

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0002	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
09-09-18-400-041	2204 APPLEWOOD	0002	401	10/31/2022	\$330,000	WD	\$330,000	\$212,600	\$64.42	\$425,224	1,992	2 STORY, C-BC	65	\$70,000	\$260,000	\$246,341	1.055
09-09-18-400-067	2256 PINE GROVE	0002	401	4/22/2022	\$390,000	OTH	\$390,000	\$203,300	\$52.13	\$406,596	1,885	2 STORY, C-BC	65	\$70,000	\$320,000	\$240,426	1.331
09-09-18-400-099	2204 RIVENOAK	0002	401	6/10/2022	\$430,000	WD	\$430,000	\$210,700	\$49.00	\$421,452	1,885	2 STORY, C-BC	65	\$70,000	\$360,000	\$251,037	1.434
09-09-18-400-075	2122 SPRUCEWAY	0002	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
09-09-18-400-118	2254 RIVENOAK	0002	401	7/7/2022	\$455,000	WD	\$455,000	\$214,300	\$47.10	\$428,554	1,885	SPLIT LVL, C-BC	65	\$70,000	\$385,000	\$256,110	1.503
09-09-18-400-015	2112 OVERLOOK	0002	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
09-09-18-400-036	2176 OVERLOOK	0002	401	4/15/2022	\$384,900	WD	\$384,900	\$172,700	\$44.87	\$345,429	1,696	2 STORY, C-BC	66	\$70,000	\$314,900	\$196,735	1.601
09-09-18-400-010	2102 OVERLOOK	0002	401	2/7/2023	\$470,000	WD	\$470,000	\$187,600	\$39.91	\$375,186	1,850	2 STORY, C-BC	65	\$70,000	\$400,000	\$244,149	1.638
09-09-18-400-042	2206 APPLEWOOD	0002	401	4/29/2022	\$388,000	WD	\$388,000	\$154,400	\$39.79	\$308,763	1,270	2 STORY, C-BC	66	\$70,000	\$318,000	\$170,545	1.865
09-09-18-400-078	2140 SPRUCEWAY	0002	401	6/17/2022	\$455,000	WD	\$455,000	\$177,500	\$39.01	\$354,977	1,161	RANCH, C-BC	65	\$70,000	\$385,000	\$203,555	1.891
09-09-18-400-076	2130 SPRUCEWAY	0002	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

\$4,022,901      \$2,671,432      **1.500**

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PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-08-24-107-017	5 MAPLE VILLAGE	0003	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
09-09-19-214-077	1686 ENCLAVE	0003	401	5/3/2022	\$440,000	WD	\$440,000	\$227,500	\$51.70	\$455,097	1,792	2 STORY, C-BC	77	\$57,050	\$382,950	\$189,546	2.020
09-09-19-214-059	1575 FRANKLIN	0003	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	0003	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
09-09-19-212-038	1715 FULMER	0003	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
09-09-19-214-010	1755 S FRANKLIN	0003	401	5/16/2022	\$406,000	WD	\$406,000	\$182,600	\$44.98	\$365,250	1,444	SPLIT LVL, C-BC	63	\$58,135	\$347,865	\$146,245	2.379
09-09-19-202-106	2150 FOSS	0003	401	12/12/2022	\$245,000	WD	\$245,000	\$102,300	\$41.76	\$204,525	1,022	RANCH, D-CD	51	\$66,496	\$178,504	\$74,610	2.392
09-09-19-212-030	1693 FULMER	0003	401	7/8/2022	\$580,000	WD	\$580,000	\$251,900	\$43.43	\$503,865	1,771	2 STORY, C-BC	79	\$56,662	\$523,338	\$212,954	2.458
09-09-19-202-102	2125 FOSS	0003	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
09-09-19-214-088	1770 N MAPLE	0003	401	2/23/2023	\$340,000	WD	\$340,000	\$105,200	\$30.94	\$210,484	1,050	2 STORY, C-BC	48	\$59,985	\$280,015	\$81,351	3.442
09-09-19-214-088	1770 N MAPLE	0003	401	3/21/2024	\$362,000	WD	\$362,000	\$114,500	\$31.63	\$229,032	1,050	2 STORY, C-BC	47	\$66,892	\$295,108	\$85,337	3.458

\$3,681,730      \$1,574,463      **2.300**

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PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-08-24-104-010	1500 PATRICIA	0004	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	0004	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	0004	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
09-08-24-104-004	1520 PATRICIA	0004	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
09-08-24-104-019	1410 PATRICIA	0004	401	5/19/2022	\$326,000	WD	\$326,000	\$186,600	\$57.24	\$373,108	1,180	C-BC	75	\$41,410	\$284,590	\$150,772	1.888
09-08-24-104-022	1380 PATRICIA	0004	401	4/20/2022	\$295,000	WD	\$295,000	\$166,000	\$56.27	\$332,008	1,180	2 STORY, C-BC	75	\$41,410	\$253,590	\$132,090	1.920
09-08-24-200-020	1101 RAVENWOOD	0004	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
09-08-24-100-014	2630 SEQUOIA	0004	401	9/28/2022	\$399,900	WD	\$399,900	\$208,200	\$52.06	\$416,381	1,886	2 STORY, C-BC	55	\$54,197	\$345,703	\$164,629	2.100
09-08-24-410-030	807 CENTER	0004	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
09-08-24-100-049	1280 KUEHNLE	0004	401	12/1/2022	\$430,000	WD	\$430,000	\$196,100	\$45.60	\$392,105	1,804	SPLIT LVL, C-BC	56	\$54,695	\$375,305	\$156,935	2.391
09-08-24-105-008	1326 RAVENWOOD	0004	401	6/21/2022	\$465,000	WD	\$465,000	\$212,000	\$45.59	\$424,059	1,843	1 1/2 ST, C-BC	55	\$54,617	\$410,383	\$167,928	2.444
09-08-24-100-032	1525 PATRICIA	0004	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
09-08-24-104-040	2504 SEQUOIA	0004	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	0004	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	0004	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
09-08-24-100-059	1116 KUEHNLE	0004	401	7/8/2022	\$479,500	WD	\$479,500	\$200,600	\$41.84	\$401,279	1,740	2 STORY, C-BC	56	\$56,447	\$423,053	\$156,742	2.699
09-08-24-410-016	623 CENTER	0004	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
09-08-24-100-018	2606 SEQUOIA	0004	401	3/22/2023	\$396,000	WD	\$396,000	\$161,600	\$40.81	\$323,157	1,531	SPLIT LVL, C-BC	55	\$54,459	\$341,541	\$124,976	2.733
09-08-24-100-011	2648 SEQUOIA	0004	401	4/22/2022	\$431,000	WD	\$431,000	\$169,100	\$39.23	\$338,224	1,395	RANCH, C-BC	56	\$54,197	\$376,803	\$129,103	2.919
09-08-24-105-032	1245 KUEHNLE	0004	401	8/19/2022	\$530,000	WD	\$530,000	\$205,900	\$38.85	\$411,713	1,821	2 STORY, C-BC	54	\$54,829	\$475,171	\$162,220	2.929
09-08-24-412-024	2649 BERNICE	0004	401	6/1/2022	\$405,000	WD	\$405,000	\$158,000	\$39.01	\$316,049	1,074	RANCH, C-BC	53	\$53,998	\$351,002	\$119,114	2.947
09-08-24-415-002	2511 PAMELA	0004	401	8/25/2022	\$370,000	WD	\$370,000	\$143,700	\$38.84	\$287,496	1,050	RANCH, C-BC	52	\$53,566	\$316,434	\$106,332	2.976
09-08-24-411-002	646 CENTER	0004	401	5/17/2022	\$600,000	WD	\$600,000	\$211,400	\$35.23	\$422,787	2,068	1 1/2 ST, C-BC	52	\$53,286	\$546,714	\$167,955	3.255
09-08-24-412-007	2612 PAMELA	0004	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

\$8,596,806      \$3,622,622      **2.400**

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09-08-24-304-017	435 BARBER	0005	401	7/1/2022	\$250,000	WD	\$250,000	\$156,900	\$62.76	\$313,803	1,388	RANCH, C-BC	53	\$59,771	\$190,229	\$127,016	1.498
09-08-24-200-008	3266 RAVENWOOD	0005	401	6/13/2022	\$255,000	WD	\$255,000	\$144,000	\$56.47	\$288,054	968	RANCH, C-BC	51	\$72,800	\$182,200	\$107,627	1.693
09-08-24-409-038	730 DELLWOOD	0005	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
09-08-24-310-008	360 BARBER	0005	401	11/18/2022	\$429,000	WD	\$429,000	\$224,500	\$52.33	\$448,955	1,512	2 STORY, C-BC	77	\$60,080	\$368,920	\$199,423	1.850
09-08-24-404-025	330 GLENWOOD	0005	401	9/12/2022	\$475,000	WD	\$475,000	\$244,400	\$51.45	\$488,836	1,788	2 STORY, C-BC	81	\$60,080	\$414,920	\$214,378	1.935
09-08-24-407-025	785 DELLWOOD	0005	401	5/26/2022	\$392,850	WD	\$392,850	\$199,200	\$50.71	\$398,457	1,844	1 1/2 ST, C-BC	55	\$69,181	\$323,669	\$164,638	1.966
09-08-24-407-073	795 DELLWOOD	0005	401	5/26/2022	\$392,850	WD	\$392,850	\$199,200	\$50.71	\$398,457	1,844	1 1/2 ST, C-BC	55	\$69,181	\$323,669	\$164,638	1.966
09-08-24-407-074	785 DELLWOOD	0005	401	5/26/2022	\$392,850	WD	\$392,850	\$199,200	\$50.71	\$398,457	1,844	1 1/2 ST, C-BC	55	\$69,181	\$323,669	\$164,638	1.966
09-08-24-421-021	690 ALLISON	0005	401	8/30/2022	\$345,000	WD	\$345,000	\$166,800	\$48.35	\$333,670	1,010	RANCH, C-BC	70	\$57,626	\$287,374	\$138,022	2.082
09-08-24-304-010	411 BARBER	0005	401	8/12/2022	\$318,000	WD	\$318,000	\$150,500	\$47.33	\$301,062	1,324	RANCH, C-BC	52	\$63,310	\$254,690	\$118,876	2.142
09-08-24-402-007	590 ARCHWOOD	0005	401	6/24/2022	\$300,000	WD	\$300,000	\$140,300	\$46.77	\$280,697	1,392	1 1/2 ST, C-BC	50	\$59,771	\$240,229	\$110,463	2.175
09-08-24-301-032	3225 RAVENWOOD	0005	401	4/13/2022	\$539,000	WD	\$539,000	\$238,800	\$44.30	\$477,603	2,370	2 STORY, C-BC	66	\$69,579	\$469,421	\$204,012	2.301
09-08-24-410-013	610 ARCHWOOD	0005	401	8/31/2022	\$364,000	WD	\$364,000	\$162,000	\$44.51	\$323,913	1,400	2 STORY, C-BC	57	\$59,885	\$304,115	\$132,014	2.304
09-08-24-301-028	686 IRONWOOD	0005	401	11/17/2022	\$362,000	WD	\$362,000	\$164,000	\$45.30	\$327,981	1,118	RANCH, C-BC	52	\$62,394	\$299,606	\$127,380	2.352
09-08-24-308-002	3270 VALLEY	0005	401	6/24/2022	\$314,900	WD	\$314,900	\$138,300	\$43.92	\$276,634	1,272	RANCH, C-BC	46	\$68,358	\$246,542	\$104,138	2.367
09-08-24-409-005	640 DELLWOOD	0005	401	12/13/2022	\$327,000	WD	\$327,000	\$139,800	\$42.75	\$279,527	988	RANCH, C-BC	53	\$59,850	\$267,150	\$112,655	2.371
09-08-24-307-017	447 PARKWOOD	0005	402	7/15/2022	\$800,000	WD	\$800,000	\$341,500	\$42.69	\$683,076	2,652	2 STORY, C-BC	98	\$60,080	\$739,920	\$311,498	2.375
09-08-24-416-009	2701 DEXTER	0005	401	7/14/2022	\$455,000	WD	\$455,000	\$194,800	\$42.81	\$389,527	1,661	1 1/2 ST, C-BC	55	\$63,281	\$391,719	\$163,123	2.401
09-08-24-417-005	2689 VALLEY	0005	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
09-08-24-407-066	582 KUEHNLE	0005	401	3/14/2024	\$699,900	WD	\$699,900	\$286,000	\$40.86	\$572,054	1,484	2 STORY, C-BC	98	\$61,712	\$638,188	\$255,171	2.501
09-08-24-416-002	454 EVERGREEN	0005	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
09-08-24-402-014	587 CENTER	0005	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
09-08-24-404-027	306 GLENWOOD	0005	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
09-08-24-303-001	3081 DEXTER	0005	401	7/21/2022	\$316,000	WD	\$316,000	\$119,300	\$37.75	\$238,577	1,040	2 STORY, C-BC	48	\$60,547	\$255,453	\$89,015	2.870
09-08-24-401-005	552 CENTER	0005	401	6/24/2022	\$395,000	WD	\$395,000	\$142,800	\$36.15	\$285,602	988	RANCH, C-BC	54	\$59,928	\$335,072	\$112,837	2.970
09-08-24-307-012	455 PARKWOOD	0005	402	9/14/2022	\$810,000	WD	\$810,000	\$281,200	\$34.72	\$562,400	2,652	2 STORY, C-BC	98	\$60,080	\$749,920	\$251,160	2.986

\$9,693,266      \$4,210,495      **2.300**

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09-09-19-300-007	1062 N MAPLE	0006	401	9/2/2022	\$200,000	WD	\$200,000	\$109,400	\$54.70	\$218,762	925	RANCH, C-BC	49	\$69,518	\$130,482	\$63,508	2.055
09-09-19-304-035	918 N MAPLE	0006	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	0006	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
09-09-19-200-023	2324 N CIRCLE	0006	401	5/11/2022	\$370,000	WD	\$370,000	\$179,500	\$48.51	\$358,982	1,025	RANCH, C-BC	55	\$69,300	\$300,700	\$123,269	2.439
09-09-19-302-019	1049 WESTAIRE	0006	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
09-09-19-304-001	1218 CITY	0006	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	0006	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	0006	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
09-09-19-301-027	1059 HASPER	0006	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

\$2,414,390      \$918,666      **2.600**

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PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-19-310-023	570 N MAPLE	0007	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	0007	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
09-09-19-308-041	2231 WALTER	0007	401	9/26/2022	\$340,000	WD	\$340,000	\$165,800	\$48.76	\$331,646	1,063	RANCH, C-BC	55	\$111,000	\$229,000	\$113,152	2.024
09-09-19-304-069	616 LEONA	0007	401	6/16/2022	\$319,000	WD	\$319,000	\$124,700	\$39.09	\$249,418	1,008	RANCH, C-BC	56	\$120,000	\$199,000	\$91,786	2.168
09-09-19-304-070	612 LEONA	0007	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
09-09-19-306-012	2406 WALTER	0007	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	0007	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
09-09-19-308-037	2217 WALTER	0007	401	12/15/2022	\$390,000	WD	\$390,000	\$168,700	\$43.26	\$337,332	1,287	1 1/2 ST, C-BC	55	\$111,000	\$279,000	\$112,101	2.489
09-09-19-308-027	700 THOMAS	0007	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	0007	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	0007	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	0007	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	0007	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	0007	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
09-09-19-306-001	2405 HAISLEY	0007	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
09-09-19-309-002	709 LEONA	0007	401	4/27/2022	\$425,100	WD	\$425,100	\$155,500	\$36.58	\$311,036	1,292	SPLIT LVL, C-BC	56	\$113,505	\$311,595	\$101,298	3.076
09-09-19-308-034	717 LEONA	0007	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
09-09-19-304-065	706 LEONA	0007	401	4/19/2022	\$432,000	WD	\$432,000	\$155,700	\$36.04	\$311,324	1,400	SPLIT LVL, C-BC	53	\$111,000	\$321,000	\$102,730	3.125
09-09-19-309-003	713 LEONA	0007	401	4/8/2022	\$400,000	WD	\$400,000	\$142,900	\$35.73	\$285,732	1,292	SPLIT LVL, C-BC	53	\$109,171	\$290,829	\$90,544	3.212
09-09-19-306-003	2415 HAISLEY	0007	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

\$6,034,602      \$2,392,138      **2.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-19-305-011	1007 DUNCAN	0008	401	7/29/2022	\$280,000	WD	\$280,000	\$166,000	\$59.29	\$332,054	1,200	1 1/2 ST, C-BC	51	\$118,682	\$161,318	\$94,832	1.701
09-09-19-305-047	501 BRUCE	0008	401	8/8/2022	\$295,000	WD	\$295,000	\$167,100	\$56.64	\$334,246	1,300	1 1/2 ST, C-BC	51	\$123,407	\$171,593	\$93,706	1.831
09-09-19-318-040	906 DUNCAN	0008	401	9/30/2022	\$325,000	WD	\$325,000	\$173,200	\$53.29	\$346,346	1,280	1 1/2 ST, C-BC	51	\$118,293	\$206,707	\$101,357	2.039
09-09-19-317-007	825 SUNRISE	0008	401	5/24/2022	\$350,000	WD	\$350,000	\$168,000	\$48.00	\$335,988	1,096	RANCH, C-BC	52	\$118,946	\$231,054	\$96,463	2.395
09-09-19-305-025	803 DUNCAN	0008	401	12/16/2022	\$339,000	WD	\$339,000	\$169,400	\$49.97	\$338,732	1,200	1 1/2 ST, C-BC	51	\$118,777	\$220,223	\$88,300	2.494
09-09-19-314-036	606 WESTWOOD	0008	401	2/24/2023	\$400,000	WD	\$400,000	\$189,200	\$47.30	\$378,324	1,086	RANCH, C-BC	51	\$120,476	\$279,524	\$103,512	2.700
09-09-19-317-031	935 WESTWOOD	0008	401	3/7/2023	\$405,000	WD	\$405,000	\$187,300	\$46.25	\$374,538	1,086	RANCH, C-BC	51	\$123,849	\$281,151	\$100,638	2.794
09-09-19-305-048	2106 ARLENE	0008	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	0008	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	0008	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
09-09-19-305-004	1047 DUNCAN	0008	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	0008	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
09-09-19-415-002	614 WILTON	0008	401	5/25/2023	\$427,000	WD	\$427,000	\$174,800	\$40.94	\$349,543	1,080	1 1/2 ST, C-BC	50	\$118,804	\$308,196	\$92,629	3.327
09-09-19-415-013	610 BRIERWOOD	0008	401	6/16/2022	\$631,000	WD	\$631,000	\$223,600	\$35.44	\$447,140	1,475	2 STORY, C-BC	63	\$117,245	\$513,755	\$146,620	3.504
09-09-19-312-015	1903 ARLENE	0008	401	6/1/2022	\$441,000	WD	\$441,000	\$162,900	\$36.94	\$325,771	1,176	1 1/2 ST, C-BC	51	\$120,791	\$320,209	\$91,102	3.515
09-09-19-318-049	804 DUNCAN	0008	401	7/29/2022	\$440,000	WD	\$440,000	\$158,500	\$36.02	\$317,011	1,200	1 1/2 ST, C-BC	51	\$118,293	\$321,707	\$88,319	3.643
09-09-19-312-008	1904 ARBORVIEW	0008	401	9/20/2023	\$481,500	WD	\$481,500	\$185,900	\$38.61	\$371,822	1,136	1 1/2 ST, C-BC	54	\$79,617	\$401,883	\$108,224	3.713
09-09-19-415-018	600 BRIERWOOD	0008	401	5/11/2022	\$553,000	WD	\$553,000	\$190,600	\$34.47	\$381,231	1,272	1 1/2 ST, C-BC	63	\$120,962	\$432,038	\$115,675	3.735
09-09-19-305-008	1021 DUNCAN	0008	401	5/6/2022	\$458,000	WD	\$458,000	\$157,200	\$34.32	\$314,449	1,200	1 1/2 ST, C-BC	51	\$117,731	\$340,269	\$87,430	3.892
09-09-19-305-053	2116 ARLENE	0008	401	4/11/2022	\$610,000	WD	\$610,000	\$191,100	\$31.33	\$382,150	1,352	1 1/2 ST, C-BC	60	\$118,394	\$491,606	\$117,225	4.194

\$6,306,929      \$2,051,868      **3.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-19-320-042	1121 SAUNDERS	0010	401	12/21/2022	\$292,800	WD	\$292,800	\$168,600	\$57.58	\$337,226	1,119	1 1/2 ST, C-BC	51	\$121,225	\$171,575	\$85,241	2.013
09-09-19-206-035	1604 ARGYLE	0010	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
09-09-19-206-026	1620 CREAL	0010	401	6/28/2022	\$410,000	WD	\$410,000	\$170,800	\$41.66	\$341,598	1,178	RANCH, C-BC	52	\$110,132	\$299,868	\$110,222	2.721
09-09-19-321-010	1221 SAUNDERS	0010	401	8/26/2022	\$410,000	WD	\$410,000	\$170,200	\$41.51	\$340,396	1,447	SPLIT LVL, C-BC	51	\$112,052	\$297,948	\$108,735	2.740
09-09-19-209-009	1810 COOLEY	0010	401	10/6/2022	\$402,000	WD	\$402,000	\$161,700	\$40.22	\$323,318	1,054	RANCH, C-BC	51	\$111,420	\$290,580	\$100,904	2.880
09-09-19-206-032	1620 ARGYLE	0010	401	4/15/2022	\$350,000	WD	\$350,000	\$139,200	\$39.77	\$278,353	1,014	RANCH, C-BC	52	\$107,203	\$242,797	\$81,500	2.979
09-09-19-204-013	1620 HATCHER	0010	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
09-09-19-206-047	1424 ARGYLE	0010	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
09-09-19-206-038	1530 ARGYLE	0010	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
09-09-19-209-003	1724 SAUNDERS	0010	401	8/18/2023	\$410,000	PTA	\$410,000	\$169,600	\$41.37	\$339,176	1,024	RANCH, C-BC	50	\$79,400	\$330,600	\$94,464	3.500
09-09-19-203-010	1440 HATCHER	0010	401	4/25/2023	\$515,000	WD	\$515,000	\$186,700	\$36.25	\$373,424	1,255	1 1/2 ST, C-BC	51	\$106,964	\$408,036	\$105,154	3.880
09-09-19-203-001	1323 CREAL	0010	401	6/1/2022	\$517,000	WD	\$517,000	\$159,800	\$30.91	\$319,507	1,014	RANCH, C-BC	51	\$100,582	\$416,418	\$104,250	3.994
09-09-19-205-004	1431 ARGYLE	0010	401	4/18/2022	\$500,000	WD	\$500,000	\$155,600	\$31.12	\$311,136	1,014	RANCH, C-BC	54	\$106,436	\$393,564	\$97,476	4.038

\$4,206,917      \$1,357,579      **3.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-18-405-021	1559 NEWPORT CREEK	0011	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
09-09-18-401-027	2053 NEWPORT	0011	401	1/26/2024	\$315,000	WD	\$315,000	\$169,300	\$53.75	\$338,576	1,056	RANCH, C-BC	50	\$176,580	\$138,420	\$107,997	1.282
09-09-18-403-003	1522 NEWPORT CREEK	0011	401	12/8/2022	\$1,395,000	WD	\$1,395,000	\$784,900	\$56.27	\$1,569,822	3,743	2 STORY, B-A	84	\$180,823	\$1,214,177	\$913,815	1.329
09-09-18-100-018	2638 SALISBURY	0011	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	0011	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
09-09-18-306-004	1790 RIVERWOOD	0011	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	0011	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
09-09-18-405-018	1760 TIMBER	0011	401	8/29/2022	\$650,000	WD	\$650,000	\$254,000	\$39.08	\$508,066	2,684	2 STORY, C-BC	81	\$87,906	\$562,094	\$336,128	1.672
09-09-18-105-003	2713 WHITE OAK	0011	401	8/29/2022	\$1,315,000	PTA	\$1,315,000	\$514,000	\$39.09	\$1,028,014	3,964	2 STORY, B-A	75	\$187,001	\$1,127,999	\$672,810	1.677
09-09-18-101-029	2740 HOLYOKE	0011	401	3/29/2023	\$722,000	WD	\$722,000	\$321,700	\$44.56	\$643,474	2,994	SPLIT LVL, C-BC	60	\$175,110	\$546,890	\$308,134	1.775
09-09-18-103-018	2747 HOLYOKE	0011	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
09-09-18-401-014	1709 TIMBER	0011	401	6/17/2022	\$722,500	WD	\$722,500	\$241,300	\$33.40	\$482,508	2,625	2 STORY, C-BC	80	\$89,459	\$633,041	\$314,439	2.013

\$8,642,649      \$5,624,899      **1.550**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-19-404-015	1522 MILLER	0012	401	11/28/2022	\$235,000	WD	\$235,000	\$149,600	\$63.66	\$299,273	1,032	RANCH, C-BC	48	\$100,658	\$134,342	\$83,207	1.615
09-09-19-401-041	1696 MILLER	0012	401	9/28/2022	\$608,000	WD	\$608,000	\$371,300	\$61.07	\$742,540	1,960	1 1/2 ST, C-BC	71	\$108,860	\$499,140	\$248,502	2.009
09-09-19-401-013	1110 WINES	0012	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	0012	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

\$1,135,455      \$543,573      **2.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-19-415-036	1685 MILLER	0014	401	8/30/2022	\$650,000	WD	\$650,000	\$332,000	\$51.08	\$663,913	1,922	2 STORY, C-BC	62	\$143,235	\$506,765	\$216,949	2.336
09-09-19-414-030	715 LINDA VISTA	0014	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
09-09-19-410-043	1139 WENDY	0014	401	8/26/2022	\$479,000	WD	\$479,000	\$214,300	\$44.74	\$428,671	1,332	RANCH, C-BC	61	\$100,994	\$378,006	\$136,532	2.769
09-09-19-412-001	1111 PAUL	0014	401	1/19/2023	\$316,500	WD	\$316,500	\$142,900	\$45.15	\$285,795	788	RANCH, C-BC	52	\$92,950	\$223,550	\$80,352	2.782
09-09-19-414-048	1541 MILLER	0014	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	0014	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
09-09-19-414-009	631 REVENA	0014	401	10/21/2022	\$505,000	WD	\$505,000	\$208,400	\$41.27	\$416,759	1,400	RANCH, C-BC	51	\$110,673	\$394,327	\$127,536	3.092

\$3,588,615      \$1,282,263      **2.800**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-19-109-018	1044 SUNSET	0015	401	3/8/2023	\$448,375	WD	\$448,375	\$255,100	\$56.89	\$510,186	1,832	1 1/2 ST, C-BC	65	\$124,889	\$323,486	\$197,588	1.637
09-09-19-110-020	1311 POMONA	0015	401	7/15/2022	\$425,000	WD	\$425,000	\$215,500	\$50.71	\$430,996	1,425	RANCH, D-CD	54	\$121,541	\$303,459	\$139,394	2.177
09-09-19-108-021	1148 OLDEN	0015	401	5/3/2022	\$625,000	WD	\$625,000	\$314,400	\$50.30	\$628,773	2,532	RANCH, C-BC	56	\$127,160	\$497,840	\$225,952	2.203
09-09-20-208-010	1210 MINGLEWOOD	0015	401	12/2/2022	\$699,200	WD	\$699,200	\$308,800	\$44.16	\$617,575	2,555	RANCH, C-BC	52	\$142,083	\$557,117	\$243,842	2.285
09-09-20-306-002	1127 BROOKS	0015	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
09-09-19-110-010	1526 NEWPORT RD	0015	401	4/19/2022	\$355,000	WD	\$355,000	\$172,700	\$48.65	\$345,327	1,104	RANCH, C-BC	53	\$121,622	\$233,378	\$100,768	2.316
09-09-20-202-029	1413 CULVER	0015	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
09-09-19-110-013	1496 NEWPORT	0015	401	12/20/2022	\$318,500	WD	\$318,500	\$137,700	\$43.23	\$275,456	839	RANCH, C-BC	51	\$121,622	\$196,878	\$78,889	2.496
09-09-19-110-028	1401 POMONA	0015	401	6/22/2022	\$415,000	WD	\$415,000	\$185,100	\$44.60	\$370,184	1,196	RANCH, C-BC	52	\$121,622	\$293,378	\$111,965	2.620
09-09-19-405-076	980 NEWPORT	0015	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

\$4,407,021     \$1,887,299     **2.300**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-20-305-009	1101 GOTT	0018	401	11/21/2022	\$345,000	WD	\$345,000	\$207,500	\$60.14	\$415,037	1,479	RANCH, C-BC	51	\$112,200	\$232,800	\$129,473	1.798
09-09-29-218-030	615 FELCH ST	0018	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
09-09-20-312-018	712 GOTT	0018	401	9/9/2022	\$510,000	WD	\$510,000	\$276,100	\$54.14	\$552,242	1,732	2 STORY, C-BC	74	\$95,055	\$414,945	\$185,096	2.242
09-09-20-304-015	822 BROOKS	0018	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
09-09-20-302-028	603 ROBIN	0018	402	1/30/2024	\$1,300,000	PTA	\$1,300,000	\$606,200	\$46.63	\$1,212,417	3,268	RANCH, C-BC	88	\$122,447	\$1,177,553	\$454,154	2.593
09-09-20-316-025	504 HISCOCK	0018	401	9/7/2022	\$498,800	WD	\$498,800	\$231,900	\$46.49	\$463,868	1,953	2 STORY, C-BC	51	\$96,547	\$402,253	\$148,713	2.705
09-09-20-309-016	727 GOTT	0018	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	0018	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
09-09-20-302-022	1029 FOUNTAIN	0018	401	2/6/2023	\$420,000	WD	\$420,000	\$182,200	\$43.38	\$364,334	1,184	SPLIT LVL, C-BC	52	\$126,060	\$293,940	\$101,870	2.885
09-09-20-300-001	414 W SUMMIT	0018	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
09-09-20-309-011	745 GOTT	0018	401	8/11/2022	\$655,000	WD	\$655,000	\$272,200	\$41.56	\$544,467	1,540	1 1/2 ST, C-BC	72	\$101,878	\$553,122	\$179,186	3.087
09-09-20-305-047	1110 BROOKS	0018	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
09-09-20-304-005	901 GOTT	0018	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

