	\$395,500	\$130,350	3.034
09-08-25-209-014	335 HAZELWOOD	401	5/24/2023	\$425,000	WD	\$425,000	\$165,100	\$38.85	\$330,264	1,075	RANCH, C-BC	51	\$82,500	\$342,500	\$112,620	3.041
09-08-25-209-005	314 GRALAKE	401	12/2/2024	\$365,000	WD	\$365,000	\$145,500	\$39.86	\$291,098	912	RANCH, C-BC	50	\$82,500	\$282,500	\$86,916	3.250
09-08-25-213-009	385 LAKE PARK	401	10/28/2024	\$510,000	WD	\$510,000	\$176,900	\$34.69	\$353,752	1,170	RANCH, C-BC	49	\$81,083	\$428,917	\$113,612	3.775

ECF 0131 \$3,630,919 \$1,478,413 2.460

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-08-25-216-010	154 WESTOVER	401	6/14/2024	\$391,200	WD	\$391,200	\$183,200	\$46.83	\$366,379	1,374	2 STORY, C-BC	78	\$62,500	\$328,700	\$209,572	1.568
09-08-25-218-003	359 S WAGNER	401	1/17/2025	\$350,000	PTA	\$217,853	\$113,400	\$52.05	\$226,800	1,496	RANCH, D-CD	47	\$62,500	\$155,353	\$96,647	1.607
09-08-25-216-011	160 WESTOVER	401	6/24/2024	\$400,000	WD	\$400,000	\$183,400	\$45.85	\$366,796	1,374	2 STORY, C-BC	78	\$62,500	\$337,500	\$209,859	1.608
09-08-25-220-017	3390 PORTER	401	10/13/2023	\$272,000	WD	\$272,000	\$115,000	\$42.28	\$230,087	1,080	1 1/2 ST, C-BC	50	\$62,720	\$209,280	\$107,979	1.938
09-08-25-301-005	609 S WAGNER	401	10/30/2023	\$280,000	WD	\$280,000	\$121,300	\$43.32	\$242,665	1,104	RANCH, C-BC	48	\$96,247	\$183,753	\$94,463	1.945

ECF 0132 \$1,214,586 \$718,520 1.690

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-08-25-404-083	635 LIBERTY POINTE	401	6/9/2023	\$297,000	WD	\$297,000	\$163,600	\$55.08	\$327,258	1,378	C-BC	68	\$60,000	\$237,000	\$182,180	1.301
09-08-25-404-154	487 LIBERTY POINTE	401	2/28/2025	\$315,000	PTA	\$315,000	\$158,400	\$50.29	\$316,811	1,378	C-BC	72	\$60,000	\$255,000	\$171,207	1.489
09-08-25-404-171	549 LIBERTY POINTE	401	6/23/2023	\$325,000	WD	\$325,000	\$160,100	\$49.26	\$320,128	1,378	C-BC	73	\$60,000	\$265,000	\$177,320	1.494
09-08-25-404-082	637 LIBERTY POINTE	401	4/26/2023	\$321,000	WD	\$321,000	\$155,200	\$48.35	\$310,305	1,378	C-BC	69	\$60,000	\$261,000	\$170,624	1.530
09-08-25-404-141	508 LIBERTY POINTE	401	6/23/2023	\$335,000	WD	\$335,000	\$160,000	\$47.76	\$319,952	1,378	C-BC	71	\$60,000	\$275,000	\$177,200	1.552
09-08-25-404-101	619 LIBERTY POINTE	401	1/17/2025	\$310,000	PTA	\$310,000	\$148,500	\$47.90	\$296,933	1,378	C-BC	67	\$60,000	\$250,000	\$157,955	1.583
09-08-25-404-112	595 LIBERTY POINTE	401	7/8/2024	\$346,000	WD	\$346,000	\$153,000	\$44.22	\$306,074	1,450	C-BC	69	\$60,000	\$286,000	\$167,397	1.709
09-08-25-404-067	692 LIBERTY POINTE	401	6/12/2023	\$335,000	WD	\$335,000	\$146,600	\$43.76	\$293,260	1,378	C-BC	67	\$60,000	\$275,000	\$159,005	1.730

ECF 0133 \$2,104,000 \$1,362,888 1.540

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-35-400-026	1423 CREEKBEND CT	401	7/20/2023	\$629,500	PTA	\$629,500	\$329,400	\$52.33	\$658,845	2,798	2 STORY, C-BC	78	\$126,570	\$502,930	\$388,806	1.294
09-12-02-201-023	2015 CHALMERS DR	401	8/16/2024	\$546,500	WD	\$546,500	\$246,800	\$45.16	\$493,584	2,574	2 STORY, C-BC	74	\$77,762	\$468,738	\$319,863	1.465