\$6,220,748      \$2,391,680      **2.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-20-408-021	229 W SUMMIT	0020	401	12/30/2022	\$376,900	WD	\$376,900	\$295,400	\$78.38	\$590,771	3,110	RANCH, C-BC	98	\$131,327	\$245,573	\$218,783	1.122
09-09-20-100-013	1329 N MAIN	0020	401	2/16/2023	\$575,000	WD	\$575,000	\$257,500	\$44.78	\$514,989	1,746	RANCH, C-BC	68	\$88,882	\$486,118	\$236,726	2.054
09-09-20-408-007	223 W SUMMIT	0020	401	12/30/2022	\$374,000	WD	\$374,000	\$155,900	\$41.68	\$311,862	990	2 STORY, C-BC	51	\$170,882	\$203,118	\$78,322	2.593
09-09-20-408-021	229 W SUMMIT	0020	401	12/30/2022	\$374,000	WD	\$374,000	\$155,900	\$41.68	\$311,862	990	2 STORY, C-BC	51	\$170,882	\$203,118	\$78,322	2.593
09-09-20-408-022	221 W SUMMIT	0020	401	12/30/2022	\$374,000	WD	\$374,000	\$155,900	\$41.68	\$311,862	990	2 STORY, C-BC	51	\$170,882	\$203,118	\$78,322	2.593
09-09-20-408-022	221 W SUMMIT	0020	401	12/30/2022	\$374,000	WD	\$374,000	\$155,900	\$41.68	\$311,862	990	2 STORY, C-BC	51	\$170,882	\$203,118	\$78,322	2.593
09-09-20-408-007	223 W SUMMIT	0020	401	12/30/2022	\$376,900	WD	\$376,900	\$155,900	\$41.36	\$311,862	990	2 STORY, C-BC	51	\$170,882	\$206,018	\$78,322	2.630
09-09-20-408-022	221 W SUMMIT	0020	401	12/30/2022	\$376,900	WD	\$376,900	\$155,900	\$41.36	\$311,862	990	2 STORY, C-BC	51	\$170,882	\$206,018	\$78,322	2.630
09-09-20-405-053	915 WILDT	0020	401	9/29/2023	\$1,150,000	WD	\$1,150,000	\$404,800	\$35.20	\$809,543	3,998	2 STORY, C-BC	97	\$112,027	\$1,037,973	\$387,509	2.679
09-09-20-405-055	915 WILDT	0020	401	9/29/2023	\$1,150,000	WD	\$1,150,000	\$404,800	\$35.20	\$809,543	3,998	2 STORY, C-BC	97	\$112,027	\$1,037,973	\$387,509	2.679
09-09-29-121-012	626 N FOURTH AV	0020	401	8/26/2022	\$299,000	WD	\$299,000	\$121,800	\$40.74	\$243,503	740	RANCH, C-BC	51	\$87,950	\$211,050	\$74,073	2.849

\$4,243,195      \$1,774,533      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0023	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	0023	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
09-09-16-313-013	535 SKYDALE	0023	401	12/27/2022	\$340,000	WD	\$340,000	\$178,800	\$52.59	\$357,607	988	RANCH, C-BC	55	\$67,116	\$272,884	\$108,554	2.514
09-09-16-311-002	321 CLOVERDALE	0023	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	0023	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	0023	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
09-09-16-317-002	278 LARKSPUR	0023	401	5/10/2022	\$425,100	WD	\$425,100	\$198,100	\$46.60	\$396,183	1,292	RANCH, C-BC	57	\$71,306	\$353,794	\$132,603	2.668
09-09-16-313-008	445 SKYDALE	0023	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
09-09-16-311-004	349 CLOVERDALE	0023	401	9/26/2022	\$340,000	WD	\$340,000	\$160,100	\$47.09	\$320,220	988	RANCH, C-BC	54	\$66,377	\$273,623	\$94,859	2.885
09-09-16-318-003	334 LARKSPUR	0023	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
09-09-16-309-019	2247 STELLAR	0023	401	6/28/2022	\$394,900	WD	\$394,900	\$162,800	\$41.23	\$325,590	988	RANCH, C-BC	54	\$68,803	\$326,097	\$104,811	3.111
09-09-16-308-013	352 MANOR	0023	401	4/20/2022	\$330,000	WD	\$330,000	\$134,800	\$40.85	\$269,605	988	RANCH, C-BC	55	\$69,487	\$260,513	\$81,681	3.189
09-09-16-314-024	336 SKYDALE	0023	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

\$3,950,412      \$1,439,700      **2.750**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-16-303-007	314 HILLDALE	0024	401	8/23/2023	\$290,000	QC	\$290,000	\$248,200	\$85.59	\$496,453	1,769	RANCH, C-BC	53	\$94,287	\$195,713	\$167,569	1.168
09-09-16-304-005	425 HILLDALE	0024	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
09-09-16-307-012	459 BROOKSIDE	0024	401	4/4/2022	\$330,000	WD	\$330,000	\$168,100	\$50.94	\$336,271	1,298	RANCH, C-BC	53	\$82,333	\$247,667	\$118,111	2.097
09-09-17-400-010	215 BROOKSIDE	0024	401	4/29/2022	\$375,000	OTH	\$375,000	\$177,000	\$47.20	\$354,079	1,240	RANCH, C-BC	56	\$84,215	\$290,785	\$125,518	2.317
09-09-16-301-003	710 NORTHSIDE	0024	401	11/10/2022	\$520,000	WD	\$520,000	\$226,700	\$43.60	\$453,366	1,992	2 STORY, C-BC	55	\$79,648	\$440,352	\$177,961	2.474
09-09-16-304-028	325 HILLDALE	0024	401	8/31/2022	\$420,000	WD	\$420,000	\$164,400	\$39.14	\$328,738	1,272	2 STORY, C-BC	51	\$82,333	\$337,667	\$114,607	2.946
09-09-16-305-007	2000 DELAFIELD	0024	401	6/3/2022	\$437,000	WD	\$437,000	\$157,500	\$36.04	\$315,071	1,080	RANCH, C-BC	52	\$76,838	\$360,162	\$110,806	3.250
09-09-17-400-020	221 BARTON	0024	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

\$2,694,524      \$1,123,534      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0025	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
09-09-21-217-015	1504 LONG SHORE	0025	401	8/8/2022	\$395,000	WD	\$395,000	\$207,100	\$52.43	\$414,279	2,092	1 1/2 ST, C-BC	51	\$122,948	\$272,052	\$133,028	2.045
09-09-21-216-003	1505 CHANDLER	0025	401	11/22/2022	\$390,500	WD	\$390,500	\$174,600	\$44.71	\$349,220	1,544	1 1/2 ST, C-BC	51	\$110,428	\$280,072	\$115,414	2.427
09-09-21-205-029	1707 PONTIAC	0025	401	12/14/2022	\$306,619	WD	\$306,619	\$135,100	\$44.06	\$270,239	1,080	1 1/2 ST, C-BC	49	\$100,345	\$206,274	\$82,114	2.512
09-09-21-205-011	1722 CHANDLER	0025	401	10/7/2022	\$350,000	WD	\$350,000	\$156,500	\$44.71	\$313,070	1,296	1 1/2 ST, C-BC	52	\$99,534	\$250,466	\$97,505	2.569
09-09-21-203-002	690 BARTON	0025	401	10/7/2022	\$600,000	WD	\$600,000	\$237,100	\$39.52	\$474,163	1,966	1 1/2 ST, C-BC	65	\$120,552	\$479,448	\$170,909	2.805
09-09-21-215-011	1510 CHANDLER	0025	401	5/17/2023	\$297,000	PTA	\$297,000	\$119,600	\$40.27	\$239,235	850	RANCH, C-BC	51	\$100,705	\$196,295	\$66,955	2.932
09-09-21-205-010	1724 CHANDLER	0025	401	12/12/2022	\$410,000	OTH	\$410,000	\$159,000	\$38.78	\$318,037	1,296	1 1/2 ST, C-BC	51	\$99,534	\$310,466	\$105,608	2.940

\$2,228,893      \$886,573      **2.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-21-402-004	1549 BROADWAY	0026	401	9/15/2023	\$275,000	WD	\$275,000	\$182,600	\$66.40	\$365,143	1,174	2 STORY, C-BC	50	\$63,040	\$211,960	\$111,890	1.894
09-09-21-102-005	1562 JONES	0026	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	0026	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
09-09-21-303-026	911 WALL	0026	401	2/16/2023	\$280,000	WD	\$280,000	\$143,600	\$51.29	\$287,267	1,040	2 STORY, C-BC	54	\$91,049	\$188,951	\$83,497	2.263
09-09-20-400-005	415 LONG SHORE	0026	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	0026	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	0026	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	0026	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
09-09-21-209-008	1540 PEAR	0026	401	4/1/2022	\$315,000	WD	\$315,000	\$135,200	\$42.92	\$270,488	1,083	RANCH, C-BC	52	\$76,067	\$238,933	\$78,713	3.035
09-09-21-402-005	1553 BROADWAY	0026	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
09-09-21-210-004	1601 PEACH	0026	401	5/4/2022	\$527,000	WD	\$527,000	\$202,700	\$38.46	\$405,306	1,216	RANCH, C-BC	54	\$78,784	\$448,216	\$132,195	3.391

\$3,559,650      \$1,408,379      **2.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-21-302-085	1145 FREESIA	026.1	401	3/10/2023	\$416,000	WD	\$416,000	\$248,700	\$59.78	\$497,498	1,879	2 STORY, C-BC	80	\$112,000	\$304,000	\$195,883	1.552
09-09-21-302-110	1043 MAIDEN	026.1	401	5/12/2022	\$460,000	WD	\$460,000	\$247,800	\$53.87	\$495,683	1,879	2 STORY, C-BC	81	\$112,000	\$348,000	\$194,961	1.785
09-09-21-302-104	1183 FREESIA	026.1	401	7/26/2022	\$360,000	WD	\$360,000	\$193,800	\$53.83	\$387,608	927	RANCH, C-BC	79	\$112,000	\$248,000	\$137,804	1.800
09-09-21-302-063	1101 FREESIA	026.1	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
09-09-21-302-062	1015 MAIDEN	026.1	401	6/30/2022	\$358,000	WD	\$358,000	\$191,300	\$53.44	\$382,630	891	RANCH, C-BC	79	\$112,000	\$246,000	\$135,315	1.818
09-09-21-304-093	936 WALL	026.1	401	7/18/2022	\$500,000	WD	\$500,000	\$268,800	\$53.76	\$537,676	1,860	2 STORY, C-BC	83	\$112,000	\$388,000	\$212,838	1.823
09-09-21-302-090	1155 FREESIA	026.1	401	5/27/2022	\$365,000	WD	\$365,000	\$194,700	\$53.34	\$389,390	927	RANCH, C-BC	79	\$112,000	\$253,000	\$138,695	1.824
09-09-21-302-072	1119 FREESIA	026.1	401	3/31/2023	\$365,000	WD	\$365,000	\$191,200	\$52.38	\$382,358	891	RANCH, C-BC	79	\$112,000	\$253,000	\$137,377	1.842
09-09-21-302-093	1161 FREESIA	026.1	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
09-09-21-302-093	1161 FREESIA	026.1	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
09-09-21-308-069	576 KELLOGG	026.1	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
09-09-21-308-059	564 KELLOGG	026.1	401	1/5/2023	\$231,000	WD	\$231,000	\$102,400	\$44.33	\$204,868	800	C-BC	65	\$67,000	\$164,000	\$70,055	2.341
09-09-21-308-028	513 LONG SHORE	026.1	401	6/6/2022	\$240,000	WD	\$240,000	\$103,600	\$43.17	\$207,110	800	C-BC	65	\$67,000	\$173,000	\$70,055	2.469
09-09-21-308-069	576 KELLOGG	026.1	401	6/29/2022	\$252,000	WD	\$252,000	\$102,400	\$40.63	\$204,868	800	C-BC	65	\$67,000	\$185,000	\$70,055	2.641
09-09-21-308-024	555 LONG SHORE	026.1	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
09-09-21-308-047	527 LONG SHORE	026.1	401	9/15/2022	\$260,000	WD	\$260,000	\$102,400	\$39.38	\$204,868	800	C-BC	65	\$67,000	\$193,000	\$70,055	2.755
09-09-21-308-039	519 LONG SHORE	026.1	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
09-09-21-308-029	509 LONG SHORE	026.1	401	7/13/2022	\$249,500	PTA	\$249,500	\$96,600	\$38.72	\$193,196	800	C-BC	59	\$67,000	\$182,500	\$63,098	2.892
09-09-21-308-071	580 KELLOGG	026.1	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
09-09-21-308-034	515 LONG SHORE	026.1	401	5/4/2022	\$255,000	WD	\$255,000	\$97,600	\$38.27	\$195,234	800	C-BC	66	\$67,000	\$188,000	\$64,117	2.932

\$4,953,293      \$2,392,181      **2.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-20-405-047	857 WILDT	0027	401	7/8/2022	\$865,000	WD	\$865,000	\$476,600	\$55.10	\$953,177	2,022	2 STORY, B-A	78	\$190,000	\$675,000	\$359,989	1.875
09-09-28-213-041	1002 CATHERINE	0027	401	11/3/2022	\$620,000	WD	\$620,000	\$361,800	\$58.35	\$723,602	1,908	C-BC	75	\$185,000	\$435,000	\$228,900	1.900
09-09-20-413-034	709 N FIFTH	0027	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	0027	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	0027	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
09-09-20-413-035	711 N FIFTH	0027	401	11/1/2022	\$1,350,000	WD	\$1,350,000	\$480,300	\$35.58	\$960,596	2,436	C-BC	70	\$190,000	\$1,160,000	\$327,495	3.542

\$3,580,000      \$1,519,523      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-21-304-030	1050 WALL	0028	401	10/19/2022	\$230,000	WD	\$230,000	\$161,200	\$70.09	\$322,406	1,182	C-BC	54	\$105,000	\$125,000	\$91,501	1.366
09-09-21-304-062	1050 WALL	0028	401	10/7/2022	\$270,000	WD	\$270,000	\$164,100	\$60.78	\$328,270	1,209	C-BC	54	\$105,000	\$165,000	\$93,969	1.756
09-09-21-304-051	1050 WALL	0028	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
09-09-21-304-054	1050 WALL	0028	401	4/15/2022	\$280,000	WD	\$280,000	\$145,100	\$51.82	\$290,252	1,182	C-BC	55	\$105,000	\$175,000	\$90,367	1.937
09-09-21-304-043	1050 WALL	0028	401	6/14/2022	\$322,500	WD	\$322,500	\$166,300	\$51.57	\$332,611	1,391	C-BC	57	\$105,000	\$217,500	\$111,030	1.959
09-09-21-304-039	1050 WALL	0028	401	4/28/2022	\$280,000	WD	\$280,000	\$142,900	\$51.04	\$285,701	1,242	C-BC	55	\$105,000	\$175,000	\$88,147	1.985
09-09-21-304-061	1050 WALL	0028	401	3/30/2023	\$329,000	WD	\$329,000	\$179,000	\$54.41	\$358,065	1,391	C-BC	54	\$105,000	\$224,000	\$112,473	1.992
09-09-21-304-040	1050 WALL	0028	401	10/31/2022	\$359,000	WD	\$359,000	\$195,000	\$54.32	\$390,019	1,495	C-BC	54	\$105,000	\$254,000	\$118,167	2.149
09-09-21-304-036	1050 WALL	0028	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	0028	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	0028	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
09-09-21-304-044	1050 WALL	0028	401	5/3/2022	\$325,000	WD	\$325,000	\$141,500	\$43.54	\$283,007	1,209	C-BC	55	\$105,000	\$220,000	\$86,833	2.534
09-09-21-401-114	1229 ISLAND	0028	401	5/20/2022	\$244,700	WD	\$244,700	\$105,000	\$42.91	\$209,904	868	C-BC	54	\$65,000	\$179,700	\$70,685	2.542
09-09-21-401-110	1225 ISLAND	0028	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
09-09-21-401-053	1257 ISLAND	0028	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
09-09-21-401-109	1225 ISLAND	0028	401	5/18/2022	\$257,000	WD	\$257,000	\$105,700	\$41.13	\$211,337	871	C-BC	54	\$65,000	\$192,000	\$71,384	2.690
09-09-21-401-026	1213 ISLAND	0028	401	8/2/2022	\$260,000	WD	\$260,000	\$106,600	\$41.00	\$213,242	871	C-BC	54	\$65,000	\$195,000	\$72,313	2.697
09-09-21-401-009	1201 ISLAND	0028	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
09-09-21-401-039	1233 ISLAND	0028	401	7/27/2022	\$261,500	WD	\$261,500	\$104,200	\$39.85	\$208,414	871	C-BC	54	\$65,000	\$196,500	\$69,958	2.809
09-09-21-401-063	1253 ISLAND	0028	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	0028	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
09-09-21-401-119	1221 ISLAND	0028	401	6/2/2022	\$273,000	WD	\$273,000	\$105,700	\$38.72	\$211,337	871	C-BC	54	\$65,000	\$208,000	\$71,384	2.914
09-09-21-401-103	1225 ISLAND	0028	401	6/29/2022	\$273,000	WD	\$273,000	\$104,200	\$38.17	\$208,414	871	C-BC	54	\$65,000	\$208,000	\$69,958	2.973
09-09-21-401-042	1233 ISLAND	0028	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	0028	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
09-09-21-401-122	1221 ISLAND	0028	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

\$5,201,201      \$2,157,004      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-21-100-009	1008 TRAVER	0030	401	6/7/2022	\$371,000	WD	\$371,000	\$153,600	\$41.40	\$307,123	1,210	SPLIT LVL, D-CD	53	\$98,522	\$272,478	\$90,696	3.004

\$272,478      \$90,696      **3.000**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-16-100-044	2991 LESLIE PARK	0031	401	6/11/2022	\$456,390	WD	\$456,390	\$291,400	\$63.85	\$582,826	2,432	2 STORY, C-BC	78	\$115,458	\$340,932	\$333,834	1.021
09-09-10-300-056	3168 EAGLE	0031	401	10/28/2022	\$535,000	WD	\$535,000	\$297,400	\$55.59	\$594,887	2,423	2 STORY, C-BC	81	\$122,148	\$412,852	\$335,038	1.232
09-09-10-302-066	3164 OTTER CREEK	0031	401	12/6/2022	\$535,000	WD	\$535,000	\$287,000	\$53.64	\$573,980	2,669	2 STORY, C-BC	79	\$109,455	\$425,545	\$329,217	1.293
09-09-15-200-077	2991 OMLESAAD	0031	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	0031	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	0031	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	0031	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
09-09-10-302-024	3208 FOXWAY	0031	401	1/29/2023	\$500,000	PTA	\$500,000	\$249,500	\$49.90	\$498,988	2,640	2 STORY, C-BC	72	\$96,090	\$403,910	\$285,541	1.415
09-09-09-401-010	2286 HICKORY POINT	0031	401	5/19/2022	\$583,500	WD	\$583,500	\$288,500	\$49.44	\$576,973	2,084	2 STORY, C-BC	83	\$144,121	\$439,379	\$309,180	1.421
09-09-10-302-038	3169 BIRCHWOOD	0031	401	6/15/2022	\$525,000	WD	\$525,000	\$259,200	\$49.37	\$518,359	2,298	2 STORY, C-BC	79	\$116,667	\$408,333	\$286,923	1.423
09-09-10-301-042	2536 MALLARD	0031	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
09-09-09-400-035	2285 HICKORY POINT	0031	401	9/23/2022	\$617,000	WD	\$617,000	\$302,900	\$49.09	\$605,726	2,796	2 STORY, C-BC	75	\$117,924	\$499,076	\$348,430	1.432
09-09-10-301-020	3090 DEER CREEK	0031	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
09-09-10-301-043	2533 MALLARD	0031	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	0031	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	0031	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	0031	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
09-09-16-322-008	857 BROOKSIDE	0031	401	9/22/2022	\$615,000	WD	\$615,000	\$285,300	\$46.39	\$570,516	2,460	2 STORY, C-BC	74	\$112,115	\$502,885	\$327,429	1.536
09-09-10-303-055	2389 TIMBERCREST	0031	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
09-09-10-303-061	2376 TIMBERCREST	0031	401	9/12/2022	\$550,000	WD	\$550,000	\$254,100	\$46.20	\$508,227	2,298	2 STORY, C-BC	79	\$115,348	\$434,652	\$280,628	1.549
09-09-16-300-038	2009 TIBBITTS	0031	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
09-09-15-200-058	2411 TAMARACK	0031	401	11/14/2022	\$460,000	WD	\$460,000	\$213,200	\$46.35	\$426,411	1,918	2 STORY, C-BC	71	\$117,667	\$342,333	\$218,812	1.565
09-09-10-300-019	3136 FAWNMEADOW	0031	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
09-09-16-322-012	2111 TIBBITTS	0031	401	9/22/2022	\$565,000	WD	\$565,000	\$257,600	\$45.59	\$515,101	2,230	2 STORY, C-BC	74	\$125,412	\$439,588	\$278,349	1.579
09-09-11-302-019	3231 KILBURN PARK	0031	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	0031	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
09-09-16-300-041	2039 TIBBITTS	0031	401	8/31/2022	\$625,000	WD	\$625,000	\$281,100	\$44.98	\$562,131	2,340	RANCH, D-CD	73	\$111,821	\$513,179	\$321,650	1.595
09-09-10-303-039	2354 HICKORY POINT	0031	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
09-09-11-300-019	3125 EARLMOORE	0031	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
09-09-15-200-052	2428 TAMARACK	0031	401	8/3/2022	\$570,000	WD	\$570,000	\$244,000	\$42.81	\$487,931	2,362	2 STORY, C-BC	71	\$118,825	\$451,175	\$263,647	1.711
09-09-10-305-005	2295 CANYON	0031	401	7/1/2022	\$665,000	WD	\$665,000	\$281,700	\$42.36	\$563,463	2,520	2 STORY, B-A	77	\$114,375	\$550,625	\$320,777	1.717
09-09-11-304-007	3404 CROMWELL	0031	401	10/26/2022	\$405,000	WD	\$405,000	\$174,900	\$43.19	\$349,740	1,146	RANCH, C-BC	75	\$103,076	\$301,924	\$174,815	1.727
09-09-15-200-034	2418 MEADOWRIDGE	0031	401	6/2/2022	\$620,000	WD	\$620,000	\$257,300	\$41.50	\$514,681	2,317	RANCH, D-CD	70	\$112,229	\$507,771	\$287,466	1.766
09-09-15-200-067	2975 S FOXRIDGE	0031	401	6/7/2022	\$595,000	WD	\$595,000	\$244,000	\$41.01	\$487,949	2,408	2 STORY, C-BC	73	\$108,109	\$486,891	\$271,314	1.795
09-09-11-400-011	3484 ASHBURNAM	0031	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
09-09-16-300-049	816 BROOKSIDE	0031	401	12/15/2022	\$615,000	WD	\$615,000	\$250,600	\$40.75	\$501,248	2,060	RANCH, D-CD	72	\$112,422	\$502,578	\$275,568	1.824
09-09-11-304-012	3412 ASHBURNAM	0031	401	5/20/2022	\$451,000	WD	\$451,000	\$177,100	\$39.27	\$354,201	1,189	RANCH, C-BC	77	\$96,913	\$354,087	\$183,777	1.927
09-09-15-200-066	2979 S FOXRIDGE	0031	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
09-09-10-302-014	3206 PINEBLUFF	0031	401	4/1/2022	\$615,000	WD	\$615,000	\$229,600	\$37.33	\$459,279	2,494	2 STORY, C-BC	73	\$104,518	\$510,482	\$253,401	2.015

\$17,478,230    \$11,377,412    **1.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-16-300-006	840 WICKFIELD	0032	401	1/13/2023	\$290,000	WD	\$290,000	\$183,500	\$63.28	\$366,975	1,224	RANCH, C-BC	51	\$96,215	\$193,785	\$115,512	1.678
09-09-21-200-014	891 STARWICK	0032	401	6/27/2022	\$256,000	WD	\$256,000	\$125,900	\$49.18	\$251,826	1,044	1 1/2 ST, C-BC	51	\$73,643	\$182,357	\$84,849	2.149
09-09-16-300-004	1918 PONTIAC	0032	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
09-09-21-201-006	815 STARWICK	0032	401	1/13/2023	\$290,000	WD	\$290,000	\$138,000	\$47.59	\$276,007	978	1 1/2 ST, C-BC	52	\$72,949	\$217,051	\$86,629	2.506
09-09-21-207-012	1807 HIAWATHA	0032	401	11/29/2022	\$260,000	WD	\$260,000	\$122,000	\$46.92	\$244,018	947	RANCH, C-BC	52	\$75,766	\$184,234	\$71,780	2.567
09-09-21-201-005	821 STARWICK	0032	401	9/2/2022	\$345,000	WD	\$345,000	\$144,500	\$41.88	\$289,010	1,240	1 1/2 ST, C-BC	52	\$73,848	\$271,152	\$102,458	2.646
09-09-21-207-013	1811 HIAWATHA	0032	401	5/11/2022	\$299,000	WD	\$299,000	\$121,800	\$40.74	\$243,652	888	RANCH, C-BC	52	\$71,679	\$227,321	\$81,892	2.776
09-09-16-300-018	895 WICKFIELD	0032	401	11/10/2022	\$540,000	WD	\$540,000	\$230,000	\$42.59	\$460,029	2,032	1 1/2 ST, C-BC	54	\$79,150	\$460,850	\$162,491	2.836
09-09-21-201-001	843 STARWICK	0032	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
09-09-21-207-002	906 BARTON	0032	401	6/24/2022	\$342,000	WD	\$342,000	\$125,700	\$36.75	\$251,344	846	RANCH, C-BC	51	\$73,419	\$268,581	\$84,726	3.170
09-09-21-200-011	877 STARWICK	0032	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
09-09-21-207-009	810 BARTON	0032	401	4/21/2023	\$295,900	WD	\$295,900	\$109,200	\$36.90	\$218,363	888	RANCH, C-BC	51	\$78,515	\$217,385	\$59,662	3.644

\$2,862,036      \$1,073,832      **2.700**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-15-104-024	2812 RATHMORE	0033	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	0033	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
09-09-15-104-146	2951 AUGHTON	0033	401	11/3/2022	\$502,000	WD	\$502,000	\$292,100	\$58.19	\$584,251	1,778	2 STORY, C-BC	97	\$140,000	\$362,000	\$260,558	1.389
09-09-15-104-070	2948 CORSTON	0033	401	1/19/2024	\$580,509	WD	\$580,509	\$300,600	\$51.78	\$601,219	1,866	2 STORY, C-BC	98	\$140,000	\$440,509	\$307,479	1.433
09-09-10-402-119	3111 MILLBURY	0033	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	0033	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	0033	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	0033	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
09-09-15-104-021	2806 RATHMORE	0033	401	5/6/2022	\$567,000	WD	\$567,000	\$291,900	\$51.48	\$583,801	2,212	2 STORY, C-BC	94	\$140,000	\$427,000	\$286,323	1.491
09-09-15-104-196	2729 S SPURWAY	0033	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
09-09-10-402-149	3274 HAYSTER	0033	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	0033	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
09-09-15-104-047	2970 CORSTON	0033	401	5/31/2022	\$555,000	WD	\$555,000	\$280,400	\$50.52	\$560,737	1,778	2 STORY, C-BC	98	\$140,000	\$415,000	\$271,443	1.529
09-09-15-104-028	2809 RATHMORE	0033	401	4/15/2022	\$615,000	WD	\$615,000	\$308,400	\$50.15	\$616,890	2,800	2 STORY, C-BC	94	\$140,000	\$475,000	\$307,671	1.544
09-09-15-104-228	2851 HARDWICK	0033	401	5/17/2022	\$615,000	WD	\$615,000	\$307,200	\$49.95	\$614,464	2,212	2 STORY, C-BC	95	\$140,000	\$475,000	\$306,106	1.552
09-09-15-104-211	2882 HARDWICK	0033	401	4/5/2022	\$550,000	WD	\$550,000	\$272,700	\$49.58	\$545,489	1,866	2 STORY, C-BC	97	\$140,000	\$410,000	\$261,606	1.567
09-09-15-104-151	2961 AUGHTON	0033	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	0033	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
09-09-15-104-160	2702 S SPURWAY	0033	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
09-09-15-104-089	2879 RAYFIELD	0033	401	2/2/2023	\$538,005	WD	\$538,005	\$280,600	\$52.16	\$561,154	1,778	2 STORY, C-BC	98	\$140,000	\$398,005	\$247,011	1.611
09-09-15-104-088	2877 RAYFIELD	0033	401	1/25/2023	\$581,682	WD	\$581,682	\$303,100	\$52.11	\$606,181	1,778	2 STORY, C-BC	98	\$140,000	\$441,682	\$273,420	1.615
09-09-15-104-053	2979 STOKE	0033	401	3/8/2023	\$655,000	WD	\$655,000	\$336,700	\$51.40	\$673,443	2,070	2 STORY, C-BC	98	\$140,000	\$515,000	\$312,870	1.646
09-09-15-104-189	2743 S SPURWAY	0033	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
09-09-10-402-180	3235 ARDLEY	0033	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	0033	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
09-09-15-104-167	2716 S SPURWAY	0033	401	11/13/2023	\$627,000	WD	\$627,000	\$303,200	\$48.36	\$606,326	1,778	2 STORY, C-BC	96	\$140,000	\$487,000	\$273,505	1.781
09-09-10-402-181	3233 ARDLEY	0033	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
09-09-15-104-145	2949 AUGHTON	0033	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

\$13,694,186      \$8,716,353      **1.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-15-205-017	2210 PLACID	0034	401	8/29/2023	\$300,000	CD	\$300,000	\$225,300	\$75.10	\$450,688	1,859	2 STORY, C-BC	59	\$107,564	\$192,436	\$196,071	0.981
09-09-15-205-029	2300 PLACID	0034	401	10/14/2022	\$420,000	WD	\$420,000	\$288,300	\$68.64	\$576,602	2,543	2 STORY, C-BC	61	\$110,439	\$309,561	\$229,750	1.347
09-09-15-103-010	2615 TRAVER	0034	401	8/16/2022	\$685,000	WD	\$685,000	\$416,400	\$60.79	\$832,729	2,652	2 STORY, C-BC	79	\$119,870	\$565,130	\$407,348	1.387
09-09-15-204-016	2485 TRAVER	0034	401	9/21/2022	\$345,000	WD	\$345,000	\$198,300	\$57.48	\$396,553	1,684	RANCH, C-BC	60	\$109,602	\$235,398	\$163,972	1.436
09-09-15-204-049	2480 PLACID	0034	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	0034	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
09-09-15-206-012	2233 PLACID	0034	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	0034	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
09-09-15-205-026	2236 PLACID	0034	401	4/17/2023	\$544,500	WD	\$544,500	\$250,300	\$45.97	\$500,619	1,974	2 STORY, C-BC	60	\$110,187	\$434,313	\$192,426	2.257
09-09-15-200-011	2955 LAKEHURST	0034	401	3/30/2023	\$658,600	WD	\$658,600	\$299,300	\$45.44	\$598,519	2,428	2 STORY, C-BC	64	\$111,153	\$547,447	\$240,200	2.279
09-09-15-204-016	2485 TRAVER	0034	401	6/16/2023	\$515,000	WD	\$515,000	\$229,900	\$44.64	\$459,803	1,684	RANCH, C-BC	59	\$109,602	\$405,398	\$172,598	2.349

\$4,073,701      \$2,362,589      **1.700**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0035	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	0035	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
09-09-15-101-087	2510 TRAVER	0035	401	4/13/2022	\$362,500	WD	\$362,500	\$152,600	\$42.10	\$305,131	1,420	C-BC	61	\$76,000	\$286,500	\$130,932	2.188
09-09-15-101-081	2528 TRAVER	0035	401	6/28/2022	\$388,000	WD	\$388,000	\$156,800	\$40.41	\$313,622	1,508	C-BC	61	\$76,000	\$312,000	\$135,784	2.298
09-09-15-101-065	2606 TRAVER	0035	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

\$1,463,000      \$693,894      **2.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-15-102-094	18 EASTBURY	0036	401	7/7/2022	\$414,500	WD	\$414,500	\$248,000	\$59.83	\$496,045	1,628	C-BC	61	\$96,000	\$318,500	\$210,550	1.513
09-09-15-102-040	17 HAVERHILL	0036	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	0036	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
09-09-15-100-007	3 SOUTHWICK	0036	401	5/17/2022	\$435,000	WD	\$435,000	\$247,800	\$56.97	\$495,564	1,628	C-BC	60	\$96,000	\$339,000	\$210,297	1.612
09-09-15-102-054	31 HAVERHILL	0036	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
09-09-15-102-029	6 HAVERHILL	0036	401	12/8/2022	\$465,000	WD	\$465,000	\$236,200	\$50.80	\$472,379	2,056	C-BC	60	\$96,000	\$369,000	\$209,799	1.759
09-09-15-102-085	9 EASTBURY	0036	401	7/14/2022	\$430,000	WD	\$430,000	\$226,500	\$52.67	\$453,050	2,292	C-BC	61	\$96,000	\$334,000	\$187,921	1.777
09-09-15-102-017	14 WESTBURY	0036	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
09-09-15-102-006	3 WESTBURY	0036	401	7/6/2022	\$451,000	WD	\$451,000	\$234,000	\$51.88	\$468,081	2,056	C-BC	60	\$96,000	\$355,000	\$195,832	1.813
09-09-15-102-079	3 EASTBURY	0036	401	8/16/2022	\$489,000	WD	\$489,000	\$247,800	\$50.67	\$495,566	1,628	C-BC	61	\$96,000	\$393,000	\$210,298	1.869
09-09-15-102-064	7 NORTHWICK	0036	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	0036	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
09-09-15-100-026	21 SOUTHWICK	0036	401	7/26/2022	\$577,500	WD	\$577,500	\$255,300	\$44.21	\$510,620	1,682	C-BC	65	\$96,000	\$481,500	\$218,221	2.206
09-09-15-102-005	2 WESTBURY	0036	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

\$4,970,000      \$2,749,730      **1.800**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-15-407-001	2648 PRAIRIE	0037	401	5/20/2022	\$300,000	WD	\$300,000	\$178,400	\$59.47	\$356,841	1,308	RANCH, C-BC	54	\$108,105	\$191,895	\$131,398	1.460
09-09-15-406-028	2843 RENFREW	0037	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	0037	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
09-09-14-300-006	2212 PRAIRIE	0037	401	6/28/2022	\$331,000	WD	\$331,000	\$184,900	\$55.86	\$369,714	1,298	RANCH, C-BC	54	\$104,700	\$226,300	\$139,997	1.616
09-09-15-405-016	2948 SHEFFIELD	0037	401	8/31/2022	\$495,000	WD	\$495,000	\$274,300	\$55.41	\$548,603	2,947	2 STORY, C-BC	53	\$105,287	\$389,713	\$234,187	1.664
09-09-14-300-005	2224 PRAIRIE	0037	401	6/10/2022	\$512,500	WD	\$512,500	\$234,200	\$45.70	\$468,306	2,257	SPLIT LVL, C-BC	56	\$106,158	\$406,342	\$191,309	2.124
09-09-15-406-006	2603 PRAIRIE	0037	401	6/13/2022	\$450,400	WD	\$450,400	\$205,500	\$45.63	\$410,932	1,646	RANCH, C-BC	54	\$106,195	\$344,205	\$160,981	2.138
09-09-15-404-005	2324 PRAIRIE	0037	401	6/13/2022	\$425,000	WD	\$425,000	\$193,500	\$45.53	\$386,962	1,513	RANCH, C-BC	53	\$105,588	\$319,412	\$148,639	2.149
09-09-15-405-008	2871 AURORA	0037	401	12/8/2023	\$490,000	WD	\$490,000	\$230,600	\$47.06	\$461,124	1,995	2 STORY, C-BC	55	\$74,940	\$415,060	\$193,092	2.150
09-09-15-407-002	2636 PRAIRIE	0037	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	0037	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	0037	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	0037	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	0037	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
09-09-15-401-011	2856 BRIARCLIFF	0037	401	8/4/2022	\$460,000	WD	\$460,000	\$190,700	\$41.46	\$381,325	1,956	SPLIT LVL, C-BC	53	\$103,391	\$356,609	\$146,822	2.429
09-09-15-406-016	2403 PRAIRIE	0037	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	0037	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
09-09-15-402-015	2740 AURORA	0037	401	7/13/2022	\$390,000	WD	\$390,000	\$157,800	\$40.46	\$315,629	984	RANCH, C-BC	53	\$105,281	\$284,719	\$111,119	2.562
09-09-15-403-014	2923 BURLINGTON	0037	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
09-09-14-300-003	2248 PRAIRIE	0037	401	7/8/2022	\$605,000	WD	\$605,000	\$226,000	\$37.36	\$452,023	1,605	RANCH, C-BC	56	\$106,337	\$498,663	\$165,956	3.005
09-09-15-403-010	2877 BURLINGTON	0037	401	5/3/2023	\$420,000	WD	\$420,000	\$141,400	\$33.67	\$282,810	984	RANCH, C-BC	47	\$104,853	\$315,147	\$98,865	3.188

\$7,583,116      \$3,539,027      **2.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-16-200-083	2764 S KNIGHTSBRIDGE	0038	401	6/14/2022	\$200,000	WD	\$200,000	\$125,900	\$62.95	\$251,745	1,094	RANCH, C-BC	82	\$70,200	\$129,800	\$131,554	0.987
09-09-16-201-047	2865 DILLON	0038	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
09-09-10-400-013	2776 BARCLAY	0038	401	12/14/2022	\$301,000	WD	\$301,000	\$146,400	\$48.64	\$292,874	1,623	2 STORY, C-BC	79	\$63,000	\$238,000	\$208,976	1.139
09-09-16-200-178	2719 BRISTOL RIDGE	0038	401	3/2/2023	\$446,892	WD	\$446,892	\$215,300	\$48.18	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$361,392	\$313,811	1.152
09-09-10-400-294	3084 BARCLAY	0038	401	8/15/2022	\$318,000	WD	\$318,000	\$180,200	\$56.67	\$360,492	1,623	2 STORY, C-BC	82	\$63,000	\$255,000	\$215,574	1.183
09-09-16-200-176	2715 BRISTOL RIDGE	0038	401	3/3/2023	\$457,130	WD	\$457,130	\$215,300	\$47.10	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$371,630	\$313,811	1.184
09-09-10-400-031	2840 BARCLAY	0038	401	11/10/2022	\$293,000	WD	\$293,000	\$171,400	\$58.50	\$342,764	1,623	2 STORY, C-BC	79	\$63,000	\$230,000	\$194,146	1.185
09-09-16-200-177	2717 BRISTOL RIDGE	0038	401	3/8/2023	\$459,347	WD	\$459,347	\$215,300	\$46.87	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$373,847	\$313,811	1.191
09-09-10-400-168	2745 BARCLAY	0038	401	1/26/2023	\$300,000	WD	\$300,000	\$140,200	\$46.73	\$280,410	1,623	2 STORY, C-BC	79	\$63,000	\$237,000	\$197,645	1.199
09-09-16-200-175	2713 BRISTOL RIDGE	0038	401	3/3/2023	\$462,581	WD	\$462,581	\$215,300	\$46.54	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$377,081	\$313,811	1.202
09-09-10-400-245	3013 BARCLAY	0038	401	8/5/2022	\$309,900	WD	\$309,900	\$173,100	\$55.86	\$346,111	1,623	2 STORY, C-BC	82	\$63,000	\$246,900	\$205,153	1.203
09-09-16-200-179	2721 BRISTOL RIDGE	0038	401	3/8/2023	\$464,099	WD	\$464,099	\$215,300	\$46.39	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$378,599	\$313,811	1.206
09-09-10-400-072	2770 BARCLAY	0038	401	1/31/2023	\$245,000	WD	\$245,000	\$114,300	\$46.65	\$228,652	1,148	RANCH, C-BC	79	\$63,000	\$182,000	\$150,593	1.209
09-09-16-200-180	2723 BRISTOL RIDGE	0038	401	3/31/2023	\$465,302	WD	\$465,302	\$215,300	\$46.27	\$430,692	1,869	2 STORY, C-BC	99	\$85,500	\$379,802	\$313,811	1.210
09-09-16-200-198	2753 BRISTOL RIDGE	0038	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
09-09-10-400-193	2942 BARCLAY	0038	401	9/28/2022	\$309,500	WD	\$309,500	\$171,300	\$55.35	\$342,657	1,623	2 STORY, C-BC	81	\$63,000	\$246,500	\$202,650	1.216
09-09-16-202-028	2876 DILLON	0038	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
09-09-10-400-162	2735 BARCLAY	0038	401	11/8/2022	\$300,000	WD	\$300,000	\$171,400	\$57.13	\$342,764	1,623	2 STORY, C-BC	79	\$63,000	\$237,000	\$194,146	1.221
09-09-10-400-191	2936 BARCLAY	0038	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
09-09-10-400-011	2748 BARCLAY	0038	401	8/12/2022	\$330,500	WD	\$330,500	\$181,100	\$54.80	\$362,151	1,623	2 STORY, C-BC	79	\$63,000	\$267,500	\$216,776	1.234
09-09-16-200-181	2725 BRISTOL RIDGE	0038	401	3/10/2023	\$490,596	WD	\$490,596	\$222,500	\$45.35	\$444,914	1,872	2 STORY, C-BC	99	\$85,500	\$405,096	\$326,740	1.240
09-09-15-102-152	2736 WINTER GARDEN	0038	401	10/26/2022	\$420,000	WD	\$420,000	\$236,900	\$56.40	\$473,754	2,313	C-BC	74	\$85,500	\$334,500	\$269,434	1.241
09-09-16-202-002	2802 DILLON	0038	401	10/20/2022	\$498,000	WD	\$498,000	\$232,100	\$46.61	\$464,115	1,684	RANCH, C-BC	98	\$110,000	\$388,000	\$307,926	1.260
09-09-15-102-162	2725 WINTER GARDEN	0038	401	2/10/2023	\$385,000	WD	\$385,000	\$172,200	\$44.73	\$344,451	2,235	C-BC	74	\$85,500	\$299,500	\$235,410	1.272
09-09-16-200-201	2759 BRISTOL RIDGE	0038	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	0038	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	0038	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
09-09-16-201-018	2979 HAVRE	0038	401	6/27/2022	\$589,990	WD	\$589,990	\$267,100	\$45.27	\$534,133	2,680	RANCH, C-BC	95	\$110,000	\$479,990	\$368,811	1.301
09-09-14-209-031	3055 CEDARBROOK	0038	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
09-09-10-400-033	2844 BARCLAY	0038	401	6/3/2022	\$325,000	QC	\$325,000	\$168,800	\$51.94	\$337,533	1,623	2 STORY, C-BC	79	\$63,000	\$262,000	\$198,937	1.317
09-09-10-400-033	2844 BARCLAY	0038	401	8/22/2022	\$325,000	WD	\$325,000	\$174,800	\$53.78	\$349,668	1,623	2 STORY, C-BC	79	\$63,000	\$262,000	\$198,937	1.317
09-09-16-200-202	2761 BRISTOL RIDGE	0038	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
09-09-16-200-016	2650 S KNIGHTSBRIDGE	0038	401	5/13/2022	\$236,000	WD	\$236,000	\$121,600	\$51.53	\$243,171	1,182	RANCH, C-BC	82	\$70,200	\$165,800	\$125,341	1.323
09-09-16-201-038	2883 DILLON	0038	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
09-09-16-201-034	2891 DILLON	0038	401	9/30/2022	\$617,000	WD	\$617,000	\$273,700	\$44.36	\$547,416	2,634	2 STORY, C-BC	96	\$110,000	\$507,000	\$380,362	1.333
09-09-10-400-224	3042 BARCLAY	0038	401	10/28/2022	\$390,000	WD	\$390,000	\$207,400	\$53.18	\$414,701	2,008	2 STORY, C-BC	81	\$63,000	\$327,000	\$244,067	1.340
09-09-10-400-172	2753 BARCLAY	0038	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	0038	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
09-09-15-102-158	2735 WINTER GARDEN	0038	401	5/4/2022	\$379,900	OTH	\$379,900	\$191,200	\$50.33	\$382,302	2,235	C-BC	75	\$85,500	\$294,400	\$215,074	1.369
09-09-10-400-279	3079 BARCLAY	0038	401	6/29/2022	\$408,660	WD	\$408,660	\$204,100	\$49.94	\$408,132	2,008	2 STORY, C-BC	83	\$63,000	\$345,660	\$250,096	1.382
09-09-15-102-141	2710 WINTER GARDEN	0038	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
09-09-10-400-019	2788 BARCLAY	0038	401	5/12/2022	\$340,000	WD	\$340,000	\$167,900	\$49.38	\$335,750	1,623	2 STORY, C-BC	79	\$63,000	\$277,000	\$197,645	1.402
09-09-16-201-014	2987 HAVRE	0038	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
09-09-16-200-056	2730 S KNIGHTSBRIDGE	0038	401	6/1/2022	\$266,400	WD	\$266,400	\$131,000	\$49.17	\$262,089	1,182	RANCH, C-BC	82	\$70,200	\$196,200	\$139,050	1.411
09-09-10-400-225	3044 BARCLAY	0038	401	6/10/2022	\$395,600	WD	\$395,600	\$194,000	\$49.04	\$387,929	2,008	2 STORY, C-BC	81	\$63,000	\$332,600	\$235,456	1.413
09-09-10-400-086	2705 BARCLAY	0038	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
09-09-16-200-010	2854 S KNIGHTSBRIDGE	0038	401	10/21/2022	\$255,000	WD	\$255,000	\$124,800	\$48.94	\$249,528	1,094	RANCH, C-BC	81	\$70,200	\$184,800	\$129,948	1.422
09-09-16-200-106	2826 S KNIGHTSBRIDGE	0038	401	8/5/2022	\$252,000	WD	\$252,000	\$123,200	\$48.89	\$246,390	1,094	RANCH, C-BC	83	\$70,200	\$181,800	\$127,974	1.424

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-16-200-100	2802 S KNIGHTSBRIDGE	0038	401	8/5/2022	\$268,500	WD	\$268,500	\$131,000	\$48.79	\$262,089	1,182	RANCH, C-BC	82	\$70,200	\$198,300	\$139,050	1.426
09-09-10-400-138	2851 BARCLAY	0038	401	3/13/2023	\$350,000	WD	\$350,000	\$141,600	\$40.46	\$283,163	1,623	2 STORY, C-BC	80	\$63,000	\$287,000	\$200,148	1.434
09-09-10-400-273	3067 BARCLAY	0038	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
09-09-10-400-166	2743 BARCLAY	0038	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	0038	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	0038	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
09-09-10-400-225	3044 BARCLAY	0038	401	9/2/2022	\$405,000	WD	\$405,000	\$194,000	\$47.90	\$387,929	2,008	2 STORY, C-BC	81	\$63,000	\$342,000	\$235,456	1.453
09-09-15-102-124	2714 MAITLAND	0038	401	3/27/2023	\$412,000	WD	\$412,000	\$165,600	\$40.19	\$331,285	2,130	C-BC	71	\$85,500	\$326,500	\$223,441	1.461
09-09-14-209-025	3103 CEDARBROOK	0038	401	6/22/2022	\$638,000	WD	\$638,000	\$261,800	\$41.03	\$523,642	2,569	2 STORY, C-BC	69	\$119,700	\$518,300	\$351,254	1.476
09-09-15-102-151	2734 WINTER GARDEN	0038	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
09-09-16-204-002	2768 POLSON	0038	401	1/13/2023	\$555,000	WD	\$555,000	\$219,900	\$39.62	\$439,897	1,681	RANCH, C-BC	96	\$110,000	\$445,000	\$299,906	1.484
09-09-10-400-207	2972 BARCLAY	0038	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
09-09-16-200-024	2668 S KNIGHTSBRIDGE	0038	401	8/18/2022	\$275,000	WD	\$275,000	\$129,900	\$47.24	\$259,747	1,182	RANCH, C-BC	81	\$70,200	\$204,800	\$137,353	1.491
09-09-10-400-005	2736 BARCLAY	0038	401	4/22/2022	\$335,000	WD	\$335,000	\$156,800	\$46.81	\$313,582	1,623	2 STORY, C-BC	80	\$63,000	\$272,000	\$181,581	1.498
09-09-16-200-042	2708 S KNIGHTSBRIDGE	0038	401	7/11/2022	\$258,000	WD	\$258,000	\$121,100	\$46.94	\$242,144	1,094	RANCH, C-BC	81	\$70,200	\$187,800	\$124,597	1.507
09-09-16-200-123	2912 N KNIGHTSBRIDGE	0038	401	2/24/2023	\$295,000	WD	\$295,000	\$116,500	\$39.49	\$232,978	1,201	RANCH, C-BC	82	\$70,200	\$224,800	\$147,980	1.519
09-09-16-200-109	2832 S KNIGHTSBRIDGE	0038	401	3/9/2023	\$285,000	WD	\$285,000	\$112,500	\$39.47	\$225,020	1,182	RANCH, C-BC	83	\$70,200	\$214,800	\$140,745	1.526
09-09-15-102-147	2724 WINTER GARDEN	0038	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
09-09-16-200-077	2781 S KNIGHTSBRIDGE	0038	401	5/19/2022	\$284,500	WD	\$284,500	\$131,000	\$46.05	\$262,089	1,182	RANCH, C-BC	82	\$70,200	\$214,300	\$139,050	1.541
09-09-10-400-146	2791 BARCLAY	0038	401	4/15/2022	\$345,500	WD	\$345,500	\$157,500	\$45.59	\$315,071	1,623	2 STORY, C-BC	81	\$63,000	\$282,500	\$182,660	1.547
09-09-16-200-021	2660 S KNIGHTSBRIDGE	0038	401	7/20/2022	\$290,000	WD	\$290,000	\$133,000	\$45.86	\$265,947	1,236	RANCH, C-BC	81	\$70,200	\$219,800	\$141,846	1.550
09-09-16-200-110	2816 S KNIGHTSBRIDGE	0038	401	8/24/2022	\$277,000	WD	\$277,000	\$127,000	\$45.85	\$253,958	1,094	RANCH, C-BC	83	\$70,200	\$206,800	\$133,158	1.553
09-09-10-400-096	2761 BARCLAY	0038	401	6/10/2022	\$302,000	WD	\$302,000	\$136,700	\$45.26	\$273,449	1,148	RANCH, C-BC	80	\$63,000	\$239,000	\$152,499	1.567
09-09-16-200-128	2905 N KNIGHTSBRIDGE	0038	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	0038	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	0038	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
09-09-15-102-108	2766 MAITLAND	0038	401	5/16/2022	\$497,000	WD	\$497,000	\$220,200	\$44.31	\$440,375	2,313	C-BC	71	\$85,500	\$411,500	\$257,156	1.600
09-09-16-200-141	2932 N KNIGHTSBRIDGE	0038	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	0038	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
09-09-10-400-261	3041 BARCLAY	0038	401	6/20/2022	\$305,000	WD	\$305,000	\$134,100	\$43.97	\$268,183	1,148	RANCH, C-BC	82	\$63,000	\$242,000	\$148,683	1.628
09-09-16-200-045	2714 S KNIGHTSBRIDGE	0038	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	0038	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	0038	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
09-09-10-400-014	2778 BARCLAY	0038	401	8/1/2022	\$285,000	WD	\$285,000	\$121,500	\$42.63	\$243,046	906	SPLIT LVL, C-BC	79	\$63,000	\$222,000	\$130,468	1.702
09-09-16-200-122	2910 N KNIGHTSBRIDGE	0038	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	0038	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
09-09-16-200-037	2706 S KNIGHTSBRIDGE	0038	401	5/12/2022	\$290,000	WD	\$290,000	\$121,600	\$41.93	\$243,171	1,182	RANCH, C-BC	82	\$70,200	\$219,800	\$125,341	1.754
09-09-10-400-219	3030 BARCLAY	0038	401	5/10/2022	\$321,000	WD	\$321,000	\$132,800	\$41.37	\$265,678	1,148	RANCH, C-BC	81	\$63,000	\$258,000	\$146,868	1.757
09-09-16-200-061	2750 S KNIGHTSBRIDGE	0038	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	0038	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
09-09-10-400-014	2778 BARCLAY	0038	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	0038	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
09-09-10-400-026	2830 BARCLAY	0038	401	5/13/2022	\$310,000	WD	\$310,000	\$125,700	\$40.55	\$251,416	906	SPLIT LVL, C-BC	79	\$63,000	\$247,000	\$136,533	1.809
09-09-10-400-232	2994 BARCLAY	0038	401	4/29/2022	\$288,000	WD	\$288,000	\$116,800	\$40.56	\$233,520	906	SPLIT LVL, C-BC	83	\$63,000	\$225,000	\$123,565	1.821
09-09-10-400-173	2755 BARCLAY	0038	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
09-09-10-400-080	2752 BARCLAY	0038	401	4/25/2022	\$432,600	WD	\$432,600	\$170,000	\$39.30	\$339,900	2,008	2 STORY, C-BC	80	\$63,000	\$369,600	\$200,652	1.842
09-09-10-400-024	2798 BARCLAY	0038	401	6/8/2022	\$320,000	WD	\$320,000	\$125,700	\$39.28	\$251,416	906	SPLIT LVL, C-BC	79	\$63,000	\$257,000	\$136,533	1.882
09-09-10-400-190	2932 BARCLAY	0038	401	3/31/2023	\$317,000	WD	\$317,000	\$105,100	\$33.15	\$210,149	906	SPLIT LVL, C-BC	81	\$63,000	\$254,000	\$133,772	1.899

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-15-102-120	2744 MAITLAND	0038	401	10/3/2022	\$505,000	WD	\$505,000	\$193,400	\$38.30	\$386,742	2,130	C-BC	71	\$85,500	\$419,500	\$218,291	1.922
09-09-10-400-133	2891 BARCLAY	0038	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

\$30,476,931    \$21,646,319    **1.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-14-302-001	2362 GEORGETOWN	0039	401	7/27/2022	\$290,000	WD	\$290,000	\$182,700	\$63.00	\$365,491	1,578	SPLIT LVL, C-BC	55	\$113,750	\$176,250	\$136,076	1.295
09-09-14-302-001	2362 GEORGETOWN	0039	401	9/22/2022	\$295,000	WD	\$295,000	\$182,700	\$61.93	\$365,491	1,578	SPLIT LVL, C-BC	55	\$113,750	\$181,250	\$136,076	1.332
09-09-14-300-018	2043 GEORGETOWN	0039	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
09-09-14-302-038	2056 YORKTOWN	0039	401	12/21/2022	\$430,000	WD	\$430,000	\$205,800	\$47.86	\$411,510	1,929	1 1/2 ST, C-BC	56	\$102,177	\$327,823	\$167,207	1.961
09-09-14-205-037	3135 BLUETT	0039	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
09-09-14-208-039	3147 LEXINGTON	0039	401	9/9/2022	\$412,000	WD	\$412,000	\$185,900	\$45.12	\$371,790	1,648	2 STORY, C-BC	55	\$103,814	\$308,186	\$144,852	2.128
09-09-14-302-035	2074 YORKTOWN	0039	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
09-09-14-208-019	3150 RUMSEY	0039	401	11/8/2022	\$520,000	WD	\$520,000	\$243,100	\$46.75	\$486,260	1,954	2 STORY, C-BC	55	\$102,254	\$417,746	\$180,794	2.311
09-09-14-201-001	2370 GEORGETOWN	0039	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
09-09-14-205-020	2537 GEORGETOWN	0039	401	8/9/2022	\$510,000	WD	\$510,000	\$212,900	\$41.75	\$425,848	1,944	2 STORY, C-BC	56	\$99,149	\$410,851	\$176,594	2.327
09-09-14-203-023	3042 LEXINGTON	0039	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	0039	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
09-09-14-205-027	2424 TRENTON	0039	401	4/1/2022	\$525,000	WD	\$525,000	\$199,200	\$37.94	\$398,475	1,944	2 STORY, C-BC	55	\$103,840	\$421,160	\$159,262	2.644
09-09-14-301-037	2235 YORKTOWN	0039	401	6/13/2022	\$603,200	PTA	\$603,200	\$222,400	\$36.87	\$444,819	1,954	2 STORY, C-BC	55	\$108,870	\$494,330	\$181,594	2.722
09-09-14-208-008	3035 LEXINGTON	0039	401	7/21/2022	\$637,500	WD	\$637,500	\$231,800	\$36.36	\$463,550	1,954	2 STORY, C-BC	58	\$110,742	\$526,758	\$190,707	2.762
09-09-14-204-007	2500 BUNKER HILL	0039	401	4/18/2022	\$630,000	WD	\$630,000	\$226,200	\$35.90	\$452,339	2,437	2 STORY, C-BC	56	\$103,916	\$526,084	\$188,337	2.793
09-09-14-301-023	2111 YORKTOWN	0039	401	7/1/2022	\$575,000	WD	\$575,000	\$207,900	\$36.16	\$415,736	1,543	RANCH, C-BC	55	\$106,053	\$468,947	\$167,396	2.801
09-09-14-300-044	2309 GEORGETOWN	0039	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

\$7,259,846      \$3,124,638      **2.300**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-14-211-011	3424 YELLOWSTONE	0040	401	6/24/2022	\$370,000	WD	\$370,000	\$210,400	\$56.86	\$420,838	1,684	2 STORY, C-BC	58	\$98,881	\$271,119	\$169,451	1.600
09-09-14-201-034	3324 BLUETT	0040	401	5/10/2022	\$484,125	WD	\$484,125	\$239,900	\$49.55	\$479,847	2,449	2 STORY, C-BC	57	\$126,933	\$357,192	\$185,744	1.923
09-09-14-201-015	3280 BLUETT	0040	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
09-09-14-213-024	3315 ALTON	0040	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	0040	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
09-09-14-212-006	3466 GETTYSBURG	0040	401	4/8/2022	\$510,000	WD	\$510,000	\$206,400	\$40.47	\$412,718	1,612	2 STORY, C-BC	58	\$105,482	\$404,518	\$161,703	2.502
09-09-14-201-023	3248 BLUETT	0040	401	4/15/2022	\$650,000	WD	\$650,000	\$250,700	\$38.57	\$501,312	2,613	2 STORY, C-BC	57	\$105,000	\$545,000	\$208,585	2.613
09-09-14-210-005	3215 RUMSEY	0040	401	8/29/2022	\$559,900	WD	\$559,900	\$203,600	\$36.36	\$407,290	1,870	SPLIT LVL, C-BC	55	\$111,905	\$447,995	\$155,466	2.882