ECF 0134 \$971,668 \$708,669 1.370

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-30-219-014	109 ALLEN DR	401	6/20/2024	\$365,000	WD	\$365,000	\$221,200	\$60.60	\$442,406	1,680	RANCH, C-BC	72	\$141,818	\$223,182	\$158,204	1.411
09-09-30-216-025	2211 DEXTER AV	401	1/31/2024	\$320,000	WD	\$320,000	\$178,800	\$55.88	\$357,696	1,500	RANCH, C-BC	54	\$144,368	\$175,632	\$112,278	1.564
09-09-30-216-029	2219 DEXTER AV	401	5/24/2023	\$285,000	WD	\$285,000	\$156,200	\$54.81	\$312,429	1,040	RANCH, C-BC	50	\$168,768	\$116,232	\$74,052	1.570
09-09-30-219-009	1904 JACKSON AV	401	5/17/2024	\$467,500	WD	\$467,500	\$220,700	\$47.21	\$441,321	2,360	RANCH, C-BC	57	\$138,774	\$328,726	\$189,092	1.738
09-09-30-219-043	123 ALLEN DR	401	10/24/2024	\$460,000	WD	\$460,000	\$204,700	\$44.50	\$409,432	1,750	2 STORY, C-BC	52	\$149,750	\$310,250	\$129,841	2.389
09-09-30-220-008	1923 DEXTER AV	401	10/31/2023	\$406,000	WD	\$406,000	\$174,500	\$42.98	\$348,933	1,392	RANCH, C-BC	54	\$146,250	\$259,750	\$104,476	2.486
09-09-30-220-011	122 ALLEN DR	401	10/25/2024	\$460,000	WD	\$460,000	\$193,600	\$42.09	\$387,199	1,632	2 STORY, C-BC	52	\$160,327	\$299,673	\$113,436	2.642
09-09-30-220-010	124 ALLEN DR	401	10/24/2024	\$460,000	WD	\$460,000	\$186,900	\$40.63	\$373,702	1,632	2 STORY, C-BC	52	\$155,864	\$304,136	\$108,919	2.792

ECF 0151 \$2,017,581 \$990,298 2.040

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-31-214-028	1865 ARBORDALE ST	401	3/26/2024	\$540,000	PTA	\$540,000	\$263,700	\$48.83	\$527,476	2,254	2 STORY, C-BC	60	\$166,682	\$373,318	\$225,496	1.656
09-09-30-421-005	502 VENTURA CT	401	9/4/2024	\$640,000	WD	\$640,000	\$306,200	\$47.84	\$612,369	2,014	RANCH, C-BC	57	\$247,556	\$392,444	\$202,674	1.936
09-09-30-402-006	1465 BEMIDJI DR	401	8/21/2024	\$550,000	WD	\$550,000	\$236,800	\$43.05	\$473,582	1,966	SPLIT LVL, C-BC	53	\$235,825	\$314,175	\$148,598	2.114
09-09-30-402-002	533 VIRGINIA AV	401	2/27/2025	\$615,000	WD	\$615,000	\$269,800	\$43.87	\$539,511	2,470	SPLIT LVL, C-BC	52	\$247,331	\$367,669	\$162,322	2.265
09-09-33-105-007	1103 BALDWIN AV	401	10/10/2024	\$1,050,000	WD	\$1,050,000	\$567,900	\$54.09	\$1,135,825	2,602	2 STORY, B-A	54	\$474,707	\$575,293	\$330,559	1.740

ECF 0153 \$2,022,899 \$1,069,649 1.900

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-09-31-214-028	1865 ARBORDALE ST	401	3/26/2024	\$540,000	PTA	\$540,000	\$263,700	\$48.83	\$527,476	2,254	2 STORY, C-BC	60	\$166,682	\$373,318	\$225,496	1.656
09-09-30-421-005	502 VENTURA CT	401	9/4/2024	\$640,000	WD	\$640,000	\$306,200	\$47.84	\$612,369	2,014	RANCH, C-BC	57	\$247,556	\$392,444	\$202,674	1.936
09-09-30-402-006	1465 BEMIDJI DR	401	8/21/2024	\$550,000	WD	\$550,000	\$236,800	\$43.05	\$473,582	1,966	SPLIT LVL, C-BC	53	\$235,825	\$314,175	\$148,598	2.114
09-09-30-402-002	533 VIRGINIA AV	401	2/27/2025	\$615,000	WD	\$615,000	\$269,800	\$43.87	\$539,511	2,470	SPLIT LVL, C-BC	52	\$247,331	\$367,669	\$162,322	2.265

ECF 0154 \$1,447,606 \$739,090 1.960

2026 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	CLASS	SALE DATE	SALE PRICE	INST	ADJ SALE PRICE	CUR ASSMNT	ASD/ADJ PRICE	CURRENT APPRAISAL	BLDG SF	BLDG STYLE	BLDG DEPR	LAND & LI VALUE	BLDG RESIDUAL	MANUAL COST	ECF
09-12-04-108-004	2001 ANDERSON AV	401	8/31/2023	\$380,000	WD	\$380,000	\$204,900	\$53.92	\$409,805	1,956	2 STORY, C-BC	50	\$146,039	\$233,961	\$168,004	1.393
09-12-04-116-015	2326 PACKARD ST	401	7/27/2023	\$446,000	WD	\$446,000	\$181,700	\$40.74	\$363,414	1,536	RANCH, C-BC	52	\$109,058	\$336,942	\$162,010	2.080
09-12-04-111-003	2018 CRESTLAND	401	8/12/2024	\$602,500	WD	\$602,500	\$241,000	\$40.00	\$482,060	2,352	2 STORY, C-BC	53	\$144,770	\$457,730	\$198,406	2.307
09-12-04-201-012	2130 TREMMEL AV	401	10/20/2023	\$255,000	WD	\$255,000	\$105,100	\$41.22	\$210,105	1,061	RANCH, C-BC	51	\$82,392	\$172,608	\$72,979	2.365
09-12-04-108-004	2001 ANDERSON AV	401	7/1/2024	\$600,000	WD	\$600,000	\$214,900	\$35.82	\$429,783	1,956	2 STORY, C-BC	50	\$146,039	\$453,961	\$166,908	2.720

ECF 0155 \$1,655,202 \$768,307 2.150