\$3,289,897      \$1,473,611      **2.200**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0041	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	0041	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
09-09-14-100-377	3434 BURBANK	0041	401	9/23/2022	\$240,000	WD	\$240,000	\$137,000	\$57.08	\$273,926	1,280	C-BC	68	\$58,000	\$182,000	\$116,717	1.559
09-09-14-100-277	3146 BOLGOS	0041	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
09-09-14-100-404	3496 BURBANK	0041	401	10/28/2022	\$260,000	WD	\$260,000	\$149,400	\$57.46	\$298,893	1,280	C-BC	68	\$58,000	\$202,000	\$123,156	1.640
09-09-14-100-390	3466 BURBANK	0041	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	0041	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	0041	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
09-09-14-100-393	3472 BURBANK	0041	401	10/18/2022	\$257,000	WD	\$257,000	\$140,700	\$54.75	\$281,409	1,280	C-BC	68	\$58,000	\$199,000	\$113,061	1.760
09-09-14-100-223	3246 BOLGOS	0041	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
09-09-14-100-412	3518 BURBANK	0041	401	9/2/2022	\$262,000	WD	\$262,000	\$135,000	\$51.53	\$269,918	1,280	C-BC	67	\$58,000	\$204,000	\$114,550	1.781
09-09-14-100-357	3388 BURBANK	0041	401	1/25/2023	\$250,000	WD	\$250,000	\$120,500	\$48.20	\$240,932	1,280	C-BC	61	\$58,000	\$192,000	\$107,607	1.784
09-09-14-100-413	3520 BURBANK	0041	401	8/11/2022	\$269,000	WD	\$269,000	\$135,000	\$50.19	\$269,918	1,280	C-BC	67	\$58,000	\$211,000	\$114,550	1.842
09-09-14-100-222	3244 BOLGOS	0041	401	6/30/2022	\$260,000	WD	\$260,000	\$128,400	\$49.38	\$256,892	1,401	C-BC	57	\$58,000	\$202,000	\$107,509	1.879
09-09-14-100-360	3394 BURBAN	0041	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
09-09-14-100-251	3210 BOLGOS	0041	401	7/11/2022	\$240,000	WD	\$240,000	\$117,700	\$49.04	\$235,472	1,210	C-BC	57	\$58,000	\$182,000	\$95,931	1.897
09-09-14-100-014	3351 BURBANK	0041	401	11/18/2022	\$225,500	WD	\$225,500	\$115,100	\$51.04	\$230,137	1,210	C-BC	57	\$58,000	\$167,500	\$87,114	1.923
09-09-14-100-220	3262 BOLGOS	0041	401	9/29/2022	\$195,000	WD	\$195,000	\$94,200	\$48.31	\$188,312	872	C-BC	57	\$58,000	\$137,000	\$70,439	1.945
09-09-14-100-346	3360 BURBANK	0041	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
09-09-14-100-113	3565 BURBANK	0041	401	7/6/2022	\$270,000	WD	\$270,000	\$128,000	\$47.41	\$256,063	1,430	C-BC	57	\$58,000	\$212,000	\$107,061	1.980
09-09-14-100-433	3570 BURBANK	0041	401	3/17/2023	\$280,000	WD	\$280,000	\$123,700	\$44.18	\$247,377	1,280	C-BC	67	\$58,000	\$222,000	\$111,398	1.993
09-09-14-100-145	3318 GREEN	0041	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
09-09-14-100-099	3531 BURBANK	0041	401	9/2/2022	\$272,000	WD	\$272,000	\$127,800	\$46.99	\$255,500	1,401	C-BC	57	\$58,000	\$214,000	\$106,757	2.005
09-09-14-100-078	3495 BURBANK	0041	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
09-09-14-100-176	3269 BOLGOS	0041	401	4/13/2022	\$240,900	WD	\$240,900	\$111,500	\$46.28	\$222,970	1,188	C-BC	57	\$58,000	\$182,900	\$89,173	2.051
09-09-14-100-331	3076 BOLGOS	0041	401	4/3/2022	\$255,000	WD	\$255,000	\$117,400	\$46.04	\$234,751	1,280	C-BC	62	\$58,000	\$197,000	\$95,541	2.062
09-09-14-100-086	3527 BURBANK	0041	401	8/29/2022	\$277,000	WD	\$277,000	\$125,600	\$45.34	\$251,223	1,401	C-BC	57	\$58,000	\$219,000	\$104,445	2.097
09-09-14-100-204	3320 BURBANK	0041	401	3/10/2023	\$280,000	WD	\$280,000	\$118,300	\$42.25	\$236,631	1,401	C-BC	57	\$58,000	\$222,000	\$105,077	2.113
09-09-14-100-301	3327 BURBANK	0041	401	7/27/2022	\$250,000	WD	\$250,000	\$112,500	\$45.00	\$225,001	1,210	C-BC	57	\$58,000	\$192,000	\$90,271	2.127
09-09-14-100-338	3342 BURBANK	0041	401	6/21/2022	\$275,000	WD	\$275,000	\$122,800	\$44.65	\$245,627	1,280	C-BC	61	\$58,000	\$217,000	\$101,420	2.140
09-09-14-100-064	3443 BURBANK	0041	401	8/24/2022	\$285,000	WD	\$285,000	\$132,800	\$46.60	\$265,632	1,401	C-BC	57	\$58,000	\$227,000	\$105,077	2.160
09-09-14-100-090	3519 BURBANK	0041	401	3/13/2023	\$273,500	WD	\$273,500	\$110,400	\$40.37	\$220,891	1,210	C-BC	57	\$58,000	\$215,500	\$95,818	2.249
09-09-14-100-017	3373 BURBANK	0041	401	7/20/2022	\$260,000	WD	\$260,000	\$109,600	\$42.15	\$219,161	1,210	C-BC	57	\$58,000	\$202,000	\$87,114	2.319
09-09-14-100-276	3144 BOLGOS	0041	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
09-09-14-100-134	3619 BURBANK	0041	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
09-09-14-100-295	3188 BOLGOS	0041	401	7/29/2022	\$264,500	WD	\$264,500	\$108,300	\$40.95	\$216,662	1,140	C-BC	57	\$58,000	\$206,500	\$85,763	2.408
09-09-14-100-079	3497 BURBANK DR	0041	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
09-09-14-100-264	3114 BOLGOS	0041	401	7/19/2022	\$310,000	WD	\$310,000	\$122,800	\$39.61	\$245,627	1,280	C-BC	61	\$58,000	\$252,000	\$101,420	2.485
09-09-14-100-236	3228 BOLGOS	0041	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
09-09-14-100-294	3186 BOLGOS	0041	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

\$8,018,400      \$4,054,705      **2.000**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-23-104-006	3732 MIDDLETON	0042	401	3/6/2023	\$455,000	WD	\$455,000	\$247,600	\$54.42	\$495,195	1,653	RANCH, C-BC	55	\$128,152	\$326,848	\$176,209	1.855
09-09-23-102-012	3666 FREDERICK	0042	401	6/7/2022	\$489,000	WD	\$489,000	\$246,500	\$50.41	\$493,078	2,036	2 STORY, C-BC	55	\$114,542	\$374,458	\$197,154	1.899
09-09-23-103-019	3684 MIDDLETON	0042	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	0042	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	0042	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
09-09-23-102-024	3677 MIDDLETON	0042	401	2/23/2023	\$569,000	WD	\$569,000	\$248,700	\$43.71	\$497,329	2,036	2 STORY, C-BC	55	\$117,629	\$451,371	\$182,285	2.476
09-09-23-104-016	3702 MIDDLETON	0042	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

\$2,951,648      \$1,330,362      **2.200**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-23-407-003	3645 CHARTER	0043	401	6/28/2022	\$550,000	WD	\$550,000	\$273,000	\$49.64	\$546,051	2,144	2 STORY, C-BC	60	\$129,972	\$420,028	\$209,085	2.009
09-09-23-406-026	3525 CHARTER	0043	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	0043	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	0043	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
09-09-23-402-019	1454 CRAWFORD	0043	401	5/6/2022	\$675,000	WD	\$675,000	\$291,500	\$43.19	\$582,981	2,670	2 STORY, C-BC	58	\$120,079	\$554,921	\$232,614	2.386
09-09-23-400-027	1230 BARDSTOWN	0043	401	11/18/2022	\$620,000	WD	\$620,000	\$291,600	\$47.03	\$583,256	2,101	2 STORY, C-BC	62	\$115,624	\$504,376	\$211,216	2.388
09-09-23-403-004	1470 BARDSTOWN	0043	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
09-09-23-406-024	3545 CHARTER	0043	401	6/29/2022	\$715,000	WD	\$715,000	\$289,700	\$40.52	\$579,397	2,751	2 STORY, C-BC	59	\$114,545	\$600,455	\$233,594	2.571
09-09-23-407-007	1130 BARDSTOWN	0043	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	0043	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

\$5,268,782      \$2,209,168      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-26-204-101	688 PENINSULA	0044	401	11/1/2022	\$198,000	WD	\$198,000	\$120,700	\$60.96	\$241,319	1,152	2 STORY, C-BC	58	\$60,000	\$138,000	\$84,887	1.626
09-09-26-204-319	717 SKYNOB	0044	401	9/16/2022	\$235,000	WD	\$235,000	\$127,100	\$54.09	\$254,192	1,260	RANCH, C-BC	58	\$60,000	\$175,000	\$94,728	1.847
09-09-26-204-249	742 WATERSEEDGE	0044	401	9/29/2022	\$238,000	WD	\$238,000	\$122,800	\$51.60	\$245,679	1,208	2 STORY, C-BC	58	\$60,000	\$178,000	\$90,575	1.965
09-09-26-204-201	634 WATERSEEDGE	0044	401	6/10/2022	\$255,000	WD	\$255,000	\$131,400	\$51.53	\$262,852	1,260	RANCH, C-BC	58	\$60,000	\$195,000	\$98,952	1.971
09-09-26-204-275	772 WATERSEEDGE	0044	401	10/5/2022	\$240,000	WD	\$240,000	\$122,800	\$51.17	\$245,679	1,208	RANCH, C-BC	58	\$60,000	\$180,000	\$90,575	1.987
09-09-26-204-204	640 WATERSEEDGE	0044	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	0044	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
09-09-26-204-270	767 WATERSEEDGE	0044	401	8/24/2022	\$286,000	WD	\$286,000	\$142,400	\$49.79	\$284,817	1,516	RANCH, C-BC	58	\$60,000	\$226,000	\$109,667	2.061
09-09-26-204-162	784 PENINSULA	0044	401	11/8/2022	\$246,600	WD	\$246,600	\$124,900	\$50.65	\$249,754	1,152	2 STORY, C-BC	58	\$60,000	\$186,600	\$88,836	2.100
09-09-26-204-346	771 SKYNOB	0044	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	0044	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
09-09-26-204-221	679 WATERSEEDGE	0044	401	9/22/2022	\$270,000	WD	\$270,000	\$131,400	\$48.67	\$262,852	1,260	RANCH, C-BC	58	\$60,000	\$210,000	\$98,952	2.122
09-09-26-204-024	3053 LAKEHAVEN	0044	401	9/29/2022	\$255,000	WD	\$255,000	\$122,800	\$48.16	\$245,679	1,208	RANCH, C-BC	58	\$60,000	\$195,000	\$90,575	2.153
09-09-26-204-222	681 WATERSEEDGE	0044	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
09-09-26-204-319	717 SKYNOB	0044	401	3/10/2023	\$266,001	WD	\$266,001	\$120,000	\$45.11	\$239,983	1,260	RANCH, C-BC	58	\$60,000	\$206,001	\$94,728	2.175
09-09-26-204-180	612 WATERSEEDGE	0044	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
09-09-26-204-315	709 SKYNOB	0044	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
09-09-26-204-141	757 PENINSULA	0044	401	1/3/2023	\$250,000	WD	\$250,000	\$110,600	\$44.24	\$221,285	1,152	2 STORY, C-BC	58	\$60,000	\$190,000	\$84,887	2.238
09-09-26-204-140	756 PENINSULA	0044	401	8/30/2022	\$250,000	WD	\$250,000	\$117,000	\$46.80	\$234,018	1,152	2 STORY, C-BC	58	\$60,000	\$190,000	\$84,887	2.238
09-09-26-204-286	784 WATERSEEDGE	0044	401	5/9/2022	\$264,000	WD	\$264,000	\$122,800	\$46.52	\$245,679	1,208	RANCH, C-BC	58	\$60,000	\$204,000	\$90,575	2.252
09-09-26-204-267	764 WATERSEEDGE	0044	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	0044	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
09-09-26-204-072	630 PENINSULA	0044	401	2/9/2023	\$300,000	PTA	\$300,000	\$129,500	\$43.17	\$259,093	1,516	RANCH, C-BC	58	\$60,000	\$240,000	\$104,786	2.290
09-09-26-204-133	745 PENINSULA	0044	401	2/28/2023	\$259,500	WD	\$259,500	\$110,600	\$42.62	\$221,285	1,152	2 STORY, C-BC	58	\$60,000	\$199,500	\$84,887	2.350
09-09-26-204-355	789 SKYNOB	0044	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
09-09-26-204-351	781 SKYNOB	0044	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
09-09-26-204-061	608 PENINSULA	0044	401	6/8/2022	\$261,500	WD	\$261,500	\$117,000	\$44.74	\$234,018	1,152	2 STORY, C-BC	58	\$60,000	\$201,500	\$84,887	2.374
09-09-26-204-060	606 PENINSULA	0044	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
09-09-26-204-225	687 WATERSEEDGE	0044	401	5/11/2022	\$288,000	WD	\$288,000	\$127,100	\$44.13	\$254,192	1,260	RANCH, C-BC	58	\$60,000	\$228,000	\$94,728	2.407
09-09-26-204-228	719 WATERSEEDGE	0044	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
09-09-26-204-043	3141 LAKEHAVEN	0044	401	3/31/2023	\$281,000	PTA	\$281,000	\$115,800	\$41.21	\$231,699	1,152	2 STORY, C-BC	59	\$60,000	\$221,000	\$90,368	2.446
09-09-26-204-330	739 SKYNOB	0044	401	6/10/2022	\$330,000	WD	\$330,000	\$142,400	\$43.15	\$284,817	1,516	RANCH, C-BC	58	\$60,000	\$270,000	\$109,667	2.462
09-09-26-204-207	646 WATERSEEDGE	0044	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
09-09-26-204-246	739 WATERSEEDGE	0044	401	7/8/2022	\$295,000	WD	\$295,000	\$127,100	\$43.08	\$254,192	1,260	RANCH, C-BC	58	\$60,000	\$235,000	\$94,728	2.481
09-09-26-204-189	621 WATERSEEDGE	0044	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
09-09-26-204-005	3019 LAKEHAVEN	0044	401	4/14/2022	\$255,000	WD	\$255,000	\$109,800	\$43.06	\$219,605	1,152	2 STORY, C-BC	59	\$60,000	\$195,000	\$77,856	2.505
09-09-26-204-302	683 SKYNOB	0044	401	12/16/2022	\$335,000	WD	\$335,000	\$134,200	\$40.06	\$268,367	1,516	RANCH, C-BC	58	\$60,000	\$275,000	\$109,667	2.508
09-09-26-204-261	758 WATERSEEDGE	0044	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	0044	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	0044	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	0044	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	0044	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	0044	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
09-09-26-204-325	729 SKYNOB	0044	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	0044	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
09-09-26-204-139	755 PENINSULA	0044	401	9/27/2022	\$289,000	WD	\$289,000	\$117,000	\$40.48	\$234,018	1,152	2 STORY, C-BC	58	\$60,000	\$229,000	\$84,887	2.698
09-09-26-204-054	3167 LAKEHAVEN	0044	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	0044	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

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-26-204-083	652 PENINSULA	0044	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
09-09-26-204-092	670 PENINSULA	0044	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	0044	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
09-09-26-204-173	605 WATERSEDGE	0044	401	6/29/2022	\$350,000	WD	\$350,000	\$137,400	\$39.26	\$274,811	1,516	RANCH, C-BC	58	\$60,000	\$290,000	\$104,786	2.768
09-09-26-204-156	774 PENINSULA	0044	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
09-09-26-204-356	791 SKYNOB	0044	401	4/22/2022	\$351,500	WD	\$351,500	\$128,500	\$36.56	\$257,028	1,516	RANCH, C-BC	59	\$60,000	\$291,500	\$96,111	3.033
09-09-26-204-150	767 PENINSULA	0044	401	4/29/2022	\$365,100	WD	\$365,100	\$129,700	\$35.52	\$259,391	1,516	RANCH, C-BC	59	\$60,000	\$305,100	\$97,264	3.137

\$12,811,101      \$5,360,042      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-23-400-047	3830 WYNNSTONE	0045	401	11/30/2022	\$538,000	WD	\$538,000	\$313,900	\$58.35	\$627,767	2,424	2 STORY, C-BC	68	\$129,460	\$408,540	\$272,597	1.499
09-09-23-409-031	3915 WINDEMERE	0045	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
09-09-23-409-011	1030 MARKBARRY	0045	401	2/27/2023	\$566,000	WD	\$566,000	\$252,500	\$44.61	\$504,952	2,500	2 STORY, C-BC	62	\$132,482	\$433,518	\$248,313	1.746
09-09-23-403-057	1255 SEVERN	0045	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
09-09-23-409-036	3940 WYNNSTONE	0045	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
09-09-23-403-015	1405 N FOLKSTONE	0045	401	12/22/2022	\$600,000	WD	\$600,000	\$230,800	\$38.47	\$461,569	2,370	2 STORY, C-BC	61	\$128,000	\$472,000	\$222,379	2.122
09-09-23-409-003	3930 KIPLING	0045	401	4/29/2022	\$610,000	WD	\$610,000	\$230,100	\$37.72	\$460,199	2,320	2 STORY, C-BC	62	\$122,063	\$487,937	\$208,726	2.338
09-09-23-409-002	3940 KIPLING	0045	401	5/4/2022	\$600,000	WD	\$600,000	\$224,600	\$37.43	\$449,157	2,422	2 STORY, C-BC	62	\$122,063	\$477,937	\$201,910	2.367

\$4,270,938      \$2,247,109      **1.900**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-29-101-013	547 ELIZABETH S	0046	401	2/2/2023	\$530,000	WD	\$530,000	\$241,100	\$45.49	\$482,116	1,563	1 1/2 ST, C-BC	51	\$231,832	\$298,168	\$125,142	2.383
09-09-29-118-013	526 DETROIT ST	0046	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	0046	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
09-09-29-103-007	519 LAWRENCE	0046	401	9/30/2022	\$750,000	WD	\$750,000	\$353,400	\$47.12	\$706,800	2,399	2 STORY, C-BC	51	\$252,450	\$497,550	\$165,218	3.011
09-09-29-105-012	207 N STATE ST	0046	401	6/21/2022	\$1,010,000	WD	\$1,010,000	\$423,400	\$41.92	\$846,896	3,280	2 STORY, C-BC	51	\$253,842	\$756,158	\$215,656	3.506

\$2,039,193      \$688,412      **2.950**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-28-200-058	530 N STATE	0047	401	4/29/2022	\$500,000	WD	\$500,000	\$201,700	\$40.34	\$403,439	1,282	2 STORY, C-BC	54	\$199,633	\$300,367	\$101,903	2.948

\$300,367      \$101,903      **2.900**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-25-301-004	422 PINE BRAE	0049	401	2/21/2023	\$875,000	WD	\$875,000	\$477,300	\$54.55	\$954,641	3,391	2 STORY, C-BC	79	\$141,711	\$733,289	\$501,190	1.463
09-09-25-200-130	628 PINE	0049	401	2/9/2024	\$942,057	WD	\$942,057	\$472,600	\$50.17	\$945,253	2,322	RANCH, C-BC	99	\$85,000	\$857,057	\$573,502	1.494
09-09-25-200-133	623 PINE	0049	401	12/21/2023	\$872,358	WD	\$872,358	\$437,300	\$50.13	\$874,618	2,322	RANCH, C-BC	99	\$85,000	\$787,358	\$526,412	1.496
09-09-25-200-141	560 CONCORD PINES	0049	401	1/30/2024	\$981,995	PTA	\$981,995	\$491,800	\$50.08	\$983,694	2,825	2 STORY, C-BC	99	\$85,000	\$896,995	\$599,129	1.497
09-09-25-200-117	512 CONCORD PINES	0049	401	12/13/2023	\$1,095,830	WD	\$1,095,830	\$543,200	\$49.57	\$1,086,319	3,404	2 STORY, B-A	99	\$85,000	\$1,010,830	\$667,546	1.514
09-09-25-200-123	600 PINE	0049	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	0049	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	0049	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	0049	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	0049	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
09-09-25-300-011	411 PINE BRAE	0049	401	7/5/2023	\$567,325	WD	\$567,325	\$201,400	\$35.50	\$402,776	1,762	SPLIT LVL, C-BC	58	\$152,206	\$415,119	\$154,482	2.687

\$9,050,873      \$5,614,151      **1.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-27-301-060	184 ORCHARD HILLS	0050	401	6/20/2023	\$1,138,000	WD	\$1,138,000	\$790,800	\$69.49	\$1,581,501	4,138	2 STORY, B-A	64	\$253,081	\$884,919	\$738,011	1.199
09-09-27-301-090	184 ORCHARD HILLS	0050	401	6/20/2023	\$1,138,000	WD	\$1,138,000	\$790,800	\$69.49	\$1,581,501	4,138	2 STORY, B-A	64	\$253,081	\$884,919	\$738,011	1.199
09-09-28-414-014	1825 GEDDES	0050	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	0050	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	0050	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
09-09-27-315-007	509 ORCHARD HILLS	0050	401	8/15/2022	\$797,000	WD	\$797,000	\$369,600	\$46.37	\$739,193	2,182	2 STORY, B-A	54	\$257,193	\$539,807	\$256,383	2.105
09-09-27-301-079	350 ROCK CREEK	0050	401	7/1/2022	\$875,000	WD	\$875,000	\$375,700	\$42.94	\$751,326	1,888	RANCH, C-BC	67	\$289,410	\$585,590	\$245,700	2.383
09-09-28-400-026	10 RIDGEWAY	0050	401	12/28/2022	\$930,000	WD	\$930,000	\$376,700	\$40.51	\$753,307	2,331	2 STORY, C-BC	57	\$209,657	\$720,343	\$302,028	2.385
09-09-27-301-016	15 REGENT	0050	401	10/3/2022	\$1,200,000	WD	\$1,200,000	\$500,200	\$41.68	\$1,000,434	2,181	RANCH, B-A	55	\$272,336	\$927,664	\$387,286	2.395
09-09-27-303-008	2201 LAFAYETTE	0050	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	0050	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
09-09-28-414-013	3 GEDDES HEIGHTS	0050	401	5/14/2022	\$1,695,000	WD	\$1,695,000	\$596,900	\$35.22	\$1,193,877	4,282	2 STORY, B-A	54	\$263,282	\$1,431,718	\$516,997	2.769
09-09-27-301-005	305 AWIXA	0050	401	4/14/2022	\$980,000	PTA	\$980,000	\$365,600	\$37.31	\$731,145	2,846	2 STORY, C-BC	57	\$241,309	\$738,691	\$260,551	2.835
09-09-27-402-010	3053 GEDDES	0050	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
09-09-27-301-042	500 HIGHLAND	0050	401	8/19/2022	\$875,000	WD	\$875,000	\$342,600	\$39.15	\$685,122	1,966	1 1/2 ST, C-BC	52	\$352,108	\$522,892	\$177,135	2.952
09-09-28-400-011	20 HARVARD	0050	401	6/28/2022	\$700,000	WD	\$700,000	\$265,400	\$37.91	\$530,890	1,288	2 STORY, C-BC	56	\$243,776	\$456,224	\$152,720	2.987
09-09-27-401-003	415 RIVERVIEW	0050	401	4/27/2022	\$1,400,000	WD	\$1,400,000	\$482,900	\$34.49	\$965,742	2,287	RANCH, C-BC	57	\$287,882	\$1,112,118	\$360,564	3.084
09-09-27-302-002	428 CONCORD	0050	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
09-09-27-301-083	485 ROCK CREEK	0050	401	6/18/2022	\$1,150,000	WD	\$1,150,000	\$391,800	\$34.07	\$783,504	2,794	RANCH, C-BC	57	\$248,227	\$901,773	\$284,722	3.167
09-09-27-401-027	641 GEDDES RIDGE	0050	401	3/13/2023	\$1,470,000	WD	\$1,470,000	\$460,900	\$31.35	\$921,782	3,172	2 STORY, C-BC	69	\$301,902	\$1,168,098	\$344,378	3.392
09-09-28-400-010	22 HARVARD	0050	401	7/11/2023	\$992,750	WD	\$992,750	\$298,400	\$30.06	\$596,853	1,450	2 STORY, C-BC	51	\$218,824	\$773,926	\$210,016	3.685

\$17,411,501    \$7,561,057    **2.300**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-23-302-045	3427 E DOBSON	0051	401	3/24/2023	\$860,000	WD	\$860,000	\$501,400	\$58.30	\$1,002,859	3,726	2 STORY, B-A	70	\$271,479	\$588,521	\$562,600	1.046
09-09-23-302-033	1398 WOLVERHAMPTON	0051	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
09-09-23-302-023	3117 W DOBSON	0051	401	8/25/2022	\$1,156,300	WD	\$1,156,300	\$550,000	\$47.57	\$1,100,095	3,604	2 STORY, B-A	69	\$277,794	\$878,506	\$555,609	1.581
09-09-23-302-010	3228 W DOBSON	0051	401	6/7/2022	\$1,012,500	WD	\$1,012,500	\$482,200	\$47.62	\$964,404	3,527	2 STORY, B-A	69	\$273,121	\$739,379	\$467,083	1.583
09-09-23-300-013	1460 BURGUNDY	0051	401	8/2/2022	\$790,000	WD	\$790,000	\$344,800	\$43.65	\$689,592	2,536	2 STORY, B-A	61	\$243,344	\$546,656	\$301,519	1.813
09-09-23-301-010	3430 VINTAGE VALLEY	0051	401	9/23/2022	\$780,000	WD	\$780,000	\$342,300	\$43.88	\$684,526	2,458	2 STORY, C-BC	58	\$261,509	\$518,491	\$285,822	1.814

\$3,759,237      \$2,634,674      **1.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-26-103-042	3595 FOX HUNT	0052	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
09-09-26-102-076	3805 PENBERTON	0052	401	1/23/2023	\$845,000	WD	\$845,000	\$486,300	\$57.55	\$972,695	2,256	RANCH, B-A	65	\$263,809	\$581,191	\$414,311	1.403
09-09-26-100-042	3658 WELLINGTON CROSS	0052	401	9/16/2022	\$581,800	WD	\$581,800	\$301,500	\$51.82	\$602,947	1,804	RANCH, C-BC	66	\$199,432	\$382,368	\$269,010	1.421
09-09-26-103-041	3585 FOX HUNT	0052	401	9/30/2022	\$665,000	WD	\$665,000	\$344,200	\$51.76	\$688,492	2,925	2 STORY, C-BC	63	\$208,654	\$456,346	\$319,892	1.427
09-09-26-103-022	3720 TREMONT	0052	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
09-09-26-104-013	3635 WALDENWOOD	0052	401	3/20/2023	\$599,900	WD	\$599,900	\$330,400	\$55.08	\$660,852	1,804	RANCH, C-BC	66	\$169,997	\$429,903	\$286,882	1.499
09-09-26-203-047	715 GREEN	0052	401	9/1/2022	\$900,000	WD	\$900,000	\$438,200	\$48.69	\$876,388	2,939	2 STORY, B-A	72	\$161,524	\$738,476	\$476,576	1.550
09-09-26-102-012	3945 WALDENWOOD	0052	401	9/15/2022	\$983,000	WD	\$983,000	\$471,400	\$47.96	\$942,716	3,808	2 STORY, B-A	58	\$230,321	\$752,679	\$474,930	1.585
09-09-26-104-015	3645 WALDENWOOD	0052	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	0052	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
09-09-26-102-018	3911 WALDENWOOD	0052	401	12/12/2022	\$585,000	WD	\$585,000	\$295,700	\$50.55	\$591,322	2,404	2 STORY, C-BC	58	\$198,791	\$386,209	\$229,416	1.683
09-09-26-104-017	3655 WALDENWOOD	0052	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	0052	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	0052	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	0052	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	0052	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
09-09-26-104-016	3651 WALDENWOOD	0052	401	10/31/2022	\$680,000	WD	\$680,000	\$313,400	\$46.09	\$626,833	2,387	2 STORY, C-BC	66	\$180,565	\$499,435	\$260,823	1.915
09-09-26-100-032	3890 TREMONT	0052	401	4/22/2022	\$795,000	WD	\$795,000	\$321,700	\$40.47	\$643,431	2,607	2 STORY, C-BC	68	\$177,754	\$617,246	\$310,451	1.988
09-09-26-103-018	3760 TREMONT	0052	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
09-09-26-102-043	3750 BURNS	0052	401	9/27/2022	\$965,000	PTA	\$965,000	\$382,700	\$39.66	\$765,322	3,143	2 STORY, B-A	62	\$190,999	\$774,001	\$382,882	2.022
09-09-26-103-002	3880 PENBERTON	0052	401	4/22/2022	\$775,000	WD	\$775,000	\$314,500	\$40.58	\$628,960	3,072	SPLIT LVL, C-BC	66	\$212,077	\$562,923	\$277,922	2.025
09-09-26-101-001	3860 WALDENWOOD	0052	401	5/19/2022	\$950,000	WD	\$950,000	\$376,100	\$39.59	\$752,212	2,271	RANCH, C-BC	60	\$209,941	\$740,059	\$361,514	2.047
09-09-26-102-060	730 BARCLAY	0052	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	0052	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
09-09-26-200-068	470 HURON	0052	401	6/13/2022	\$1,400,000	WD	\$1,400,000	\$519,500	\$37.11	\$1,039,074	3,342	2 STORY, C-BC	92	\$200,076	\$1,199,924	\$559,332	2.145
09-09-26-101-024	3995 PENBERTON	0052	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
09-09-26-200-069	480 HURON	0052	401	7/21/2022	\$1,745,000	WD	\$1,745,000	\$587,800	\$33.68	\$1,175,673	3,824	2 STORY, C-BC	93	\$193,806	\$1,551,194	\$654,578	2.370
09-09-26-104-004	3745 TREMONT	0052	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
09-09-26-103-006	3831 WALDENWOOD	0052	401	4/13/2022	\$1,045,000	WD	\$1,045,000	\$335,700	\$32.12	\$671,368	2,978	2 STORY, C-BC	68	\$150,248	\$894,752	\$347,413	2.575
09-09-26-200-070	490 HURON	0052	401	4/15/2022	\$1,775,000	WD	\$1,775,000	\$541,600	\$30.51	\$1,083,224	3,787	RANCH, C-BC	92	\$208,920	\$1,566,080	\$582,869	2.687
09-09-26-102-024	3889 WALDENWOOD	0052	401	4/28/2022	\$900,000	WD	\$900,000	\$277,200	\$30.80	\$554,314	2,696	2 STORY, C-BC	60	\$189,754	\$710,246	\$243,040	2.922

\$22,418,650    \$11,588,283    **1.900**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0053	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	0053	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	0053	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
09-09-25-200-042	674 GREENHILLS	0053	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
09-09-25-200-026	756 GREENHILLS	0053	401	2/6/2023	\$318,000	WD	\$318,000	\$154,000	\$48.43	\$307,990	1,468	C-BC	60	\$62,500	\$255,500	\$155,966	1.638
09-09-25-201-065	937 GREENHILLS	0053	401	1/10/2023	\$316,000	WD	\$316,000	\$152,800	\$48.35	\$305,522	1,468	C-BC	60	\$62,500	\$253,500	\$154,398	1.642
09-09-25-201-038	873 GREENHILLS	0053	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	0053	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
09-09-25-200-077	1032 GREENHILLS	0053	401	4/27/2022	\$317,500	WD	\$317,500	\$141,100	\$44.44	\$282,144	1,468	C-BC	61	\$62,500	\$255,000	\$141,706	1.800
09-09-25-200-067	1012 GREENHILLS	0053	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
09-09-25-200-014	716 GREENHILLS DR	0053	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

\$3,047,990      \$1,849,887      **1.650**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-35-302-073	1917 BOULDER DR	0054	401	9/30/2022	\$690,000	WD	\$690,000	\$413,000	\$59.86	\$826,074	2,273	B-A	74	\$162,000	\$528,000	\$438,333	1.205
09-09-35-302-048	1946 BOULDER DR	0054	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
09-09-35-302-075	1923 BOULDER DR	0054	401	9/12/2022	\$617,700	WD	\$617,700	\$351,300	\$56.87	\$702,683	2,100	B-A	73	\$162,000	\$455,700	\$360,455	1.264
09-09-26-200-057	3000 GLAZIER	0054	401	8/17/2022	\$475,000	WD	\$475,000	\$256,200	\$53.94	\$512,498	1,705	B-A	68	\$162,000	\$313,000	\$233,665	1.340
09-09-26-200-056	3000 GLAZIER	0054	401	8/26/2022	\$600,000	WD	\$600,000	\$323,900	\$53.98	\$647,852	2,255	B-A	76	\$162,000	\$438,000	\$323,901	1.352
09-09-35-302-076	1925 BOULDER DR	0054	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
09-09-35-303-086	3101 ASHER RD	0054	401	5/19/2022	\$390,000	WD	\$390,000	\$206,700	\$53.00	\$413,385	2,172	RANCH, C-BC	71	\$99,000	\$291,000	\$209,590	1.388
09-09-35-302-077	1927 BOULDER DR	0054	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	0054	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	0054	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
09-09-26-200-064	3000 GLAZIER	0054	401	11/15/2022	\$885,000	WD	\$885,000	\$439,500	\$49.66	\$879,059	3,720	B-A	68	\$162,000	\$723,000	\$473,306	1.528
09-09-35-303-080	3115 ASHER RD	0054	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
09-09-23-302-072	1071 YOUNG	0054	401	11/25/2022	\$825,000	WD	\$825,000	\$408,500	\$49.52	\$816,986	2,544	RANCH, C-BC	83	\$165,600	\$659,400	\$429,958	1.534
09-09-35-303-050	3137 ASHER RD	0054	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
09-09-23-302-066	1047 YOUNG	0054	401	7/6/2022	\$825,000	WD	\$825,000	\$401,200	\$48.63	\$802,379	2,544	RANCH, C-BC	83	\$165,600	\$659,400	\$424,519	1.553
09-09-35-303-025	3195 ASHER RD	0054	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
09-09-23-408-029	3745 GLAZIER	0054	401	10/21/2022	\$575,000	WD	\$575,000	\$272,100	\$47.32	\$544,120	2,216	C-BC	62	\$153,000	\$422,000	\$258,165	1.635
09-09-22-400-016	1027 YOUNG	0054	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
09-09-35-303-063	3164 ASHER RD	0054	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
09-09-26-100-059	3965 RIDGMAAR	0054	401	4/5/2022	\$585,000	WD	\$585,000	\$249,300	\$42.62	\$498,590	1,944	C-BC	66	\$153,000	\$432,000	\$230,393	1.875
09-09-22-400-025	1050 SCOTT	0054	401	12/1/2022	\$900,000	WD	\$900,000	\$365,600	\$40.62	\$731,299	2,205	RANCH, B-A	81	\$165,600	\$734,400	\$373,399	1.967
09-09-22-400-026	1058 SCOTT	0054	401	12/15/2022	\$925,000	WD	\$925,000	\$365,600	\$39.52	\$731,299	2,205	RANCH, B-A	81	\$165,600	\$759,400	\$373,399	2.034
09-09-26-200-058	3000 GLAZIER	0054	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

\$11,408,300      \$7,313,935      **1.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-02-209-038	2211 S HURON PKY	0055	401	2/27/2023	\$200,000	WD	\$200,000	\$113,400	\$56.70	\$226,869	1,053	C-BC	70	\$40,000	\$160,000	\$108,708	1.472
09-12-02-209-076	2241 S HURON PKY	0055	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
09-12-02-209-034	2205 S HURON PKY	0055	401	2/3/2023	\$219,000	WD	\$219,000	\$113,400	\$51.78	\$226,869	1,053	C-BC	70	\$40,000	\$179,000	\$108,708	1.647
09-12-02-209-046	2215 S HURON PKY	0055	401	6/23/2022	\$231,000	WD	\$231,000	\$109,700	\$47.49	\$219,368	1,053	C-BC	70	\$40,000	\$191,000	\$108,708	1.757
09-12-02-209-053	2223 S HURON PKY	0055	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	0055	401	1/25/2023	\$267,500	WD	\$267,500	\$126,900	\$47.44	\$253,885	1,245	C-BC	70	\$40,000	\$227,500	\$124,424	1.828
09-12-02-209-057	2225 S HURON PKY 2	0055	401	6/10/2022	\$239,000	WD	\$239,000	\$113,400	\$47.45	\$226,869	1,053	C-BC	70	\$40,000	\$199,000	\$108,708	1.831
09-12-02-209-049	2221 S HURON PKY	0055	401	7/22/2022	\$245,000	WD	\$245,000	\$109,700	\$44.78	\$219,368	1,053	C-BC	70	\$40,000	\$205,000	\$108,708	1.886
09-12-02-209-060	2225 S HURON PKY	0055	401	9/14/2022	\$252,000	WD	\$252,000	\$109,700	\$43.53	\$219,368	1,053	C-BC	70	\$40,000	\$212,000	\$108,708	1.950
09-12-02-209-074	2241 S HURON PKY	0055	401	5/3/2022	\$245,000	WD	\$245,000	\$102,000	\$41.63	\$203,997	1,053	C-BC	71	\$40,000	\$205,000	\$99,392	2.063
09-12-09-102-013	2903 N BAYLIS DR	0055	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
09-12-02-209-042	2213 S HURON PKY	0055	401	4/27/2022	\$260,000	WD	\$260,000	\$102,000	\$39.23	\$203,997	1,053	C-BC	71	\$40,000	\$220,000	\$99,392	2.213

\$2,641,150      \$1,418,941      **1.850**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-34-403-003	2659 BEDFORD RD	0056	401	5/17/2022	\$565,000	WD	\$565,000	\$326,700	\$57.82	\$653,339	1,956	RANCH, C-BC	53	\$273,767	\$291,233	\$206,289	1.412
09-09-34-404-009	2588 HAWTHORN RD	0056	401	11/29/2022	\$625,000	WD	\$625,000	\$341,000	\$54.56	\$681,957	2,028	RANCH, C-BC	53	\$285,940	\$339,060	\$240,010	1.413
09-09-34-401-007	1718 SHERIDAN DR	0056	401	3/2/2023	\$547,500	WD	\$547,500	\$292,300	\$53.39	\$584,529	1,704	RANCH, C-BC	52	\$278,517	\$268,983	\$185,462	1.450
09-09-34-102-012	1129 CHESTNUT RD	0056	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
09-09-34-409-006	1657 GLENWOOD RD	0056	401	2/21/2023	\$650,000	WD	\$650,000	\$319,700	\$49.18	\$639,450	1,990	RANCH, C-BC	53	\$296,214	\$353,786	\$208,022	1.701
09-09-35-102-002	3612 E HURON RIVER DR	0056	401	6/7/2022	\$900,000	WD	\$900,000	\$464,600	\$51.62	\$929,218	3,387	RANCH, C-BC	59	\$340,376	\$559,624	\$320,023	1.749
09-09-34-405-014	1358 ARLINGTON BLV	0056	401	5/23/2022	\$590,000	WD	\$590,000	\$302,800	\$51.32	\$605,640	2,480	2 STORY, C-BC	53	\$270,153	\$319,847	\$182,330	1.754
09-09-34-103-006	3055 FOXCROFT RD	0056	401	6/22/2022	\$680,000	WD	\$680,000	\$347,000	\$51.03	\$694,081	2,520	2 STORY, C-BC	54	\$280,241	\$399,759	\$224,913	1.777
09-09-34-101-003	2930 HICKORY LA	0056	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
09-09-34-409-003	2900 OVERRIDGE DR	0056	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	0056	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
09-09-34-402-001	2565 BEDFORD RD	0056	401	10/14/2022	\$1,315,000	WD	\$1,315,000	\$687,300	\$52.27	\$1,374,664	3,880	2 STORY, C-BC	70	\$276,451	\$1,038,549	\$556,057	1.868
09-09-34-415-002	1739 SHERIDAN DR	0056	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	0056	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
09-09-34-112-005	1341 GLENDALOCH CIR	0056	401	8/10/2022	\$1,220,000	WD	\$1,220,000	\$578,700	\$47.43	\$1,157,330	4,600	2 STORY, B-A	56	\$261,358	\$958,642	\$486,941	1.969
09-09-34-105-003	3065 HUNTING VALLEY RD	0056	401	7/29/2022	\$800,000	WD	\$800,000	\$381,100	\$47.64	\$762,150	2,561	2 STORY, C-BC	55	\$265,576	\$534,424	\$269,877	1.980
09-09-34-116-001	805 HEATHER WAY	0056	401	10/25/2022	\$842,300	WD	\$842,300	\$419,700	\$49.83	\$839,386	2,916	2 STORY, C-BC	54	\$282,850	\$559,450	\$280,795	1.992
09-09-34-414-002	2701 KENILWORTH	0056	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
09-09-34-405-014	1358 ARLINGTON BLV	0056	401	1/29/2024	\$1,650,000	WD	\$1,650,000	\$814,400	\$49.36	\$1,634,476	3,119	RANCH, C-BC	77	\$270,153	\$1,379,847	\$682,162	2.023
09-09-27-400-008	2955 DEVONSHIRE	0056	401	5/25/2022	\$970,000	WD	\$970,000	\$451,400	\$46.54	\$902,828	2,965	RANCH, C-BC	57	\$258,083	\$711,917	\$350,405	2.032
09-09-34-115-015	740 HEATHER WAY	0056	401	11/10/2022	\$1,176,000	WD	\$1,176,000	\$571,200	\$48.57	\$1,142,302	3,310	2 STORY, B-A	63	\$298,553	\$877,447	\$425,706	2.061
09-09-35-300-011	3043 OVERRIDGE DR	0056	401	5/18/2022	\$1,675,000	WD	\$1,675,000	\$738,400	\$44.08	\$1,476,851	4,603	2 STORY, B-A	70	\$280,766	\$1,394,234	\$650,046	2.145
09-09-34-212-039	1023 AVON RD	0056	401	10/20/2022	\$1,000,000	WD	\$1,000,000	\$467,900	\$46.79	\$935,750	2,876	2 STORY, C-BC	62	\$255,890	\$744,110	\$344,233	2.162
09-09-34-404-006	1480 ROXBURY RD	0056	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
09-09-34-116-014	3122 GEDDES AV	0056	401	5/27/2022	\$650,000	WD	\$650,000	\$288,500	\$44.38	\$577,077	1,904	RANCH, C-BC	51	\$263,364	\$386,636	\$170,496	2.268
09-09-34-413-001	1795 SHERIDAN DR	0056	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
09-09-34-111-009	2601 HEATHER WAY	0056	401	1/30/2023	\$922,500	WD	\$922,500	\$365,400	\$39.61	\$730,792	2,377	RANCH, B-A	53	\$267,241	\$655,259	\$280,940	2.332
09-09-34-108-010	1004 SPRUCE DR	0056	401	8/12/2022	\$995,000	WD	\$995,000	\$419,200	\$42.13	\$838,305	2,802	SPLIT LVL, C-BC	58	\$282,145	\$712,855	\$302,261	2.358
09-09-34-408-036	2975 OVERRIDGE DR	0056	401	4/19/2022	\$1,770,000	WD	\$1,770,000	\$714,100	\$40.34	\$1,428,161	3,243	2 STORY, B-A	91	\$262,698	\$1,507,302	\$633,404	2.380
09-09-34-411-026	1835 ARLINGTON BLV	0056	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
09-09-34-304-004	2415 SHANNONDALE RD	0056	401	12/16/2022	\$772,107	WD	\$772,107	\$306,600	\$39.71	\$613,181	2,178	RANCH, C-BC	53	\$270,687	\$501,420	\$207,572	2.416
09-09-34-213-022	2241 BELMONT RD	0056	401	5/6/2022	\$1,350,000	WD	\$1,350,000	\$545,600	\$40.41	\$1,091,237	2,228	RANCH, B-A	65	\$286,469	\$1,063,531	\$437,374	2.432
09-09-34-107-005	2800 FAIRLANE DR	0056	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
09-09-34-403-002	2645 BEDFORD RD	0056	401	2/3/2023	\$1,650,000	WD	\$1,650,000	\$594,900	\$36.05	\$1,189,855	3,405	RANCH, C-BC	70	\$274,435	\$1,375,565	\$554,800	2.479
09-09-34-404-010	2564 HAWTHORN RD	0056	401	5/20/2022	\$1,500,000	WD	\$1,476,299	\$579,300	\$39.24	\$1,158,582	3,504	2 STORY, C-BC	73	\$289,964	\$1,186,335	\$472,075	2.513
09-09-35-301-005	1541 EDINBOROUGH RD	0056	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	0056	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 GLENDALOCH RD	0056	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
09-09-35-300-005	3087 OVERRIDGE DR	0056	401	10/27/2022	\$1,060,000	WD	\$1,060,000	\$436,400	\$41.17	\$872,764	2,472	2 STORY, B-A	57	\$273,342	\$786,658	\$303,505	2.592
09-09-34-202-007	2110 TUOMY RD	0056	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
09-09-34-408-031	2760 PROVINCIAL DR	0056	401	4/8/2022	\$842,000	WD	\$842,000	\$326,800	\$38.81	\$653,646	2,679	2 STORY, C-BC	56	\$272,764	\$569,236	\$207,001	2.750
09-09-34-414-009	2660 OVERRIDGE DR	0056	401	9/16/2022	\$1,145,000	WD	\$1,145,000	\$430,200	\$37.57	\$860,377	2,565	RANCH, C-BC	61	\$288,060	\$856,940	\$311,042	2.755
09-09-34-408-010	2846 PROVINCIAL DR	0056	401	5/10/2022	\$834,000	WD	\$834,000	\$321,400	\$38.54	\$642,886	1,840	RANCH, C-BC	54	\$275,935	\$558,065	\$199,430	2.798
09-09-34-115-029	865 ARLINGTON BLV	0056	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	0056	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	0056	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 BEDMOOR RD	0056	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	0056	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

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-34-413-018	2702 KENILWORTH	0056	401	5/23/2022	\$1,985,000	WD	\$1,985,000	\$656,900	\$33.09	\$1,313,889	3,770	2 STORY, C-BC	97	\$286,365	\$1,698,635	\$558,437	3.042
09-09-34-114-004	2555 DEVONSHIRE RD	0056	401	5/3/2022	\$885,000	WD	\$885,000	\$320,100	\$36.17	\$640,245	2,504	2 STORY, C-BC	55	\$274,571	\$610,429	\$198,736	3.072
09-09-34-412-005	2760 BEDFORD RD	0056	401	6/20/2022	\$1,200,000	WD	\$1,200,000	\$412,700	\$34.39	\$825,485	2,845	2 STORY, B-A	53	\$279,822	\$920,178	\$296,556	3.103
09-09-34-103-006	3055 FOXCROFT RD	0056	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
09-09-34-213-001	1020 BELMONT RD	0056	401	6/13/2022	\$890,000	WD	\$890,000	\$308,400	\$34.65	\$616,860	1,740	RANCH, C-BC	53	\$261,400	\$628,600	\$193,185	3.254
09-09-34-214-005	2200 BELMONT RD	0056	401	4/25/2022	\$1,275,000	WD	\$1,275,000	\$415,200	\$32.56	\$830,409	3,438	2 STORY, C-BC	54	\$278,573	\$996,427	\$299,911	3.322
09-09-34-201-005	2216 MELROSE AV	0056	401	6/30/2022	\$1,265,000	WD	\$1,265,000	\$403,600	\$31.91	\$807,167	2,564	RANCH, C-BC	55	\$264,442	\$1,000,558	\$294,959	3.392
09-09-34-116-005	2855 DEVONSHIRE RD	0056	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
09-09-35-300-016	3063 OVERRIDGE DR	0056	401	4/22/2022	\$1,229,650	WD	\$1,229,650	\$370,100	\$30.10	\$740,272	2,390	RANCH, C-BC	62	\$290,453	\$939,197	\$244,467	3.842

\$44,793,652    \$18,967,174    **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-27-100-073	842 ASA GRAY	0057	401	2/22/2023	\$554,000	WD	\$554,000	\$283,000	\$51.08	\$565,971	1,729	B-A	79	\$80,000	\$474,000	\$315,361	1.503
09-09-27-100-025	807 ASA GRAY	0057	401	12/2/2022	\$600,000	WD	\$600,000	\$303,100	\$50.52	\$606,100	2,041	B-A	80	\$80,000	\$520,000	\$341,402	1.523
09-09-27-100-058	827 ASA GRAY	0057	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
09-09-27-100-052	807 ASA GRAY	0057	401	5/25/2022	\$440,000	WD	\$440,000	\$208,900	\$47.48	\$417,783	1,322	B-A	80	\$80,000	\$360,000	\$232,954	1.545
09-09-27-100-049	807 ASA GRAY	0057	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
09-09-27-100-011	807 ASA GRAY	0057	401	11/16/2022	\$550,000	WD	\$550,000	\$245,900	\$44.71	\$491,732	1,524	B-A	80	\$80,000	\$470,000	\$267,185	1.759

\$2,754,000      \$1,761,655      **1.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0058	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
09-09-34-212-001	1 SHIPMAN CIR	0058	401	4/14/2022	\$560,000	WD	\$560,000	\$328,600	\$58.68	\$657,269	1,497	RANCH, C-BC	53	\$308,041	\$251,959	\$166,299	1.515
09-09-33-114-005	1917 WASHTENAW AV	0058	201	4/6/2022	\$1,650,000	WD	\$1,650,000	\$1,055,900	\$63.99	\$2,111,824	12,995	2 STORY, C-BC	42	\$350,705	\$1,299,295	\$838,628	1.549
09-09-34-210-003	809 BERKSHIRE RD	0058	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	0058	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
09-09-33-108-002	809 OXFORD RD	0058	401	2/1/2023	\$950,000	WD	\$950,000	\$520,900	\$54.83	\$1,041,712	2,874	2 STORY, C-BC	59	\$350,526	\$599,474	\$325,417	1.842
09-09-33-115-006	2009 WASHTENAW AV	0058	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	0058	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	0058	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
09-09-34-216-016	2111 MELROSE AV	0058	401	7/21/2022	\$649,000	WD	\$649,000	\$333,000	\$51.31	\$666,058	2,274	2 STORY, C-BC	52	\$278,473	\$370,527	\$182,479	2.031
09-09-28-404-016	2000 HILL	0058	401	2/24/2023	\$1,135,000	WD	\$1,135,000	\$565,800	\$49.85	\$1,131,624	3,048	2 STORY, B-A	53	\$403,663	\$731,337	\$342,731	2.134
09-09-34-212-003	5 SHIPMAN CIR	0058	401	8/1/2022	\$855,000	WD	\$855,000	\$412,100	\$48.20	\$824,236	2,424	2 STORY, C-BC	75	\$239,989	\$615,011	\$278,213	2.211
09-09-28-415-017	2 RUTHVEN	0058	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	0058	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
09-09-33-119-011	2038 NORWAY RD	0058	401	5/31/2022	\$1,525,000	WD	\$1,525,000	\$689,200	\$45.19	\$1,378,413	3,351	2 STORY, B-A	67	\$278,095	\$1,246,905	\$523,961	2.380
09-09-34-216-020	2137 MELROSE AV	0058	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
09-09-34-206-030	1009 BERKSHIRE RD	0058	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	0058	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
09-09-33-113-013	2008 VINEWOOD BLV	0058	401	5/25/2022	\$910,200	WD	\$910,200	\$381,900	\$41.96	\$763,832	2,375	2 STORY, C-BC	53	\$233,928	\$676,272	\$252,335	2.680
09-09-33-119-005	1908 AUSTIN AV	0058	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	0058	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	0058	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	0058	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	0058	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	0058	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
09-09-28-417-001	519 ONONDAGA	0058	401	3/26/2024	\$1,376,000	WD	\$1,376,000	\$466,500	\$33.90	\$933,040	2,934	2 STORY, C-BC	67	\$213,576	\$1,162,424	\$327,029	3.554
09-09-33-434-009	1918 SCOTTWOOD AV	0058	401	9/27/2023	\$700,000	WD	\$700,000	\$260,600	\$37.23	\$521,246	1,585	1 1/2 ST, C-BC	50	\$203,676	\$496,324	\$138,074	3.595
09-09-34-212-019	9 E HEATHERIDGE AV	0058	401	8/4/2023	\$1,200,000	WD	\$1,200,000	\$388,500	\$32.38	\$777,012	2,131	RANCH, C-BC	60	\$250,804	\$949,196	\$247,744	3.831
09-09-34-211-006	905 AVON RD	0058	401	8/10/2023	\$2,100,000	WD	\$2,100,000	\$684,500	\$32.60	\$1,369,046	4,249	2 STORY, C-BC	73	\$290,631	\$1,809,369	\$468,876	3.859
09-09-33-434-002	1715 HERMITAGE RD	0058	401	6/24/2022	\$855,000	WD	\$855,000	\$268,100	\$31.36	\$536,183	1,472	1 1/2 ST, C-BC	50	\$256,116	\$598,884	\$133,365	4.491
09-09-33-436-002	2124 WALLINGFORD RD	0058	401	6/16/2023	\$1,800,000	WD	\$1,800,000	\$480,100	\$26.67	\$960,169	3,379	2 STORY, C-BC	53	\$280,980	\$1,519,020	\$319,769	4.750

\$27,785,847    \$10,894,326    **2.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-28-406-002	1702 HILL	0059	401	12/23/2022	\$600,000	WD	\$600,000	\$357,300	\$59.55	\$714,686	2,556	2 STORY, C-BC	51	\$197,999	\$402,001	\$187,886	2.140
09-09-28-413-020	1725 S UNIVERSITY	0059	401	4/18/2022	\$850,000	WD	\$850,000	\$503,100	\$59.19	\$1,006,280	2,712	2 STORY, B-A	57	\$168,124	\$681,876	\$304,784	2.237
09-09-28-415-008	1809 HILL	0059	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
09-09-28-412-011	1527 S UNIVERSITY	0059	401	5/26/2022	\$475,000	WD	\$475,000	\$219,800	\$46.27	\$439,503	1,288	1 1/2 ST, C-BC	54	\$161,885	\$313,115	\$100,952	3.102
09-09-28-413-011	1603 S UNIVERSITY	0059	401	12/14/2022	\$539,000	WD	\$539,000	\$208,500	\$38.68	\$416,923	1,269	1 1/2 ST, C-BC	52	\$133,192	\$405,808	\$103,175	3.933
09-09-28-411-011	1417 S UNIVERSITY	0059	401	12/2/2022	\$1,025,000	WD	\$1,025,000	\$358,600	\$34.99	\$717,247	2,481	2 STORY, C-BC	52	\$168,075	\$856,925	\$199,699	4.291

\$3,175,527      \$1,119,169      **2.800**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0061	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	0061	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
09-09-33-234-005	1224 PROSPECT ST	0061	401	7/28/2022	\$544,000	WD	\$544,000	\$205,800	\$37.83	\$411,547	1,158	1 1/2 ST, C-BC	51	\$150,689	\$393,311	\$102,458	3.839
09-09-33-209-007	1105 S STATE ST	0061	401	7/6/2023	\$900,000	CD	\$900,000	\$253,200	\$28.13	\$506,487	1,966	2 STORY, C-BC	54	\$144,111	\$755,889	\$181,188	4.172

\$2,216,798      \$800,882      **2.700**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-33-326-018	1607 FERNDALE PL	0062	401	1/27/2023	\$380,000	WD	\$380,000	\$215,500	\$56.71	\$430,958	1,566	1 1/2 ST, C-BC	52	\$124,326	\$255,674	\$127,286	2.009
09-09-33-213-018	1004 WOODLAWN AV	0062	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
09-09-33-328-020	1204 BROOKLYN AV	0062	401	6/1/2022	\$1,060,000	WD	\$1,060,000	\$570,000	\$53.77	\$1,140,032	2,939	2 STORY, C-BC	94	\$126,867	\$933,133	\$420,575	2.219
09-09-32-400-007	1710 S STATE ST	0062	401	9/9/2022	\$350,000	WD	\$350,000	\$166,700	\$47.63	\$333,442	1,150	2 STORY, C-BC	54	\$128,173	\$221,827	\$94,594	2.345
09-09-33-214-036	933 WOODLAWN AV	0062	401	12/29/2022	\$377,000	WD	\$377,000	\$187,100	\$49.63	\$374,187	900	RANCH, C-BC	54	\$101,375	\$275,625	\$113,247	2.434
09-09-33-327-004	1200 GARDNER AV	0062	401	8/19/2022	\$440,000	WD	\$440,000	\$202,400	\$46.00	\$404,759	1,292	2 STORY, C-BC	53	\$122,731	\$317,269	\$129,967	2.441
09-09-33-328-001	1201 GARDNER AV	0062	401	12/20/2023	\$460,000	WD	\$460,000	\$225,600	\$49.04	\$451,128	1,458	2 STORY, C-BC	51	\$109,704	\$350,296	\$131,317	2.668
09-09-33-325-012	1606 E MONTCLAIR PL	0062	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
09-09-33-320-020	801 ROSE AV	0062	401	10/11/2022	\$499,000	WD	\$499,000	\$210,900	\$42.26	\$421,842	1,566	1 1/2 ST, C-BC	54	\$125,941	\$373,059	\$136,360	2.736
09-09-33-320-010	1432 E PARK	0062	401	6/9/2022	\$490,000	WD	\$490,000	\$206,900	\$42.22	\$413,765	1,614	2 STORY, C-BC	52	\$125,941	\$364,059	\$132,638	2.745
09-09-33-329-017	1108 BROOKLYN AV	0062	401	5/26/2022	\$486,000	WD	\$486,000	\$204,700	\$42.12	\$409,351	1,744	2 STORY, C-BC	52	\$122,622	\$363,378	\$132,133	2.750
09-09-33-321-008	1414 E PARK	0062	401	6/22/2022	\$600,000	WD	\$600,000	\$248,600	\$41.43	\$497,100	1,556	1 1/2 ST, C-BC	52	\$125,941	\$474,059	\$171,041	2.772
09-09-33-310-030	1413 HENRY ST	0062	401	8/15/2022	\$1,030,000	WD	\$1,030,000	\$410,100	\$39.82	\$820,210	2,137	2 STORY, C-BC	85	\$129,547	\$900,453	\$318,278	2.829
09-09-33-303-015	1111 BROOKLYN AV	0062	401	6/14/2022	\$415,500	WD	\$415,500	\$168,100	\$40.46	\$336,126	1,127	1 1/2 ST, C-BC	52	\$120,113	\$295,387	\$99,545	2.967
09-09-33-321-005	805 SYCAMORE PL	0062	401	7/5/2022	\$504,400	WD	\$504,400	\$197,700	\$39.20	\$395,328	1,248	2 STORY, C-BC	52	\$126,137	\$378,263	\$124,051	3.049
09-09-33-326-016	1603 FERNDALE PL	0062	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
09-09-33-214-025	909 WOODLAWN AV	0062	401	10/14/2022	\$450,000	WD	\$450,000	\$169,800	\$37.73	\$339,630	1,584	2 STORY, C-BC	52	\$95,707	\$354,293	\$112,407	3.152
09-09-33-331-010	1507 WHITE ST	0062	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
09-09-33-321-002	1409 WHITE ST	0062	401	8/16/2022	\$465,000	WD	\$465,000	\$177,200	\$38.11	\$354,394	1,043	1 1/2 ST, C-BC	55	\$125,941	\$339,059	\$105,278	3.221
09-09-33-327-002	1204 GARDNER AV	0062	401	6/9/2023	\$516,700	WD	\$516,700	\$198,400	\$38.40	\$396,798	1,215	2 STORY, C-BC	52	\$122,731	\$393,969	\$113,768	3.463
09-09-33-213-014	944 WOODLAWN AV	0062	401	5/1/2023	\$560,000	WD	\$560,000	\$209,100	\$37.34	\$418,236	1,728	2 STORY, C-BC	52	\$103,931	\$456,069	\$130,471	3.496
09-09-33-320-001	809 ROSE AV	0062	401	7/19/2023	\$560,000	WD	\$560,000	\$212,300	\$37.91	\$424,558	1,328	2 STORY, C-BC	51	\$128,369	\$431,631	\$122,951	3.511
09-09-33-330-010	1425 E PARK	0062	401	5/3/2023	\$525,000	WD	\$525,000	\$199,900	\$38.08	\$399,721	1,221	1 1/2 ST, C-BC	51	\$126,078	\$398,922	\$113,592	3.512

\$9,856,232      \$3,579,302      **2.800**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-11-209-060	3001 FERNWOOD AV	0063	401	7/18/2023	\$101,000	WD	\$101,000	\$114,300	\$113.17	\$228,599	970	C-BC	68	\$37,000	\$64,000	\$114,047	0.561
09-12-04-122-014	2441 MULBERRY CT	0063	401	4/22/2022	\$275,000	WD	\$275,000	\$188,900	\$68.69	\$377,884	1,513	2 STORY, C-BC	75	\$58,000	\$217,000	\$182,791	1.187
09-12-03-208-035	2125 NATURE COVE CT	0063	401	5/27/2022	\$344,000	WD	\$344,000	\$207,400	\$60.29	\$414,710	1,656	C-BC	63	\$66,000	\$278,000	\$199,263	1.395
09-12-04-111-104	1811 INDEPENDENCE BLV	0063	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
09-12-03-208-080	2115 NATURE COVE CT	0063	401	12/16/2022	\$389,900	WD	\$389,900	\$189,200	\$48.53	\$378,342	1,800	C-BC	63	\$66,000	\$323,900	\$179,198	1.807
09-12-03-208-085	2115 NATURE COVE CT	0063	401	6/17/2022	\$415,000	WD	\$415,000	\$199,900	\$48.17	\$399,713	1,458	C-BC	66	\$66,000	\$349,000	\$190,693	1.830
09-12-04-111-102	1811 INDEPENDENCE BLV	0063	401	5/9/2022	\$161,900	WD	\$161,900	\$76,200	\$47.07	\$152,461	896	C-BC	56	\$38,000	\$123,900	\$65,406	1.894
09-12-04-111-114	2401 PACKARD ST	0063	401	8/22/2022	\$174,400	WD	\$174,400	\$81,300	\$46.62	\$162,696	896	C-BC	55	\$38,000	\$136,400	\$71,255	1.914
09-12-04-122-029	2432 MULBERRY CT	0063	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
09-12-03-208-051	2125 NATURE COVE CT	0063	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
09-12-04-111-087	1801 INDEPENDENCE BLV	0063	401	10/31/2022	\$210,000	WD	\$210,000	\$95,700	\$45.57	\$191,391	1,097	C-BC	55	\$38,000	\$172,000	\$88,004	1.954
09-12-03-208-078	2115 NATURE COVE CT	0063	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	0063	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	0063	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
09-12-04-111-116	2401 PACKARD ST	0063	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
09-12-04-111-065	2319 PACKARD ST	0063	401	5/2/2022	\$130,000	WD	\$130,000	\$57,200	\$44.00	\$114,335	559	C-BC	53	\$38,000	\$92,000	\$43,620	2.109
09-12-04-111-140	2413 PACKARD ST	0063	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	0063	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
09-12-04-111-121	2403 PACKARD ST	0063	401	6/14/2022	\$227,000	WD	\$227,000	\$96,000	\$42.29	\$192,007	1,097	C-BC	55	\$38,000	\$189,000	\$88,004	2.148
09-12-04-111-088	1803 INDEPENDENCE BLV	0063	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
09-12-04-111-061	2313 PACKARD ST	0063	401	5/16/2022	\$184,800	WD	\$184,800	\$74,800	\$40.48	\$149,524	857	C-BC	53	\$38,000	\$146,800	\$63,728	2.304
09-12-04-111-081	2319 PACKARD ST	0063	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
09-12-04-111-122	2405 PACKARD ST	0063	401	6/30/2022	\$177,000	WD	\$177,000	\$69,900	\$39.49	\$139,859	705	C-BC	55	\$38,000	\$139,000	\$58,205	2.388
09-12-04-111-112	1815 INDEPENDENCE BLV	0063	401	7/8/2022	\$210,000	WD	\$210,000	\$81,300	\$38.71	\$162,696	896	C-BC	55	\$38,000	\$172,000	\$71,255	2.414
09-12-04-111-056	2313 PACKARD ST	0063	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
09-12-04-111-069	2317 PACKARD ST	0063	401	6/6/2022	\$165,000	WD	\$165,000	\$60,100	\$36.42	\$120,145	609	C-BC	53	\$38,000	\$127,000	\$46,940	2.706
09-12-04-111-065	2319 PACKARD ST	0063	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

\$5,477,250      \$2,902,443      **1.900**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-34-316-005	2316 BROCKMAN BLV	0064	401	3/6/2023	\$453,000	OTH	\$453,000	\$357,700	\$78.96	\$715,422	2,162	2 STORY, C-BC	52	\$390,275	\$62,725	\$180,637	0.347
09-09-33-427-013	1607 SHADFORD RD	0064	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
09-09-33-228-025	1145 S FOREST AV	0064	401	4/19/2022	\$506,250	WD	\$506,250	\$298,800	\$59.02	\$597,507	1,457	2 STORY, C-BC	55	\$350,948	\$155,302	\$129,768	1.197
09-09-33-232-002	1111 WOODLAWN AV	0064	401	2/3/2023	\$560,000	WD	\$560,000	\$325,200	\$58.07	\$650,423	1,757	2 STORY, C-BC	52	\$363,849	\$196,151	\$159,208	1.232
09-09-33-229-004	1213 OLIVIA AV	0064	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
09-09-33-103-041	1113 LINCOLN AV	0064	401	10/20/2022	\$910,000	WD	\$910,000	\$496,900	\$54.60	\$993,770	2,786	2 STORY, B-A	80	\$282,102	\$627,898	\$421,604	1.489
09-09-33-233-013	1020 MICHIGAN AV	0064	401	12/16/2022	\$592,500	WD	\$592,500	\$305,700	\$51.59	\$611,301	1,794	2 STORY, C-BC	52	\$365,837	\$226,663	\$136,369	1.662
09-09-34-317-009	2109 COPLEY AV	0064	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
09-09-33-104-034	1600 CAMBRIDGE RD	0064	401	3/28/2023	\$1,265,000	WD	\$1,265,000	\$633,700	\$50.09	\$1,267,369	3,357	2 STORY, B-A	54	\$396,900	\$868,100	\$483,594	1.795
09-09-33-422-001	1415 BROOKLYN AV	0064	401	6/16/2022	\$675,000	WD	\$675,000	\$341,900	\$50.65	\$683,827	1,704	2 STORY, C-BC	55	\$365,837	\$309,163	\$167,363	1.847
09-09-33-230-015	1324 WELLS ST	0064	401	9/8/2022	\$700,000	WD	\$700,000	\$343,000	\$49.00	\$686,097	2,104	2 STORY, C-BC	52	\$372,342	\$327,658	\$165,134	1.984
09-09-33-226-024	1040 OLIVIA AV	0064	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	0064	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	0064	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
09-09-33-422-009	1420 GRANGER AV	0064	401	3/31/2023	\$717,668	PTA	\$717,668	\$360,500	\$50.23	\$720,941	1,710	2 STORY, C-BC	55	\$365,837	\$351,831	\$169,097	2.081
09-09-33-121-017	1221 BALDWIN AV	0064	401	6/30/2022	\$849,000	WD	\$849,000	\$401,100	\$47.24	\$802,269	1,948	2 STORY, B-A	56	\$361,758	\$487,242	\$231,848	2.102
09-09-33-105-023	1082 FERDON RD	0064	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	0064	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
09-09-33-421-003	1505 BROOKLYN AV	0064	401	4/1/2022	\$695,000	WD	\$695,000	\$316,000	\$45.47	\$631,936	1,524	2 STORY, C-BC	55	\$365,837	\$329,163	\$140,052	2.350
09-09-33-226-010	1113 S FOREST AV	0064	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
09-09-33-416-010	1520 SHADFORD RD	0064	401	10/21/2022	\$860,000	PTA	\$860,000	\$393,800	\$45.79	\$787,659	2,002	2 STORY, C-BC	58	\$364,139	\$495,861	\$209,456	2.367
09-09-33-103-040	1119 LINCOLN AV	0064	401	4/14/2022	\$1,078,049	WD	\$1,078,049	\$442,800	\$41.07	\$885,568	2,250	2 STORY, B-A	85	\$188,068	\$889,981	\$367,105	2.424
09-09-33-307-003	1322 GRANGER AV	0064	401	10/5/2022	\$1,050,000	WD	\$1,050,000	\$452,400	\$43.09	\$904,714	2,364	2 STORY, B-A	57	\$380,975	\$669,025	\$275,652	2.427
09-09-33-417-016	1508 MORTON AV	0064	401	11/15/2022	\$767,000	WD	\$767,000	\$330,800	\$43.13	\$661,696	1,974	2 STORY, C-BC	55	\$365,837	\$401,163	\$164,366	2.441
09-09-33-427-008	1602 MORTON AV	0064	401	6/16/2022	\$800,000	WD	\$800,000	\$350,900	\$43.86	\$701,716	1,736	2 STORY, C-BC	54	\$372,568	\$427,432	\$173,236	2.467
09-09-33-104-019	1120 BALDWIN AV	0064	401	9/30/2022	\$905,000	WD	\$905,000	\$402,000	\$44.42	\$804,019	2,150	2 STORY, C-BC	54	\$369,346	\$535,654	\$214,972	2.492
09-09-33-228-021	1141 S FOREST AV	0064	401	4/19/2022	\$618,750	WD	\$618,750	\$274,200	\$44.32	\$548,383	1,281	2 STORY, C-BC	53	\$347,407	\$271,343	\$105,777	2.565
09-09-34-317-012	2124 BROCKMAN BLV	0064	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	0064	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
09-09-33-229-012	1241 OLIVIA AV	0064	401	11/18/2022	\$1,000,000	WD	\$1,000,000	\$422,800	\$42.28	\$845,560	2,411	2 STORY, C-BC	66	\$372,568	\$627,432	\$233,923	2.682
09-09-33-231-005	1312 S FOREST AV	0064	401	12/15/2022	\$701,000	WD	\$701,000	\$292,000	\$41.65	\$583,985	1,404	2 STORY, C-BC	52	\$362,463	\$338,537	\$123,068	2.751
09-09-33-234-034	1209 WELLS ST	0064	401	11/14/2022	\$855,000	WD	\$855,000	\$357,200	\$41.78	\$714,300	2,000	2 STORY, C-BC	54	\$365,837	\$489,163	\$172,336	2.838
09-09-33-420-014	1512 BROOKLYN AV	0064	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
09-09-34-317-004	2121 WOODSIDE RD	0064	401	7/1/2022	\$1,525,000	WD	\$1,525,000	\$571,000	\$37.44	\$1,141,901	2,390	2 STORY, C-BC	70	\$392,391	\$1,132,609	\$394,479	2.871
09-09-33-121-009	1224 FERDON RD	0064	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
09-09-33-431-009	1719 MORTON AV	0064	401	6/10/2022	\$1,290,000	WD	\$1,290,000	\$491,000	\$38.06	\$981,917	2,874	2 STORY, C-BC	60	\$381,927	\$908,073	\$315,784	2.876
09-09-33-228-010	1322 MINERVA RD	0064	401	8/5/2022	\$615,000	WD	\$615,000	\$260,700	\$42.39	\$521,318	1,127	2 STORY, C-BC	52	\$341,954	\$273,046	\$94,402	2.892
09-09-33-227-019	1129 OLIVIA AV	0064	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
09-09-34-203-001	2105 BROCKMAN BLV	0064	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	0064	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
09-09-33-431-003	1705 MORTON AV	0064	401	7/11/2022	\$1,100,000	WD	\$1,100,000	\$412,700	\$37.52	\$825,384	2,166	2 STORY, C-BC	53	\$379,686	\$720,314	\$234,578	3.071
09-09-33-105-002	1025 BALDWIN AV	0064	401	7/1/2022	\$1,200,000	WD	\$1,200,000	\$443,200	\$36.93	\$886,387	2,663	2 STORY, B-A	53	\$379,423	\$820,577	\$266,823	3.075
09-09-33-423-019	1619 GRANGER AV	0064	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
09-09-33-104-002	1015 MARTIN PL	0064	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
09-09-33-422-008	1430 GRANGER AV	0064	401	5/23/2022	\$2,025,000	WD	\$2,025,000	\$659,600	\$32.57	\$1,319,124	3,946	2 STORY, B-A	54	\$392,095	\$1,632,905	\$487,910	3.347
09-09-33-423-019	1619 GRANGER AV	0064	401	8/2/2022	\$1,130,000	WD	\$1,130,000	\$398,000	\$35.22	\$795,915	2,728	2 STORY, C-BC	55	\$365,837	\$764,163	\$226,357	3.376
09-09-33-103-028	1120 MARTIN PL	0064	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	0064	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

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-33-421-004	1507 BROOKLYN AV	0064	401	6/24/2022	\$1,000,000	WD	\$1,000,000	\$358,800	\$35.88	\$717,626	2,081	2 STORY, C-BC	55	\$365,837	\$634,163	\$185,152	3.425
09-09-33-227-022	1049 OLIVIA AV	0064	401	7/18/2022	\$1,550,000	WD	\$1,550,000	\$508,000	\$32.77	\$1,016,093	3,450	2 STORY, C-BC	64	\$372,531	\$1,177,469	\$338,717	3.476
09-09-33-228-002	1128 OLIVIA AV	0064	401	5/20/2022	\$875,000	WD	\$875,000	\$316,900	\$36.22	\$633,885	1,578	2 STORY, C-BC	54	\$348,003	\$526,997	\$150,464	3.502
09-09-33-230-017	1304 WELLS ST	0064	401	5/19/2022	\$905,000	WD	\$905,000	\$311,900	\$34.46	\$623,769	1,804	2 STORY, C-BC	57	\$335,583	\$569,417	\$151,677	3.754
09-09-33-421-005	1509 BROOKLYN AV	0064	401	4/29/2022	\$1,000,000	WD	\$1,000,000	\$341,400	\$34.14	\$682,719	2,011	2 STORY, C-BC	54	\$365,837	\$634,163	\$166,780	3.802
09-09-33-423-014	1547 GRANGER AV	0064	401	4/7/2022	\$1,400,000	WD	\$1,400,000	\$440,700	\$31.48	\$881,330	2,762	2 STORY, C-BC	64	\$365,837	\$1,034,163	\$271,312	3.812
09-09-33-104-011	1125 MARTIN PL	0064	401	5/31/2022	\$1,382,000	WD	\$1,382,000	\$433,600	\$31.37	\$867,272	2,962	2 STORY, B-A	47	\$390,577	\$991,423	\$250,892	3.952
09-09-33-427-017	1617 SHADFORD RD	0064	401	6/13/2023	\$1,365,000	WD	\$1,365,000	\$412,200	\$30.20	\$824,345	2,401	2 STORY, C-BC	61	\$372,568	\$992,432	\$250,987	3.954

\$33,564,016    \$12,719,298    **2.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0067	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
09-09-33-400-012	1810 E STADIUM BLV	0067	401	9/1/2022	\$450,000	WD	\$450,000	\$233,500	\$51.89	\$466,989	1,532	RANCH, C-BC	52	\$185,581	\$264,419	\$144,312	1.832
09-09-33-408-012	1614 CHEROKEE RD	0067	401	7/13/2022	\$406,000	WD	\$406,000	\$203,100	\$50.02	\$406,217	1,707	RANCH, C-BC	52	\$146,266	\$259,734	\$133,308	1.948
09-09-33-403-013	2010 DEVOLSON AV	0067	401	5/9/2022	\$435,000	WD	\$435,000	\$214,900	\$49.40	\$429,858	1,712	1 1/2 ST, C-BC	52	\$141,900	\$293,100	\$147,671	1.985
09-12-03-201-006	2115 HALL AV	0067	401	9/29/2022	\$850,000	WD	\$850,000	\$409,200	\$48.14	\$818,488	2,246	RANCH, B-A	55	\$155,825	\$694,175	\$339,827	2.043
09-09-33-401-019	2904 BROCKMAN BLV	0067	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	0067	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	0067	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	0067	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
09-09-33-438-008	2005 E STADIUM BLV	0067	401	6/2/2022	\$557,500	WD	\$557,500	\$243,500	\$43.68	\$486,986	2,138	2 STORY, C-BC	52	\$149,285	\$408,215	\$168,766	2.419
09-09-34-314-004	2504 BROCKMAN BLV	0067	401	1/31/2023	\$905,000	WD	\$905,000	\$346,200	\$38.25	\$692,363	2,501	2 STORY, C-BC	70	\$169,087	\$735,913	\$299,015	2.461
09-09-33-410-010	1815 PACKARD ST	0067	401	9/8/2022	\$435,000	WD	\$435,000	\$188,000	\$43.22	\$375,906	1,163	1 1/2 ST, C-BC	49	\$153,688	\$281,312	\$113,958	2.469
09-09-33-312-015	1309 IROQUOIS PL	0067	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
09-09-33-402-009	2007 DEVOLSON AV	0067	401	9/15/2022	\$502,000	WD	\$502,000	\$207,600	\$41.35	\$415,173	1,275	RANCH, C-BC	52	\$150,835	\$351,165	\$135,558	2.591
09-09-33-414-003	1423 IROQUOIS PL	0067	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
09-12-04-111-144	2209 FERDON RD	0067	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
09-09-33-400-025	2005 FRIEZE AV	0067	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	0067	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	0067	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
09-09-33-400-013	1800 E STADIUM BLV	0067	401	7/19/2022	\$635,000	WD	\$635,000	\$243,500	\$38.35	\$486,936	2,090	2 STORY, C-BC	49	\$169,624	\$465,376	\$162,724	2.860
09-09-33-312-005	1408 E STADIUM BLV	0067	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
09-09-33-402-005	2000 CARHART AV	0067	401	4/13/2022	\$775,000	WD	\$775,000	\$277,600	\$35.82	\$555,170	2,480	2 STORY, C-BC	62	\$149,890	\$625,110	\$207,836	3.008
09-09-33-400-027	2011 FRIEZE AV	0067	401	11/22/2022	\$564,000	WD	\$564,000	\$210,800	\$37.38	\$421,586	1,541	1 1/2 ST, C-BC	52	\$153,336	\$410,664	\$134,058	3.063
09-09-33-400-001	1801 CAYUGA PL	0067	401	8/16/2023	\$550,000	WD	\$550,000	\$208,200	\$37.85	\$416,497	1,284	1 1/2 ST, C-BC	55	\$129,788	\$420,212	\$133,353	3.151
09-09-33-401-018	2908 BROCKMAN BLV	0067	401	5/25/2022	\$860,000	WD	\$860,000	\$291,700	\$33.92	\$583,300	2,599	2 STORY, C-BC	58	\$141,136	\$718,864	\$226,751	3.170
09-09-33-410-010	1815 PACKARD ST	0067	401	2/23/2024	\$506,000	WD	\$506,000	\$191,700	\$37.89	\$383,378	1,163	1 1/2 ST, C-BC	48	\$120,278	\$385,722	\$119,591	3.225

\$11,510,520      \$4,540,737      **2.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0068	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	0068	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

\$582,505      \$236,752      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-05-303-221	237 W OAKBROOK DR	0069	401	6/8/2023	\$345,000	WD	\$345,000	\$195,200	\$56.58	\$390,488	1,250	C-BC	84	\$70,000	\$275,000	\$224,274	1.226
09-12-05-303-046	459 SUMARK WAY	0069	401	3/11/2024	\$395,000	WD	\$395,000	\$248,100	\$62.81	\$496,115	1,935	2 STORY, C-BC	71	\$62,000	\$333,000	\$271,322	1.227
09-12-05-303-187	117 W OAKBROOK DR	0069	401	1/6/2023	\$335,000	WD	\$335,000	\$185,600	\$55.40	\$371,232	1,250	C-BC	84	\$70,000	\$265,000	\$210,799	1.257
09-12-05-303-222	235 W OAKBROOK DR	0069	401	5/20/2022	\$369,000	WD	\$369,000	\$213,600	\$57.89	\$427,213	1,470	C-BC	85	\$70,000	\$299,000	\$230,460	1.297
09-12-05-303-219	229 W OAKBROOK DR	0069	401	7/8/2022	\$361,000	WD	\$361,000	\$199,300	\$55.21	\$398,617	1,250	C-BC	85	\$70,000	\$291,000	\$212,011	1.373
09-12-05-303-207	224 W OAKBROOK DR	0069	401	7/29/2022	\$368,000	WD	\$368,000	\$202,500	\$55.03	\$404,980	1,250	RANCH, C-BC	84	\$70,000	\$298,000	\$216,116	1.379
09-12-05-303-171	112 W OAKBROOK DR	0069	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
09-12-05-303-179	132 W OAKBROOK DR	0069	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
09-12-05-303-082	199 KINGSBROOK AV	0069	401	9/22/2022	\$425,900	WD	\$425,900	\$224,900	\$52.81	\$449,898	1,822	2 STORY, C-BC	76	\$65,000	\$360,900	\$248,321	1.453
09-12-05-303-195	133 W OAKBROOK DR	0069	401	5/31/2022	\$368,000	WD	\$368,000	\$192,500	\$52.31	\$384,968	1,250	C-BC	84	\$70,000	\$298,000	\$203,205	1.466
09-12-05-100-067	2289 S MAIN ST	0069	401	9/7/2022	\$290,000	PTA	\$290,000	\$151,200	\$52.14	\$302,433	1,254	C-BC	82	\$70,000	\$220,000	\$149,957	1.467
09-12-05-100-067	2289 S MAIN ST	0069	401	2/15/2023	\$294,000	WD	\$294,000	\$142,100	\$48.33	\$284,289	1,254	C-BC	82	\$70,000	\$224,000	\$149,957	1.494
09-12-05-100-049	2253 S MAIN ST	0069	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
09-12-05-303-104	164 KINGSBROOK AV	0069	401	8/3/2022	\$389,900	WD	\$389,900	\$196,500	\$50.40	\$393,005	1,730	2 STORY, C-BC	75	\$65,000	\$324,900	\$211,616	1.535
09-12-05-400-136	275 BRIARCREST DR	0069	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
09-12-05-303-052	533 GALEN CIR	0069	401	2/7/2023	\$375,000	WD	\$375,000	\$170,500	\$45.47	\$341,085	1,693	2 STORY, C-BC	70	\$70,000	\$305,000	\$193,632	1.575
09-12-05-100-026	2207 S MAIN ST	0069	401	8/31/2022	\$275,000	WD	\$275,000	\$135,700	\$49.35	\$271,477	1,190	C-BC	82	\$70,000	\$205,000	\$129,985	1.577
09-12-05-100-059	2273 S MAIN ST	0069	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
09-12-05-203-097	2009 MARRA DR	0069	401	2/10/2023	\$636,000	OTH	\$636,000	\$284,500	\$44.73	\$569,093	2,290	RANCH, C-BC	76	\$125,000	\$511,000	\$317,209	1.611
09-12-05-100-031	2217 S MAIN ST	0069	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
09-12-05-203-078	2001 AUDUBON DR	0069	401	6/30/2022	\$341,000	WD	\$341,000	\$171,500	\$50.29	\$342,999	1,442	2 STORY, C-BC	68	\$75,000	\$266,000	\$162,522	1.637
09-12-05-100-046	2247 S MAIN ST	0069	401	4/26/2022	\$285,000	WD	\$285,000	\$136,200	\$47.79	\$272,498	1,254	C-BC	83	\$70,000	\$215,000	\$130,644	1.646
09-12-05-100-060	200 BRIARCREST DR	0069	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	0069	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	0069	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	0069	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
09-12-08-201-034	2920 SIGNATURE BLV	0069	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
09-12-05-400-129	275 BRIARCREST DR	0069	401	6/24/2022	\$210,000	WD	\$210,000	\$101,800	\$48.48	\$203,660	983	C-BC	68	\$35,000	\$175,000	\$102,280	1.711
09-12-08-201-017	2954 SIGNATURE BLV	0069	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
09-12-05-100-065	2285 S MAIN ST	0069	401	3/28/2023	\$277,000	WD	\$277,000	\$120,600	\$43.54	\$241,230	1,086	C-BC	82	\$70,000	\$207,000	\$119,825	1.728
09-12-05-303-088	120 PONDS VIEW DR	0069	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
09-12-05-400-047	175 BRIARCREST DR	0069	401	9/15/2022	\$208,650	WD	\$208,650	\$94,800	\$45.43	\$189,578	983	C-BC	68	\$35,000	\$173,650	\$99,728	1.741
09-12-05-400-044	175 BRIARCREST DR	0069	401	9/2/2022	\$201,000	WD	\$201,000	\$91,000	\$45.27	\$182,078	1,134	C-BC	68	\$35,000	\$166,000	\$94,889	1.749
09-12-05-203-085	2016 AUDUBON DR	0069	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	0069	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
09-12-05-205-225	257 FIELDCREST ST	0069	401	2/27/2023	\$310,000	WD	\$310,000	\$132,900	\$42.87	\$265,882	1,247	2 STORY, C-BC	65	\$75,000	\$235,000	\$133,577	1.759
09-12-05-100-055	2265 S MAIN ST	0069	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	0069	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	0069	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	0069	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
09-12-05-303-026	536 GALEN CIR	0069	401	4/14/2022	\$469,000	WD	\$469,000	\$207,500	\$44.24	\$415,056	1,935	2 STORY, B-A	72	\$70,000	\$399,000	\$222,617	1.792
09-12-05-400-145	225 BRIARCREST DR	0069	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	0069	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	0069	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	0069	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	0069	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
09-12-05-303-023	530 GALEN CIR	0069	401	8/19/2022	\$451,900	WD	\$451,900	\$196,400	\$43.46	\$392,870	1,481	RANCH, C-BC	71	\$70,000	\$381,900	\$208,303	1.833
09-12-05-100-028	2211 S MAIN ST	0069	401	7/1/2022	\$290,000	WD	\$290,000	\$127,900	\$44.10	\$255,729	1,086	C-BC	82	\$70,000	\$220,000	\$119,825	1.836

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-05-205-215	237 FIELDCREST ST	0069	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
09-12-05-400-067	250 BRIARCREST DR	0069	401	3/22/2023	\$210,000	WD	\$210,000	\$83,900	\$39.95	\$167,845	1,134	C-BC	68	\$35,000	\$175,000	\$94,889	1.844
09-12-05-205-068	111 FIELDCREST ST	0069	401	12/30/2022	\$172,500	WD	\$172,500	\$69,200	\$40.12	\$138,475	834	RANCH, C-BC	57	\$42,000	\$130,500	\$68,911	1.894
09-12-05-203-119	471 VILLAGE OAKS CT	0069	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	0069	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	0069	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	0069	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	0069	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	0069	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	0069	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
09-12-05-205-024	103 FIELDCREST ST	0069	401	4/26/2022	\$170,000	WD	\$170,000	\$70,600	\$41.53	\$141,223	885	RANCH, C-BC	58	\$42,000	\$128,000	\$64,015	2.000
09-12-05-205-023	103 FIELDCREST ST	0069	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
09-12-05-205-158	125 FIELDCREST ST	0069	401	6/15/2022	\$180,000	WD	\$180,000	\$71,300	\$39.61	\$142,527	811	RANCH, C-BC	57	\$42,000	\$138,000	\$64,856	2.128
09-12-05-205-157	125 FIELDCREST ST	0069	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
09-12-05-205-148	123 FIELDCREST ST	0069	401	8/15/2022	\$213,800	WD	\$213,800	\$81,900	\$38.31	\$163,734	945	RANCH, C-BC	57	\$42,000	\$171,800	\$78,538	2.187
09-12-05-205-220	247 FIELDCREST ST	0069	401	4/22/2022	\$353,000	WD	\$353,000	\$135,500	\$38.39	\$270,982	1,247	2 STORY, C-BC	66	\$75,000	\$278,000	\$126,440	2.199
09-12-05-100-006	111 GOLFVIEW LA	0069	401	11/4/2022	\$527,500	WD	\$527,500	\$207,600	\$39.36	\$415,293	2,369	1 1/2 ST, C-BC	46	\$161,484	\$366,016	\$153,917	2.378
09-12-05-203-120	473 VILLAGE OAKS CT	0069	401	5/13/2022	\$385,000	WD	\$385,000	\$136,300	\$35.40	\$272,667	1,213	2 STORY, C-BC	67	\$63,000	\$322,000	\$135,269	2.380

\$17,108,454    \$10,198,706    **1.700**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-04-204-035	1243 KENSINGTON DR	0070	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
09-12-04-115-004	1535 MARLBOROUGH DR	0070	401	7/5/2022	\$465,000	WD	\$465,000	\$236,400	\$50.84	\$472,751	2,668	2 STORY, C-BC	59	\$81,828	\$383,172	\$205,749	1.862
09-12-04-201-015	1279 HARPST ST	0070	401	11/15/2022	\$311,825	WD	\$311,825	\$166,900	\$53.52	\$333,776	1,200	RANCH, C-BC	52	\$91,263	\$220,562	\$101,640	2.170
09-12-04-204-037	1265 KENSINGTON DR	0070	401	7/13/2022	\$341,000	WD	\$341,000	\$153,700	\$45.07	\$307,311	1,300	RANCH, C-BC	52	\$90,935	\$250,065	\$113,882	2.196
09-12-04-117-004	2219 PAGE AV	0070	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	0070	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	0070	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
09-12-04-204-044	1227 MARLBOROUGH DR	0070	401	6/24/2022	\$238,500	WD	\$238,500	\$105,300	\$44.15	\$210,562	624	RANCH, C-BC	52	\$94,801	\$143,699	\$60,927	2.359
09-12-04-102-014	1386 JEWETT AV	0070	401	4/28/2022	\$330,000	WD	\$330,000	\$135,700	\$41.12	\$271,476	1,252	RANCH, C-BC	54	\$87,374	\$242,626	\$96,896	2.504
09-12-04-201-024	1341 HARPST ST	0070	401	7/26/2022	\$275,900	WD	\$275,900	\$113,200	\$41.03	\$226,319	936	RANCH, D-CD	52	\$78,109	\$197,791	\$78,005	2.536
09-12-04-104-004	1392 HARPST ST	0070	401	5/20/2022	\$325,000	WD	\$325,000	\$124,500	\$38.31	\$249,031	1,040	RANCH, C-BC	52	\$78,109	\$246,891	\$89,959	2.744
09-12-04-201-047	1375 HARPST ST	0070	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	0070	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
09-12-04-115-005	1549 MARLBOROUGH DR	0070	401	5/23/2022	\$425,000	WD	\$425,000	\$150,800	\$35.48	\$301,699	1,248	1 1/2 ST, C-BC	56	\$81,700	\$343,300	\$115,789	2.965
09-12-04-203-005	1328 ROSEWOOD ST	0070	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
09-12-04-101-002	1341 MARLBOROUGH DR	0070	401	9/23/2022	\$236,300	WD	\$236,300	\$88,300	\$37.37	\$176,679	588	RANCH, D-CD	49	\$79,640	\$156,660	\$51,073	3.067
09-12-04-114-012	1440 KENSINGTON DR	0070	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
\$4,364,797																\$1,744,966	<b>2.500</b>

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-03-300-006	2820 KIMBERLEY RD	0071	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
09-12-03-222-009	2531 EMERALD AV	0071	401	5/17/2022	\$300,000	WD	\$300,000	\$176,500	\$58.83	\$352,933	1,392	RANCH, D-CD	62	\$99,533	\$200,467	\$136,973	1.464
09-12-03-309-013	2674 PACKARD RD	0071	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	0071	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
09-12-03-303-014	2600 KIMBERLEY RD	0071	401	7/15/2022	\$680,000	WD	\$680,000	\$358,500	\$52.72	\$717,053	2,270	RANCH, C-BC	81	\$102,973	\$577,027	\$331,935	1.738
09-12-04-121-003	2535 VICTORIA AV	0071	401	7/20/2022	\$455,000	WD	\$455,000	\$231,900	\$50.97	\$463,718	1,820	2 STORY, C-BC	70	\$96,439	\$358,561	\$198,529	1.806
09-12-03-201-072	2330 ST FRANCIS DR	0071	401	10/7/2022	\$544,000	WD	\$544,000	\$275,900	\$50.72	\$551,810	1,953	RANCH, C-BC	66	\$108,165	\$435,835	\$239,808	1.817
09-12-03-305-060	2667 POWELL AV	0071	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	0071	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
09-12-03-305-083	2955 KIMBERLEY RD	0071	401	4/6/2022	\$445,000	QC	\$445,000	\$211,200	\$47.46	\$422,347	1,269	RANCH, C-BC	94	\$95,923	\$349,077	\$176,445	1.978
09-12-03-305-009	2779 KIMBERLEY RD	0071	401	8/29/2022	\$704,900	WD	\$704,900	\$330,800	\$46.93	\$661,621	1,710	RANCH, C-BC	85	\$100,129	\$604,771	\$303,509	1.993
09-12-03-222-007	2551 EMERALD AV	0071	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
09-12-03-303-012	2585 GLADSTONE AV	0071	401	8/5/2022	\$807,500	WD	\$598,808	\$251,400	\$41.98	\$502,756	2,861	2 STORY, C-BC	52	\$102,973	\$495,835	\$216,099	2.294
09-12-03-201-076	2370 ST FRANCIS DR	0071	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
09-12-03-303-004	2634 KIMBERLEY RD	0071	401	6/1/2022	\$575,000	WD	\$575,000	\$240,200	\$41.77	\$480,462	2,561	1 1/2 ST, C-BC	56	\$102,973	\$472,027	\$204,048	2.313
09-12-03-222-009	2531 EMERALD AV	0071	401	11/15/2022	\$425,000	WD	\$425,000	\$176,900	\$41.62	\$353,892	1,392	RANCH, D-CD	62	\$99,533	\$325,467	\$136,973	2.376
09-12-03-202-005	1945 INDEPENDENCE BLV	0071	401	6/8/2022	\$445,000	WD	\$445,000	\$179,900	\$40.43	\$359,701	1,512	2 STORY, C-BC	57	\$98,947	\$346,053	\$140,948	2.455
09-12-03-221-011	2502 KIMBERLEY RD	0071	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
09-12-04-111-027	1891 INDEPENDENCE BLV	0071	401	3/15/2023	\$550,000	WD	\$415,387	\$144,700	\$34.83	\$289,347	1,392	2 STORY, C-BC	52	\$97,112	\$318,275	\$116,506	2.732
09-12-04-121-008	2503 VICTORIA AV	0071	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	0071	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
09-12-04-112-003	1890 INDEPENDENCE BLV	0071	401	4/14/2022	\$405,000	WD	\$405,000	\$152,800	\$37.73	\$305,585	1,289	RANCH, C-BC	57	\$101,215	\$303,785	\$110,470	2.750
09-12-03-203-003	1933 CAMELOT RD	0071	401	9/23/2022	\$532,000	WD	\$532,000	\$194,800	\$36.62	\$389,642	1,872	RANCH, C-BC	70	\$98,764	\$433,236	\$156,639	2.766
09-12-03-202-006	1955 INDEPENDENCE BLV	0071	401	4/8/2022	\$453,500	WD	\$453,500	\$166,000	\$36.60	\$332,010	1,320	2 STORY, C-BC	58	\$98,176	\$355,324	\$126,397	2.811
09-12-03-305-079	2863 KIMBERLEY RD	0071	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
09-12-03-304-021	2600 POWELL AV	0071	401	8/5/2022	\$317,500	WD	\$317,500	\$117,300	\$36.94	\$234,631	864	RANCH, C-BC	52	\$100,260	\$217,240	\$72,633	2.991
09-12-03-309-026	2974 SHADY LA	0071	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
09-12-03-309-005	2620 PACKARD RD	0071	401	3/14/2023	\$170,000	WD	\$170,000	\$68,100	\$40.06	\$136,108	1,660	RANCH, C-BC	9	\$107,320	\$62,680	\$17,447	3.593
09-12-03-309-019	2938 SHADY LA	0071	401	4/28/2022	\$342,000	WD	\$342,000	\$102,900	\$30.09	\$205,888	997	RANCH, C-BC	53	\$70,496	\$271,504	\$73,185	3.710

\$10,569,040      \$4,725,453      **2.200**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-03-307-010	2680 ESSEX RD	0072	401	2/17/2023	\$300,000	CD	\$300,000	\$226,300	\$75.43	\$452,696	1,920	2 STORY, C-BC	52	\$102,637	\$197,363	\$158,757	1.243
09-12-03-210-015	2427 BUCKINGHAM RD	0072	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
09-12-03-210-009	5 BUCKINGHAM CT	0072	401	9/9/2022	\$423,925	WD	\$423,925	\$211,800	\$49.96	\$423,643	1,952	RANCH, C-BC	52	\$98,983	\$324,942	\$154,600	2.102
09-12-03-305-046	2618 ESSEX RD	0072	401	3/15/2023	\$456,000	WD	\$456,000	\$226,000	\$49.56	\$452,044	1,907	SPLIT LVL, C-BC	52	\$104,494	\$351,506	\$157,619	2.230
09-12-03-305-042	2642 ESSEX RD	0072	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
09-12-03-218-003	2438 MANCHESTER RD	0072	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
09-12-03-216-022	2435 MANCHESTER RD	0072	401	9/22/2022	\$387,000	WD	\$387,000	\$178,700	\$46.18	\$357,439	1,292	RANCH, C-BC	52	\$93,295	\$293,705	\$125,783	2.335
09-12-03-308-030	2789 COLONY RD	0072	401	2/8/2023	\$455,000	WD	\$455,000	\$212,800	\$46.77	\$425,670	1,539	RANCH, C-BC	52	\$97,290	\$357,710	\$148,925	2.402
09-12-03-219-010	2259 MANCHESTER RD	0072	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
09-12-03-307-041	2418 COLONY CT	0072	401	2/17/2023	\$445,000	WD	\$445,000	\$199,000	\$44.72	\$397,986	1,530	2 STORY, C-BC	52	\$90,150	\$354,850	\$139,608	2.542
09-12-03-216-002	2420 YORKSHIRE RD	0072	401	12/13/2022	\$400,000	WD	\$400,000	\$170,000	\$42.50	\$339,985	1,172	RANCH, C-BC	52	\$91,975	\$308,025	\$112,476	2.739
09-12-03-307-007	2637 MANCHESTER RD	0072	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
09-12-03-212-027	2228 MEDFORD RD	0072	401	8/10/2022	\$425,000	WD	\$425,000	\$167,600	\$39.44	\$335,273	1,153	RANCH, C-BC	52	\$91,121	\$333,879	\$116,263	2.872
09-12-03-305-027	2798 COLONY RD	0072	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
09-12-03-208-030	2132 NEEDHAM RD	0072	401	6/14/2022	\$615,000	WD	\$615,000	\$233,600	\$37.98	\$467,247	1,958	SPLIT LVL, C-BC	57	\$108,374	\$506,626	\$170,892	2.965
09-12-03-307-010	2680 ESSEX RD	0072	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
09-12-03-214-017	2445 DORCHESTER RD	0072	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
09-12-03-216-010	2308 YORKSHIRE RD	0072	401	3/26/2024	\$465,000	PTA	\$465,000	\$184,500	\$39.68	\$368,966	1,188	RANCH, C-BC	51	\$94,390	\$370,610	\$119,381	3.104
09-12-03-218-004	2424 MANCHESTER RD	0072	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

\$7,278,326      \$2,884,354      **2.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-03-311-001	2700 GLADSTONE AV	0073	401	10/3/2022	\$560,000	WD	\$560,000	\$248,600	\$44.39	\$497,215	2,448	2 STORY, C-BC	67	\$126,000	\$434,000	\$256,010	1.695
09-12-03-311-022	2765 EMBER WAY	0073	401	5/16/2022	\$700,000	WD	\$700,000	\$260,100	\$37.16	\$520,140	2,408	2 STORY, C-BC	68	\$130,099	\$569,901	\$268,994	2.119

\$1,003,901      \$525,004      **1.900**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-02-304-021	3421 RICHARD ST	0074	401	5/2/2022	\$109,000	QC	\$109,000	\$85,200	\$78.17	\$170,442	699	RANCH, C-BC	54	\$40,000	\$69,000	\$56,714	1.217
09-12-02-202-044	2391 JEANNE ST	0074	401	8/22/2022	\$145,000	WD	\$145,000	\$83,000	\$57.24	\$165,916	695	RANCH, C-BC	54	\$40,000	\$105,000	\$54,746	1.918
09-12-02-319-016	2835 PITTSFIELD BLV	0074	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	0074	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	0074	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
09-12-02-318-053	2656 WHITEWOOD ST	0074	401	10/28/2022	\$185,000	WD	\$185,000	\$93,400	\$50.49	\$186,756	703	RANCH, C-BC	54	\$40,000	\$145,000	\$58,726	2.469
09-12-02-319-035	3414 NORWOOD ST	0074	401	7/25/2022	\$165,000	WD	\$165,000	\$77,500	\$46.97	\$155,046	614	RANCH, C-BC	54	\$40,000	\$125,000	\$50,020	2.499
09-12-02-318-010	2625 PITTSFIELD BLV	0074	401	6/1/2022	\$165,000	WD	\$165,000	\$77,200	\$46.79	\$154,338	614	RANCH, C-BC	54	\$40,000	\$125,000	\$49,712	2.514
09-12-02-320-029	2848 PITTSFIELD BLV	0074	401	7/21/2022	\$204,000	WD	\$204,000	\$95,000	\$46.57	\$189,976	703	RANCH, C-BC	60	\$40,000	\$164,000	\$65,207	2.515
09-12-02-304-025	3435 RICHARD ST	0074	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
09-12-02-209-107	2274 PARKWOOD AV	0074	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
09-12-02-318-023	2663 PITTSFIELD BLV	0074	401	12/2/2022	\$169,500	WD	\$169,500	\$78,900	\$46.55	\$157,751	614	RANCH, C-BC	54	\$40,000	\$129,500	\$50,107	2.584
09-12-02-203-007	2321 PARKWOOD AV	0074	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	0074	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
09-12-02-318-014	2635 PITTSFIELD BLV	0074	401	3/20/2023	\$170,000	WD	\$170,000	\$78,400	\$46.12	\$156,823	614	RANCH, C-BC	54	\$40,000	\$130,000	\$49,712	2.615
09-12-02-326-006	2839 WHITEWOOD ST	0074	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	0074	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
09-12-02-209-124	2340 PARKWOOD AV	0074	401	10/7/2022	\$172,500	WD	\$172,500	\$77,200	\$44.75	\$154,338	614	RANCH, C-BC	54	\$40,000	\$132,500	\$49,712	2.665
09-12-02-202-043	2389 JEANNE ST	0074	401	1/16/2023	\$188,000	WD	\$188,000	\$84,300	\$44.84	\$168,653	695	RANCH, C-BC	54	\$40,000	\$148,000	\$54,746	2.703
09-12-02-304-027	3439 RICHARD ST	0074	401	9/9/2022	\$195,000	WD	\$195,000	\$85,600	\$43.90	\$171,229	699	RANCH, C-BC	54	\$40,000	\$155,000	\$57,056	2.717
09-12-02-306-020	2540 PITTSFIELD BLV	0074	401	8/31/2022	\$196,000	WD	\$196,000	\$91,500	\$46.68	\$182,970	699	RANCH, C-BC	54	\$40,000	\$156,000	\$57,211	2.727
09-12-02-203-009	2331 PARKWOOD AV	0074	401	8/24/2022	\$190,000	WD	\$190,000	\$83,000	\$43.68	\$165,916	695	RANCH, C-BC	54	\$40,000	\$150,000	\$54,746	2.740
09-12-02-318-011	2627 PITTSFIELD BLV	0074	401	9/16/2022	\$195,000	WD	\$195,000	\$85,000	\$43.59	\$169,950	699	RANCH, C-BC	54	\$40,000	\$155,000	\$56,500	2.743
09-12-02-202-029	2311 FERNWOOD AV	0074	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	0074	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	0074	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	0074	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
09-12-02-320-027	2840 PITTSFIELD BLV	0074	401	6/8/2022	\$202,000	WD	\$202,000	\$86,900	\$43.02	\$173,842	695	RANCH, C-BC	54	\$40,000	\$162,000	\$58,192	2.784
09-12-02-319-015	2833 PITTSFIELD BLV	0074	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
09-12-02-305-012	3452 RICHARD ST	0074	401	12/14/2022	\$205,000	WD	\$205,000	\$88,000	\$42.93	\$175,990	703	RANCH, C-BC	54	\$40,000	\$165,000	\$57,868	2.851
09-12-02-202-027	2307 FERNWOOD AV	0074	401	4/22/2022	\$171,000	WD	\$171,000	\$72,700	\$42.51	\$145,416	614	RANCH, C-BC	55	\$40,000	\$131,000	\$45,833	2.858
09-12-02-320-026	2838 PITTSFIELD BLV	0074	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	0074	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	0074	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	0074	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
09-12-02-302-011	2422 PITTSFIELD BLV	0074	401	11/4/2022	\$200,000	WD	\$200,000	\$88,400	\$44.20	\$176,810	695	RANCH, C-BC	54	\$40,000	\$160,000	\$54,746	2.923
09-12-02-206-004	2263 PITTSFIELD BLV	0074	401	12/19/2022	\$200,650	WD	\$200,650	\$84,600	\$42.16	\$169,156	695	RANCH, C-BC	54	\$40,000	\$160,650	\$54,960	2.923
09-12-02-318-012	2631 PITTSFIELD BLV	0074	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
09-12-02-206-011	3522 EDGEWOOD DR	0074	401	12/22/2022	\$202,500	WD	\$202,500	\$84,300	\$41.63	\$168,653	695	RANCH, C-BC	54	\$40,000	\$162,500	\$54,746	2.968
09-12-02-302-009	2418 PITTSFIELD BLV	0074	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	0074	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	0074	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	0074	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	0074	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
09-12-02-319-012	2827 PITTSFIELD BLV	0074	401	6/24/2022	\$215,000	WD	\$215,000	\$86,100	\$40.05	\$172,296	695	RANCH, C-BC	54	\$40,000	\$175,000	\$57,520	3.042
09-12-02-203-019	2316 FERNWOOD AV	0074	401	5/4/2022	\$200,000	WD	\$200,000	\$79,600	\$39.80	\$159,290	699	RANCH, C-BC	55	\$40,000	\$160,000	\$51,865	3.085
09-12-02-202-042	2387 JEANNE ST	0074	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	0074	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

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-02-205-003	2383 PARKWOOD AV	0074	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
09-12-02-209-126	2344 PARKWOOD AV	0074	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
09-12-02-209-100	2256 PARKWOOD AV	0074	401	6/2/2022	\$221,500	WD	\$221,500	\$83,000	\$37.47	\$165,916	695	RANCH, C-BC	54	\$40,000	\$181,500	\$54,746	3.315
09-12-02-202-037	2331 FERNWOOD AV	0074	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
09-12-02-209-102	2260 PARKWOOD AV	0074	401	7/15/2022	\$238,000	WD	\$238,000	\$92,900	\$39.03	\$185,784	695	RANCH, C-BC	56	\$40,000	\$198,000	\$58,337	3.394

\$8,375,405      \$3,012,342      **2.800**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-02-403-001	3555 OAKWOOD ST	0075	401	9/2/2022	\$147,000	WD	\$147,000	\$97,200	\$66.12	\$194,389	960	RANCH, C-BC	51	\$72,120	\$74,880	\$67,927	1.102
09-12-02-100-005	2323 YOST BLV	0075	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	0075	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	0075	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
09-12-02-406-005	2409 YOST BLV	0075	401	7/8/2022	\$425,000	WD	\$425,000	\$169,200	\$39.81	\$338,418	1,788	RANCH, C-BC	59	\$74,740	\$350,260	\$146,488	2.391
09-12-02-101-001	2364 YOST BLV	0075	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
09-12-02-102-005	2310 PINECREST AV	0075	401	11/30/2022	\$289,000	LC	\$289,000	\$129,300	\$44.74	\$258,670	1,078	RANCH, C-BC	53	\$84,250	\$204,750	\$83,057	2.465
09-12-02-101-005	2310 YOST BLV	0075	401	7/6/2022	\$330,000	WD	\$330,000	\$129,400	\$39.21	\$258,771	1,144	RANCH, C-BC	55	\$81,503	\$248,497	\$98,482	2.523
09-12-02-405-011	2481 PINECREST AV	0075	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
09-12-02-403-001	3555 OAKWOOD ST	0075	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	0075	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
09-12-02-406-008	2451 YOST BLV	0075	401	8/5/2022	\$355,000	WD	\$355,000	\$128,200	\$36.11	\$256,409	1,363	RANCH, C-BC	53	\$73,686	\$281,314	\$101,513	2.771
09-12-02-404-001	2388 PINECREST AV	0075	401	1/12/2023	\$315,000	WD	\$315,000	\$122,500	\$38.89	\$244,903	972	RANCH, D-CD	55	\$80,185	\$234,815	\$78,437	2.994
09-12-02-404-001	2388 PINECREST AV	0075	401	3/30/2023	\$318,000	WD	\$318,000	\$122,500	\$38.52	\$244,903	972	RANCH, D-CD	55	\$80,185	\$237,815	\$78,437	3.032
09-12-02-101-009	2329 PINECREST AV	0075	401	5/20/2022	\$333,000	WD	\$333,000	\$112,800	\$33.87	\$225,575	1,116	RANCH, C-BC	55	\$73,441	\$259,559	\$84,519	3.071
09-12-02-402-042	3544 OAKWOOD ST	0075	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	0075	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
<b>\$4,104,886</b>																<b>\$1,596,205</b>	<b>2.600</b>

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-02-104-016	2337 DARROW DR	0076	401	8/19/2022	\$220,000	WD	\$220,000	\$174,100	\$79.14	\$348,183	1,547	SPLIT LVL, C-BC	66	\$80,585	\$139,415	\$145,989	0.955
09-12-02-401-031	3553 TERHUNE RD	0076	401	2/21/2023	\$310,000	WD	\$310,000	\$176,100	\$56.81	\$352,213	2,024	2 STORY, C-BC	52	\$85,177	\$224,823	\$152,592	1.473
09-12-02-408-045	2817 LILLIAN RD	0076	401	1/31/2023	\$350,000	WD	\$350,000	\$182,600	\$52.17	\$365,190	2,044	SPLIT LVL, C-BC	56	\$77,031	\$272,969	\$164,662	1.658
09-12-02-400-022	2701 YOST BLV	0076	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	0076	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
09-12-02-408-026	3670 ELI DR	0076	401	10/18/2022	\$375,000	WD	\$375,000	\$182,000	\$48.53	\$364,099	2,168	SPLIT LVL, C-BC	53	\$78,961	\$296,039	\$155,558	1.903
09-12-02-400-028	2815 YOST BLV	0076	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	0076	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
09-12-02-401-017	17 DONEGAL CT	0076	401	12/30/2022	\$345,000	WD	\$345,000	\$158,100	\$45.83	\$316,284	1,666	SPLIT LVL, C-BC	52	\$89,206	\$255,794	\$129,759	1.971
09-12-02-402-021	4 GALLWAY CT	0076	401	5/6/2022	\$395,000	WD	\$395,000	\$162,600	\$41.16	\$325,114	1,912	RANCH, C-BC	53	\$87,243	\$307,757	\$151,510	2.031
09-12-02-400-021	2669 YOST BLV	0076	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
09-12-02-104-009	7 BRISTOL CT	0076	401	3/10/2023	\$335,000	WD	\$335,000	\$141,900	\$42.36	\$283,823	1,523	SPLIT LVL, C-BC	52	\$80,002	\$254,998	\$116,469	2.189
09-12-02-402-027	2648 YOST BLV	0076	401	1/24/2023	\$381,000	WD	\$381,000	\$153,700	\$40.34	\$307,486	1,739	SPLIT LVL, C-BC	54	\$93,405	\$287,595	\$122,332	2.351
09-12-02-104-013	3 BRISTOL CT	0076	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
09-12-02-401-023	2815 BRANDYWINE DR	0076	401	9/16/2022	\$379,000	WD	\$379,000	\$135,700	\$35.80	\$271,492	1,738	SPLIT LVL, C-BC	52	\$75,542	\$303,458	\$124,809	2.431
09-12-02-406-013	2416 DARROW DR	0076	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
09-12-02-400-011	2706 LILLIAN RD	0076	401	6/1/2022	\$461,000	WD	\$461,000	\$156,300	\$33.90	\$312,601	1,979	2 STORY, C-BC	53	\$75,542	\$385,458	\$150,993	2.553

\$4,770,132      \$2,416,874      **2.000**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-02-311-017	2524 ELMWOOD AV	0077	401	5/27/2022	\$131,000	WD	\$131,000	\$141,100	\$107.71	\$282,167	1,866	1 1/2 ST, C-BC	41	\$87,467	\$43,533	\$99,846	0.436
09-12-02-316-005	2671 PARKWOOD AV	0077	401	8/3/2022	\$180,000	WD	\$180,000	\$127,300	\$70.72	\$254,643	1,036	1 1/2 ST, C-BC	54	\$92,333	\$87,667	\$83,236	1.053
09-12-02-315-004	2641 BELLWOOD AV	0077	401	8/15/2022	\$357,000	WD	\$357,000	\$195,700	\$54.82	\$391,381	1,350	2 STORY, C-BC	78	\$79,200	\$277,800	\$160,093	1.735
09-12-02-310-017	3129 OAKWOOD ST	0077	401	3/7/2023	\$475,000	WD	\$475,000	\$261,300	\$55.01	\$522,529	1,602	2 STORY, C-BC	74	\$66,781	\$408,219	\$227,874	1.791
09-12-02-301-006	3309 EDGEWOOD DR	0077	401	8/8/2022	\$435,000	WD	\$435,000	\$228,100	\$52.44	\$456,295	2,022	1 1/2 ST, C-BC	69	\$82,002	\$352,998	\$191,945	1.839
09-12-02-300-039	3240 OLDE HICKORY PL	0077	401	9/2/2022	\$380,000	WD	\$380,000	\$195,300	\$51.39	\$390,697	1,516	SPLIT LVL, C-BC	67	\$77,000	\$303,000	\$160,870	1.884
09-12-02-315-005	2655 BELLWOOD AV	0077	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
09-12-02-310-020	2555 ELMWOOD AV	0077	401	5/2/2022	\$275,000	WD	\$275,000	\$136,400	\$49.60	\$272,886	1,404	1 1/2 ST, C-BC	61	\$76,743	\$198,257	\$100,586	1.971
09-12-02-300-035	3260 OLDE HICKORY PL	0077	401	10/20/2022	\$395,000	WD	\$395,000	\$193,600	\$49.01	\$387,296	1,556	SPLIT LVL, C-BC	67	\$77,000	\$318,000	\$159,126	1.998
09-12-02-317-002	3352 OAKWOOD ST	0077	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
09-12-02-313-007	2729 ELMWOOD AV	0077	401	8/18/2022	\$350,000	WD	\$350,000	\$166,700	\$47.63	\$333,470	1,310	RANCH, C-BC	58	\$79,200	\$270,800	\$130,395	2.077
09-12-02-324-011	2837 ELMWOOD AV	0077	401	10/6/2022	\$331,000	WD	\$331,000	\$150,300	\$45.41	\$300,648	1,340	1 1/2 ST, C-BC	55	\$79,200	\$251,800	\$113,563	2.217
09-12-02-316-015	2726 FERNWOOD AV	0077	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
09-12-02-324-015	2895 ELMWOOD AV	0077	401	10/28/2022	\$295,000	WD	\$295,000	\$131,900	\$44.71	\$263,896	1,100	1 1/2 ST, C-BC	54	\$79,200	\$215,800	\$89,139	2.421
09-12-02-308-008	3210 EDGEWOOD DR	0077	401	10/11/2022	\$380,000	WD	\$380,000	\$158,600	\$41.74	\$317,111	936	RANCH, C-BC	56	\$79,893	\$300,107	\$121,650	2.467
09-12-02-324-008	2808 MAPLEWOOD AV	0077	401	5/3/2022	\$342,002	WD	\$342,002	\$142,700	\$41.72	\$285,450	1,138	1 1/2 ST, C-BC	54	\$79,200	\$262,802	\$105,769	2.485
09-12-02-313-013	2734 MAPLEWOOD AV	0077	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
09-12-02-307-013	3333 OAKWOOD ST	0077	401	10/31/2022	\$320,310	WD	\$320,310	\$135,500	\$42.30	\$270,974	942	1 1/2 ST, C-BC	55	\$80,151	\$240,159	\$92,096	2.608
09-12-02-310-004	2544 MAPLEWOOD AV	0077	401	5/26/2022	\$470,000	WD	\$470,000	\$181,600	\$38.64	\$363,247	1,968	2 STORY, C-BC	49	\$79,200	\$390,800	\$145,665	2.683
09-12-02-316-003	3304 OAKWOOD ST	0077	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	0077	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
09-12-02-316-019	2668 FERNWOOD AV	0077	401	8/11/2023	\$265,000	WD	\$265,000	\$93,600	\$35.32	\$187,282	700	RANCH, C-BC	53	\$65,424	\$199,576	\$60,929	3.276
09-12-02-316-005	2671 PARKWOOD AV	0077	401	3/10/2023	\$370,000	WD	\$370,000	\$127,300	\$34.41	\$254,643	1,036	1 1/2 ST, C-BC	54	\$92,333	\$277,667	\$83,236	3.336
09-12-02-315-016	2730 PARKWOOD AV	0077	401	11/8/2023	\$339,000	WD	\$339,000	\$106,800	\$31.50	\$213,529	850	1 1/2 ST, C-BC	53	\$74,049	\$264,951	\$69,740	3.799

\$5,993,707      \$2,745,779      **2.200**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-03-411-019	2715 LOOKOUT CIR	0078	401	7/20/2022	\$304,000	WD	\$304,000	\$155,100	\$51.02	\$310,170	1,441	RANCH, C-BC	53	\$81,260	\$222,740	\$133,087	1.674
09-12-03-403-065	19 REVERE CT	0078	401	5/31/2022	\$375,000	WD	\$375,000	\$146,800	\$39.15	\$293,558	1,261	RANCH, C-BC	55	\$85,084	\$289,916	\$121,206	2.392
09-12-03-411-003	2736 GLOUCESTER WAY	0078	401	6/10/2022	\$425,000	WD	\$425,000	\$146,100	\$34.38	\$292,293	1,261	RANCH, C-BC	56	\$80,614	\$344,386	\$123,069	2.798
09-12-03-403-067	2724 LOOKOUT CIR	0078	401	9/14/2022	\$440,000	WD	\$440,000	\$148,100	\$33.66	\$296,138	1,428	SPLIT LVL, C-BC	55	\$81,243	\$358,757	\$124,939	2.871
09-12-03-403-058	22 REVERE CT	0078	401	4/12/2022	\$435,700	WD	\$435,700	\$137,400	\$31.54	\$274,899	1,261	RANCH, C-BC	54	\$78,036	\$357,664	\$114,455	3.125
09-12-03-403-072	2674 LOOKOUT CIR	0078	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

\$1,870,326      \$706,259      **2.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-03-400-017	2588 EASY ST	0079	401	6/9/2022	\$175,000	WD	\$175,000	\$122,600	\$70.06	\$245,206	990	RANCH, C-BC	52	\$81,019	\$93,981	\$86,414	1.088
09-12-03-404-014	2726 CRANBROOK RD	0079	401	1/25/2023	\$233,000	WD	\$233,000	\$143,800	\$61.72	\$287,534	1,032	RANCH, C-BC	55	\$77,130	\$155,870	\$105,202	1.482
09-12-03-404-025	2604 CRANBROOK RD	0079	401	10/20/2022	\$250,000	WD	\$250,000	\$140,100	\$56.04	\$280,255	1,312	RANCH, C-BC	52	\$80,894	\$169,106	\$104,927	1.612
09-12-03-408-027	2658 HAMPSHIRE RD	0079	401	11/30/2022	\$265,000	WD	\$265,000	\$148,600	\$56.08	\$297,223	1,466	RANCH, C-BC	52	\$76,265	\$188,735	\$110,479	1.708
09-12-03-407-005	2804 BEACON HILL ST	0079	401	11/10/2022	\$220,000	WD	\$220,000	\$118,100	\$53.68	\$236,180	986	RANCH, C-BC	52	\$74,719	\$145,281	\$75,732	1.918
09-12-03-404-026	2648 TOWNER BLV	0079	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
09-12-03-407-022	2753 CUMBERLAND AV	0079	401	7/25/2022	\$315,000	WD	\$315,000	\$133,900	\$42.51	\$267,710	986	RANCH, C-BC	62	\$76,540	\$238,460	\$100,616	2.370
09-12-03-403-022	2645 HAMPSHIRE RD	0079	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
09-12-03-406-024	2815 BEACON HILL ST	0079	401	7/15/2022	\$280,000	WD	\$280,000	\$118,700	\$42.39	\$237,463	986	RANCH, C-BC	52	\$77,390	\$202,610	\$84,249	2.405
09-12-03-401-014	2306 EASY ST	0079	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
09-12-03-403-037	2731 HAMPSHIRE RD	0079	401	3/2/2023	\$445,000	WD	\$445,000	\$186,300	\$41.87	\$372,671	1,320	RANCH, C-BC	61	\$76,431	\$368,569	\$148,120	2.488
09-12-03-403-019	2625 HAMPSHIRE RD	0079	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
09-12-03-410-034	2710 RADCLIFFE AV	0079	401	1/30/2023	\$410,000	WD	\$410,000	\$168,700	\$41.15	\$337,437	1,032	RANCH, C-BC	64	\$78,695	\$331,305	\$129,371	2.561
09-12-03-403-015	2601 HAMPSHIRE RD	0079	401	8/15/2022	\$285,000	WD	\$285,000	\$115,900	\$40.67	\$231,889	986	RANCH, C-BC	52	\$83,425	\$201,575	\$78,139	2.580
09-12-03-404-053	2989 EASY ST	0079	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
09-12-03-401-030	2635 TOWNER BLV	0079	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	0079	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
09-12-03-400-017	2588 EASY ST	0079	401	3/17/2023	\$325,000	PTA	\$325,000	\$126,900	\$39.05	\$253,847	990	RANCH, C-BC	52	\$81,019	\$243,981	\$86,414	2.823
09-12-03-403-023	2651 HAMPSHIRE RD	0079	401	8/12/2022	\$267,000	WD	\$267,000	\$102,400	\$38.35	\$204,770	986	RANCH, C-BC	52	\$76,970	\$190,030	\$67,263	2.825
09-12-03-403-013	2523 HAMPSHIRE RD	0079	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	0079	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
09-12-03-402-006	2831 CANTERBURY RD	0079	401	6/23/2022	\$330,000	WD	\$330,000	\$119,800	\$36.30	\$239,641	990	RANCH, C-BC	56	\$74,719	\$255,281	\$86,801	2.941
09-12-03-407-028	2620 HAMPSHIRE RD	0079	401	4/15/2022	\$400,000	WD	\$400,000	\$140,200	\$35.05	\$280,330	1,154	RANCH, C-BC	58	\$81,202	\$318,798	\$104,804	3.042
09-12-03-404-012	2800 CRANBROOK RD	0079	401	4/29/2022	\$349,000	WD	\$349,000	\$123,400	\$35.36	\$246,855	1,032	RANCH, C-BC	53	\$77,130	\$271,870	\$89,329	3.043
09-12-03-401-035	2725 CANTERBURY RD	0079	401	4/14/2023	\$312,000	WD	\$312,000	\$112,800	\$36.15	\$225,657	990	RANCH, C-BC	52	\$79,347	\$232,653	\$73,155	3.180
09-12-03-402-008	2843 CANTERBURY RD	0079	401	5/12/2023	\$315,000	WD	\$315,000	\$112,000	\$35.56	\$224,073	990	RANCH, C-BC	51	\$74,719	\$240,281	\$74,677	3.218
09-12-03-401-028	2615 TOWNER BLV	0079	401	4/18/2022	\$365,000	WD	\$365,000	\$124,300	\$34.05	\$248,535	1,102	RANCH, C-BC	58	\$80,685	\$284,315	\$88,342	3.218

\$6,442,031      \$2,580,771      **2.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0081	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	0081	401	2/27/2023	\$289,900	WD	\$289,900	\$153,300	\$52.88	\$306,554	1,402	C-BC	79	\$76,000	\$213,900	\$174,266	1.227
09-12-11-103-087	3129 VILLAGE CIR	0081	401	11/17/2022	\$219,000	WD	\$219,000	\$119,900	\$54.75	\$239,774	1,121	C-BC	78	\$50,000	\$169,000	\$133,644	1.265
09-09-35-306-057	1868 LINDSAY LA	0081	401	12/9/2022	\$305,000	WD	\$305,000	\$156,100	\$51.18	\$312,173	1,402	C-BC	79	\$76,000	\$229,000	\$178,513	1.283
09-09-35-306-065	1869 LINDSAY LA	0081	401	8/31/2022	\$254,650	WD	\$254,650	\$127,500	\$50.07	\$255,027	926	C-BC	79	\$76,000	\$178,650	\$135,319	1.320
09-09-35-306-083	1911 LINDSAY LA	0081	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
09-09-35-306-012	1945 LINDSAY LA	0081	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
09-12-10-201-092	3018 FOREST CREEK CT	0081	401	6/17/2022	\$225,000	WD	\$225,000	\$107,300	\$47.69	\$214,541	1,012	C-BC	78	\$45,000	\$180,000	\$130,416	1.380
09-09-35-306-056	1870 LINDSAY LA	0081	401	4/19/2022	\$317,000	WD	\$317,000	\$143,900	\$45.39	\$287,809	1,402	C-BC	80	\$76,000	\$241,000	\$162,930	1.479
09-12-10-201-042	3025 FOREST CREEK CT	0081	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
09-12-10-103-054	3270 CARDINAL AV	0081	401	6/3/2022	\$380,000	WD	\$380,000	\$169,900	\$44.71	\$339,810	1,509	C-BC	79	\$74,000	\$306,000	\$204,469	1.497
09-09-35-306-025	1938 LINDSAY LA	0081	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	0081	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	0081	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	0081	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	0081	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
09-12-10-201-085	3022 FOREST CREEK CT	0081	401	4/7/2022	\$260,000	WD	\$260,000	\$112,500	\$43.27	\$224,973	966	C-BC	79	\$45,000	\$215,000	\$138,441	1.553
09-12-11-103-065	3090 VILLAGE CIR	0081	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
09-12-10-103-060	3210 CARDINAL AV	0081	401	4/11/2022	\$360,000	WD	\$360,000	\$155,900	\$43.31	\$311,706	1,509	2 STORY, C-BC	81	\$74,000	\$286,000	\$182,851	1.564
09-12-10-201-058	3065 FOREST CREEK CT	0081	401	4/1/2022	\$275,000	WD	\$275,000	\$116,900	\$42.51	\$233,717	1,084	C-BC	80	\$45,000	\$230,000	\$145,167	1.584
09-12-11-103-042	3072 N VILLAGE CIR	0081	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
09-12-11-103-026	3099 AILSA CRAIG DR	0081	401	3/8/2023	\$282,000	WD	\$282,000	\$118,300	\$41.95	\$236,578	1,003	C-BC	76	\$50,000	\$232,000	\$131,393	1.766
09-09-35-306-043	1908 LINDSAY LA	0081	401	5/6/2022	\$370,000	WD	\$370,000	\$145,700	\$39.38	\$291,346	1,402	C-BC	81	\$76,000	\$294,000	\$165,651	1.775
\$5,087,650																\$3,494,626	<b>1.500</b>

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0082	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	0082	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
09-12-11-100-011	3231 CHARING CROSS RD	0082	401	7/27/2022	\$375,000	WD	\$375,000	\$175,100	\$46.69	\$350,275	1,912	RANCH, C-BC	52	\$99,245	\$275,755	\$176,782	1.560
09-12-11-209-035	3265 FERNWOOD AV	0082	401	1/30/2023	\$263,700	WD	\$263,700	\$111,600	\$42.32	\$223,253	984	RANCH, C-BC	57	\$65,368	\$198,332	\$108,886	1.821
09-12-11-201-055	3300 FERNWOOD AV	0082	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
09-12-11-102-063	3084 CHERRY TREE LA	0082	401	7/25/2022	\$412,000	WD	\$412,000	\$164,800	\$40.00	\$329,686	1,783	2 STORY, C-BC	77	\$56,484	\$355,516	\$192,396	1.848
09-12-11-201-054	3310 FERNWOOD AV	0082	401	3/17/2023	\$347,000	WD	\$347,000	\$121,300	\$34.96	\$242,557	984	RANCH, C-BC	55	\$65,368	\$281,632	\$122,199	2.305
09-12-11-201-069	3110 FERNWOOD AV	0082	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

\$1,943,695      \$1,112,311      **1.700**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-11-400-018	3266 WOE-BE-TIDE CT	0083	401	7/27/2022	\$409,900	WD	\$409,900	\$181,300	\$44.23	\$362,625	1,938	2 STORY, C-BC	76	\$94,259	\$315,641	\$223,638	1.411
09-12-11-100-043	3052 TURNBERRY LA	0083	401	8/18/2022	\$399,000	WD	\$399,000	\$173,700	\$43.53	\$347,374	2,095	2 STORY, C-BC	73	\$90,000	\$309,000	\$214,478	1.441
09-12-11-100-111	3150 AILSA CRAIG DR	0083	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
09-12-11-100-030	3000 TURNBERRY LA	0083	401	5/31/2022	\$400,000	WD	\$400,000	\$171,500	\$42.88	\$342,902	1,909	2 STORY, C-BC	73	\$98,641	\$301,359	\$203,551	1.481
09-12-11-102-037	3078 AILSA CRAIG DR	0083	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
09-12-11-100-113	3158 AILSA CRAIG CT	0083	401	11/2/2022	\$345,000	WD	\$345,000	\$153,200	\$44.41	\$306,495	1,399	1 1/2 ST, C-BC	73	\$91,925	\$253,075	\$168,290	1.504
09-12-11-401-006	3223 ROON THE BEN DR	0083	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	0083	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
09-12-11-402-032	3295 TURNBERRY LA	0083	401	9/30/2022	\$340,000	WD	\$340,000	\$143,800	\$42.29	\$287,658	1,245	1 1/2 ST, C-BC	76	\$90,000	\$250,000	\$164,715	1.518
09-12-11-401-007	3227 ROON THE BEN DR	0083	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	0083	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
09-12-11-102-013	3061 TURNBERRY LA	0083	401	8/31/2022	\$415,000	WD	\$415,000	\$166,900	\$40.22	\$333,764	1,878	2 STORY, C-BC	73	\$89,745	\$325,255	\$203,349	1.599
09-12-11-102-023	3021 TURNBERRY LA	0083	401	8/26/2022	\$352,500	WD	\$352,500	\$142,400	\$40.40	\$284,857	1,290	1 1/2 ST, C-BC	73	\$90,741	\$261,759	\$161,763	1.618
09-12-11-100-109	3142 AILSA CRAIG DR	0083	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

\$4,184,574      \$2,743,816      **1.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-11-208-044	3018 ASPEN LN	0084	401	1/26/2023	\$310,000	WD	\$310,000	\$165,100	\$53.26	\$330,111	1,936	2 STORY, C-BC	84	\$60,000	\$250,000	\$228,327	1.095
09-12-11-208-038	3025 ASPEN LN	0084	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
09-12-11-208-041	3024 ASPEN LN	0084	401	6/15/2022	\$368,000	WD	\$368,000	\$180,700	\$49.10	\$361,379	1,936	2 STORY, C-BC	84	\$60,000	\$308,000	\$257,809	1.195
09-12-11-208-043	3020 ASPEN LN	0084	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
09-12-11-208-034	3017 ASPEN LN	0084	401	12/22/2022	\$353,000	WD	\$353,000	\$170,000	\$48.16	\$340,043	1,894	2 STORY, C-BC	84	\$60,000	\$293,000	\$236,723	1.238

\$1,421,900      \$1,198,211      **1.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-11-205-036	3155 LORRAINE ST	0084	401	1/16/2024	\$82,000	WD	\$82,000	\$64,200	\$78.29	\$128,391	744	RANCH, C-BC	40	\$57,418	\$24,582	\$41,749	0.589
09-12-11-204-037	3120 LA SALLE DR	0084	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	0084	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
09-12-11-201-074	3325 LA SALLE DR	0084	401	8/2/2022	\$240,000	WD	\$240,000	\$117,000	\$48.75	\$234,064	1,008	RANCH, C-BC	61	\$62,561	\$177,439	\$97,445	1.821
09-12-11-207-027	3360 CREEK DR	0084	401	2/28/2023	\$245,000	WD	\$245,000	\$100,100	\$40.86	\$200,234	944	RANCH, C-BC	56	\$61,797	\$183,203	\$86,523	2.117
09-12-11-201-031	3155 LA SALLE DR	0084	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	0084	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
09-12-11-205-031	3461 CREEK DR	0084	401	4/1/2022	\$240,000	WD	\$240,000	\$99,800	\$41.58	\$199,535	944	RANCH, C-BC	57	\$60,891	\$179,109	\$78,775	2.274
09-12-11-207-036	3270 CREEK DR	0084	401	9/29/2022	\$275,000	WD	\$275,000	\$108,200	\$39.35	\$216,368	944	RANCH, C-BC	56	\$62,393	\$212,607	\$87,486	2.430
09-12-11-205-044	3450 LA SALLE DR	0084	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
09-12-11-207-024	3390 CREEK DR	0084	401	5/3/2022	\$335,000	WD	\$335,000	\$108,500	\$32.39	\$217,081	1,128	2 STORY, C-BC	56	\$62,592	\$272,408	\$87,778	3.103

\$2,191,847      \$1,070,908      **2.000**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-10-108-004	3304 PLATT RD	0085	401	4/28/2022	\$137,500	WD	\$137,500	\$118,300	\$86.04	\$236,564	1,457	1 1/2 ST, C-BC	53	\$56,100	\$81,400	\$103,122	0.789
09-12-10-106-004	3308 SPRINGBROOK AV	0085	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	0085	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
09-12-10-107-021	3335 SPRINGBROOK AV	0085	401	11/28/2022	\$180,000	MLC	\$180,000	\$94,400	\$52.44	\$188,758	880	RANCH, C-BC	52	\$54,479	\$125,521	\$76,731	1.636
09-12-10-105-001	3352 NORDMAN RD	0085	401	5/23/2022	\$410,000	WD	\$410,000	\$210,100	\$51.24	\$420,254	2,303	RANCH, C-BC	65	\$56,100	\$353,900	\$208,088	1.701
09-12-10-105-005	3300 NORDMAN RD	0085	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	0085	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	0085	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
09-12-10-115-011	2936 ST AUBIN AV	0085	401	9/23/2022	\$140,000	WD	\$140,000	\$68,600	\$49.00	\$137,276	661	RANCH, D-CD	52	\$56,100	\$83,900	\$46,386	1.809
09-12-10-106-001	3344 SPRINGBROOK AV	0085	401	10/31/2022	\$255,000	WD	\$255,000	\$123,000	\$48.24	\$245,988	1,101	RANCH, C-BC	54	\$56,100	\$198,900	\$104,277	1.907
09-12-10-106-018	3299 NORDMAN RD	0085	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
09-12-10-107-016	3267 SPRINGBROOK AV	0085	401	8/22/2022	\$292,000	WD	\$292,000	\$123,500	\$42.29	\$247,086	1,661	SPLIT LVL, C-BC	49	\$56,100	\$235,900	\$109,135	2.162
09-12-10-108-004	3304 PLATT RD	0085	401	3/3/2023	\$285,000	WD	\$285,000	\$118,300	\$41.51	\$236,564	1,457	1 1/2 ST, C-BC	53	\$56,100	\$228,900	\$103,122	2.220
09-12-10-114-004	3154 MCCOMB ST	0085	401	10/6/2022	\$309,000	WD	\$309,000	\$126,900	\$41.07	\$253,711	946	RANCH, C-BC	56	\$56,185	\$252,815	\$108,471	2.331
09-12-10-105-016	3273 MCCOMB ST	0085	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
09-12-10-108-010	3222 PLATT RD	0085	401	6/1/2022	\$319,000	WD	\$319,000	\$114,200	\$35.80	\$228,398	1,040	RANCH, C-BC	50	\$56,100	\$262,900	\$98,456	2.670
09-12-10-112-013	3181 NORDMAN RD	0085	401	8/8/2022	\$264,000	WD	\$264,000	\$94,500	\$35.80	\$188,916	988	RANCH, C-BC	52	\$56,100	\$207,900	\$75,895	2.739
09-12-10-113-004	3154 NORDMAN RD	0085	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
09-12-10-115-002	3065 NORDMAN RD	0085	401	4/20/2022	\$327,000	WD	\$327,000	\$97,200	\$29.72	\$194,416	1,034	1 1/2 ST, C-BC	55	\$55,041	\$271,959	\$79,643	3.415

\$4,157,021      \$2,091,580      **2.000**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-10-102-035	2862 MARSHALL ST	0086	401	6/29/2022	\$300,000	WD	\$300,000	\$127,000	\$42.33	\$253,981	890	RANCH, C-BC	57	\$65,880	\$234,120	\$101,676	2.303
09-12-10-103-013	2867 MARSHALL ST	0086	401	3/13/2023	\$276,250	WD	\$276,250	\$126,700	\$45.86	\$253,464	890	RANCH, C-BC	53	\$66,202	\$210,048	\$85,900	2.445
09-12-10-102-021	2950 MARSHALL ST	0086	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
09-12-10-103-011	2859 MARSHALL ST	0086	401	5/27/2022	\$359,000	WD	\$359,000	\$140,300	\$39.08	\$280,671	1,205	2 STORY, C-BC	54	\$66,202	\$292,798	\$115,929	2.526
09-12-10-101-001	3476 EDDY ST	0086	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
09-12-10-100-012	2954 VERLE AV	0086	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

\$1,632,267      \$656,937      **2.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-10-108-004	3304 PLATT RD	0085	401	4/28/2022	\$137,500	WD	\$137,500	\$118,300	\$86.04	\$236,564	1,457	1 1/2 ST, C-BC	53	\$56,100	\$81,400	\$103,122	0.789
09-12-11-400-018	3266 WOE-BE-TIDE CT	0083	401	7/27/2022	\$409,900	WD	\$409,900	\$181,300	\$44.23	\$362,625	1,938	2 STORY, C-BC	76	\$94,259	\$315,641	\$223,638	1.411
09-12-11-100-043	3052 TURNBERRY LA	0083	401	8/18/2022	\$399,000	WD	\$399,000	\$173,700	\$43.53	\$347,374	2,095	2 STORY, C-BC	73	\$90,000	\$309,000	\$214,478	1.441
09-12-11-100-111	3150 AILSA CRAIG DR	0083	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
09-12-11-100-030	3000 TURNBERRY LA	0083	401	5/31/2022	\$400,000	WD	\$400,000	\$171,500	\$42.88	\$342,902	1,909	2 STORY, C-BC	73	\$98,641	\$301,359	\$203,551	1.481
09-12-11-102-037	3078 AILSA CRAIG DR	0083	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
09-12-11-100-113	3158 AILSA CRAIG CT	0083	401	11/2/2022	\$345,000	WD	\$345,000	\$153,200	\$44.41	\$306,495	1,399	1 1/2 ST, C-BC	73	\$91,925	\$253,075	\$168,290	1.504
09-12-11-401-006	3223 ROON THE BEN DR	0083	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	0083	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
09-12-11-402-032	3295 TURNBERRY LA	0083	401	9/30/2022	\$340,000	WD	\$340,000	\$143,800	\$42.29	\$287,658	1,245	1 1/2 ST, C-BC	76	\$90,000	\$250,000	\$164,715	1.518
09-12-11-401-007	3227 ROON THE BEN DR	0083	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	0083	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
09-12-11-102-013	3061 TURNBERRY LA	0083	401	8/31/2022	\$415,000	WD	\$415,000	\$166,900	\$40.22	\$333,764	1,878	2 STORY, C-BC	73	\$89,745	\$325,255	\$203,349	1.599
09-12-11-102-023	3021 TURNBERRY LA	0083	401	8/26/2022	\$352,500	WD	\$352,500	\$142,400	\$40.40	\$284,857	1,290	1 1/2 ST, C-BC	73	\$90,741	\$261,759	\$161,763	1.618
09-12-11-100-109	3142 AILSA CRAIG DR	0083	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

\$4,265,974      \$2,846,938      **1.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-10-304-037	2064 CLOVERLY LANE	0088	401	7/13/2022	\$213,000	WD	\$213,000	\$108,100	\$50.75	\$216,105	1,380	2 STORY, C-BC	83	\$50,000	\$163,000	\$154,086	1.058
09-12-10-304-042	2080 CLOVERLY LANE	0088	401	11/7/2022	\$213,000	WD	\$213,000	\$107,500	\$50.47	\$215,008	1,380	2 STORY, C-BC	83	\$50,000	\$163,000	\$147,592	1.104
09-12-10-304-075	3018 CLOVERLY LANE	0088	401	7/12/2022	\$218,500	WD	\$218,500	\$104,600	\$47.87	\$209,104	1,380	2 STORY, C-BC	83	\$50,000	\$168,500	\$147,592	1.142
09-12-10-304-022	2038 CLOVERLY LANE	0088	401	3/13/2023	\$270,000	WD	\$270,000	\$119,300	\$44.19	\$238,607	1,863	2 STORY, C-BC	83	\$50,000	\$220,000	\$188,607	1.166
09-12-10-304-087	3071 CLOVERLY CT	0088	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	0088	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
09-12-10-304-096	3033 CLOVERLY CT	0088	401	2/6/2023	\$290,500	WD	\$290,500	\$119,300	\$41.07	\$238,607	1,863	2 STORY, C-BC	83	\$50,000	\$240,500	\$188,607	1.275

\$1,396,900      \$1,188,875      **1.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-10-304-013	7 JAY LEE CT	0088	401	6/6/2022	\$101,800	LC	\$101,800	\$95,700	\$94.01	\$191,349	864	RANCH, C-BC	58	\$39,476	\$62,324	\$74,302	0.839
09-12-10-204-001	3226 BAYLIS DR	0088	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
09-12-10-303-010	2069 CHAMPAGNE DR	0088	401	8/31/2023	\$180,000	WD	\$180,000	\$141,100	\$78.39	\$282,220	1,471	SPLIT LVL, C-BC	57	\$39,966	\$140,034	\$121,127	1.156
09-12-10-302-026	11 W EDEN CT	0088	401	9/15/2023	\$150,000	WD	\$150,000	\$107,200	\$71.47	\$214,322	864	RANCH, C-BC	58	\$40,252	\$109,748	\$87,035	1.261
09-12-10-302-082	8 BURLINGAME CT	0088	401	7/18/2023	\$171,900	WD	\$171,900	\$106,100	\$61.72	\$212,197	1,276	RANCH, C-BC	59	\$38,719	\$133,181	\$99,130	1.343
09-12-10-302-039	2 W EDEN CT	0088	401	1/13/2023	\$145,000	WD	\$145,000	\$87,200	\$60.14	\$174,356	864	RANCH, C-BC	59	\$40,960	\$104,040	\$76,226	1.365
09-12-10-302-006	9 BLAIN CT	0088	401	11/3/2023	\$160,000	OTH	\$160,000	\$101,800	\$63.63	\$203,676	864	RANCH, C-BC	57	\$39,000	\$121,000	\$82,338	1.470
09-12-10-301-010	2174 HEMLOCK DR	0088	401	5/27/2022	\$185,000	WD	\$185,000	\$93,200	\$50.38	\$186,334	1,167	SPLIT LVL, C-BC	59	\$39,000	\$146,000	\$81,852	1.784
09-12-10-303-009	2067 CHAMPAGNE DR	0088	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
09-12-10-203-006	3145 STONE SCHOOL RD	0088	401	3/24/2023	\$285,000	WD	\$285,000	\$134,700	\$47.26	\$269,482	979	RANCH, C-BC	56	\$89,636	\$195,364	\$102,769	1.901
09-12-10-303-116	2187 HEMLOCK DR	0088	401	9/23/2022	\$250,000	WD	\$250,000	\$113,500	\$45.40	\$226,997	1,167	SPLIT LVL, C-BC	59	\$39,000	\$211,000	\$104,443	2.020
09-12-10-303-011	2087 STRATTON CT	0088	401	2/27/2023	\$225,000	WD	\$225,000	\$98,200	\$43.64	\$196,403	1,080	RANCH, C-BC	59	\$41,447	\$183,553	\$88,546	2.073
09-12-10-301-002	2190 HEMLOCK DR	0088	401	6/24/2022	\$225,000	WD	\$225,000	\$97,800	\$43.47	\$195,683	1,167	SPLIT LVL, C-BC	58	\$39,450	\$185,550	\$86,796	2.138
09-12-10-303-055	12 METROVIEW CT	0088	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	0088	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
09-12-10-303-104	4 PLAINVIEW CT	0088	401	8/10/2022	\$221,000	WD	\$221,000	\$94,700	\$42.85	\$189,478	1,167	RANCH, C-BC	59	\$43,374	\$177,626	\$81,169	2.188
09-12-10-302-065	2116 CHAMPAGNE DR	0088	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
09-12-10-303-097	2163 HEMLOCK DR	0088	401	12/30/2022	\$218,900	WD	\$218,900	\$86,700	\$39.61	\$173,379	1,008	RANCH, C-BC	59	\$41,180	\$177,720	\$75,542	2.353
09-12-10-303-018	2101 STRATTON CT	0088	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
09-12-10-302-004	5 BLAIN CT	0088	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
09-12-10-302-057	13 LUCERNE CT	0088	401	11/23/2022	\$197,000	WD	\$197,000	\$85,400	\$43.35	\$170,708	864	RANCH, C-BC	58	\$41,531	\$155,469	\$63,198	2.460
09-12-10-302-052	3 LUCERNE CT	0088	401	9/15/2022	\$203,500	WD	\$203,500	\$78,000	\$38.33	\$156,064	864	RANCH, C-BC	58	\$41,310	\$162,190	\$63,752	2.544
09-12-10-302-042	2146 CHAMPAGNE DR	0088	401	7/27/2022	\$224,000	WD	\$224,000	\$85,100	\$37.99	\$170,138	1,008	RANCH, C-BC	58	\$39,989	\$184,011	\$72,305	2.545
09-12-10-301-015	2158 HEMLOCK DR	0088	401	5/13/2022	\$220,000	WD	\$220,000	\$83,800	\$38.09	\$167,611	1,008	RANCH, C-BC	58	\$41,091	\$178,909	\$70,289	2.545
09-12-10-301-023	9 KILBRENNAN CT	0088	401	9/27/2022	\$238,000	WD	\$238,000	\$89,400	\$37.56	\$178,733	1,167	SPLIT LVL, C-BC	58	\$39,039	\$198,961	\$77,608	2.564
09-12-10-303-117	2189 HEMLOCK DR	0088	401	9/15/2022	\$203,400	WD	\$203,400	\$76,600	\$37.66	\$153,253	864	RANCH, C-BC	58	\$39,000	\$164,400	\$63,474	2.590
09-12-10-302-071	4 DOWNING CT	0088	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
09-12-10-302-047	2136 CHAMPAGNE DR	0088	401	8/11/2022	\$214,900	WD	\$214,900	\$79,100	\$36.81	\$158,219	864	RANCH, C-BC	60	\$38,776	\$176,124	\$66,357	2.654
09-12-10-302-082	8 BURLINGAME CT	0088	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
09-12-10-301-008	2178 HEMLOCK DR	0088	401	8/19/2022	\$219,000	WD	\$219,000	\$74,800	\$34.16	\$149,646	864	RANCH, C-BC	58	\$39,000	\$180,000	\$61,470	2.928
09-12-10-302-026	11 W EDEN CT	0088	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
09-12-10-302-031	18 W EDEN CT	0088	401	4/11/2022	\$240,000	WD	\$240,000	\$73,300	\$30.54	\$146,597	864	RANCH, C-BC	61	\$38,754	\$201,246	\$59,913	3.359

\$5,731,370      \$2,757,303      **2.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0090	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
09-12-09-102-008	2889 N BAYLIS DR	0090	401	6/17/2022	\$395,000	WD	\$395,000	\$200,700	\$50.81	\$401,486	1,807	2 STORY, C-BC	57	\$112,000	\$283,000	\$180,929	1.564
09-12-09-100-032	2830 PEBBLE CREEK RD	0090	401	12/22/2022	\$360,000	WD	\$360,000	\$174,400	\$48.44	\$348,826	1,371	RANCH, C-BC	56	\$114,995	\$245,005	\$150,859	1.624
09-12-04-406-013	2867 PAGE AV	0090	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	0090	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	0090	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
09-12-09-105-033	2883 PEBBLE CREEK RD	0090	401	6/21/2022	\$433,000	WD	\$433,000	\$188,100	\$43.44	\$376,231	1,356	RANCH, C-BC	56	\$122,034	\$310,966	\$158,873	1.957
09-12-09-102-028	2904 E EISENHOWER PKY	0090	401	6/21/2022	\$470,000	WD	\$470,000	\$197,600	\$42.04	\$395,238	1,834	2 STORY, C-BC	56	\$112,112	\$357,888	\$176,954	2.022
09-12-09-109-015	3357 TACOMA CIR	0090	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
09-12-09-104-027	1291 KING GEORGE BLV	0090	401	7/15/2022	\$500,000	WD	\$500,000	\$204,800	\$40.96	\$409,557	1,879	2 STORY, C-BC	58	\$112,000	\$388,000	\$185,973	2.086
09-12-04-408-030	2891 E EISENHOWER PKY	0090	401	10/5/2022	\$460,000	WD	\$460,000	\$185,400	\$40.30	\$370,824	1,834	2 STORY, C-BC	52	\$111,051	\$348,949	\$162,358	2.149
09-12-04-404-014	1475 KING GEORGE BLV	0090	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	0090	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
09-12-09-105-015	2881 BIRCH HOLLOW DR	0090	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	0090	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	0090	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
09-12-09-105-001	2894 N BAYLIS DR	0090	401	6/24/2022	\$510,000	WD	\$510,000	\$188,600	\$36.98	\$377,184	1,918	2 STORY, C-BC	56	\$115,974	\$394,026	\$163,256	2.414
09-12-09-108-026	3316 TACOMA CIR	0090	401	6/29/2022	\$580,000	WD	\$580,000	\$208,200	\$35.90	\$416,388	2,361	SPLIT LVL, C-BC	56	\$109,417	\$470,583	\$191,857	2.453
09-12-09-104-030	1301 KING GEORGE BLV	0090	401	9/13/2022	\$549,900	WD	\$549,900	\$196,900	\$35.81	\$393,727	1,879	2 STORY, C-BC	58	\$111,257	\$438,643	\$176,544	2.485
09-12-09-108-039	3480 BRENTWOOD CT	0090	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
09-12-04-405-006	1387 ESCH CT	0090	401	5/26/2022	\$550,000	WD	\$550,000	\$189,900	\$34.53	\$379,879	1,807	2 STORY, C-BC	55	\$109,108	\$440,892	\$169,232	2.605

\$7,694,394    \$3,661,173    **2.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-09-104-057	3318 ALPINE DR	0092	401	11/8/2023	\$281,400	WD	\$281,400	\$144,100	\$51.21	\$288,256	1,280	C-BC	60	\$55,000	\$226,400	\$141,367	1.602
09-12-09-104-096	3240 ALPINE DR	0092	401	2/10/2023	\$265,000	WD	\$265,000	\$139,200	\$52.53	\$278,480	1,280	C-BC	61	\$55,000	\$210,000	\$130,690	1.607
09-12-09-104-064	3304 ALPINE DR	0092	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
09-12-09-104-105	3222 ALPINE DR	0092	401	5/6/2022	\$312,165	WD	\$312,165	\$121,800	\$39.02	\$243,661	1,280	C-BC	62	\$55,000	\$257,165	\$121,717	2.113
														\$923,565	\$524,464	<b>1.800</b>	

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-04-403-026	2753 PAGE AV	0093	401	1/19/2024	\$225,000	WD	\$225,000	\$151,700	\$67.42	\$303,412	1,248	2 STORY, C-BC	71	\$48,000	\$177,000	\$127,706	1.386
09-12-04-404-088	2756 PAGE AV	0093	401	2/28/2024	\$237,500	WD	\$237,500	\$155,900	\$65.64	\$311,820	1,318	2 STORY, C-BC	71	\$48,000	\$189,500	\$131,910	1.437
09-12-04-404-028	2860 PAGE AV	0093	401	2/3/2023	\$222,100	WD	\$222,100	\$130,600	\$58.80	\$261,290	1,201	2 STORY, C-BC	72	\$45,500	\$176,600	\$114,721	1.539
09-12-04-404-085	2762 PAGE AV	0093	401	1/17/2023	\$224,500	WD	\$224,500	\$128,100	\$57.06	\$256,249	1,201	2 STORY, C-BC	72	\$45,500	\$179,000	\$112,041	1.598
09-12-04-403-043	2787 PAGE AV	0093	401	10/26/2023	\$260,000	WD	\$260,000	\$148,700	\$57.19	\$297,310	1,318	2 STORY, C-BC	71	\$48,000	\$212,000	\$131,910	1.607
09-12-04-404-059	2808 PAGE AV	0093	401	1/18/2024	\$243,000	WD	\$243,000	\$145,100	\$59.71	\$290,198	1,215	2 STORY, C-BC	71	\$48,000	\$195,000	\$121,099	1.610
09-12-04-405-198	2739 WINTHROP CT	0093	401	9/13/2022	\$189,000	CD	\$189,000	\$98,000	\$51.85	\$196,018	880	C-BC	61	\$45,500	\$143,500	\$86,010	1.668
09-12-04-405-230	2917 E WHITTIER CT	0093	401	4/29/2022	\$185,000	WD	\$185,000	\$93,300	\$50.43	\$186,650	820	C-BC	62	\$45,500	\$139,500	\$80,657	1.730
09-12-04-403-039	2779 PAGE AV	0093	401	9/27/2022	\$259,900	WD	\$259,900	\$124,200	\$47.79	\$248,430	1,248	2 STORY, C-BC	72	\$45,500	\$214,400	\$115,960	1.849
09-12-04-404-064	2794 PAGE AV	0093	401	7/6/2022	\$270,000	WD	\$270,000	\$127,500	\$47.22	\$254,930	1,201	2 STORY, C-BC	72	\$45,500	\$224,500	\$119,674	1.876
09-12-04-404-035	2846 PAGE AV	0093	401	11/18/2022	\$289,000	WD	\$289,000	\$140,900	\$48.75	\$281,819	1,318	2 STORY, C-BC	72	\$45,500	\$243,500	\$125,635	1.938
09-12-04-405-161	2946 W WHITTIER CT	0093	401	10/25/2022	\$215,000	WD	\$215,000	\$103,600	\$48.19	\$207,285	880	C-BC	61	\$45,500	\$169,500	\$86,010	1.971
09-12-04-403-031	2763 PAGE AV	0093	401	5/22/2023	\$275,000	WD	\$275,000	\$130,300	\$47.38	\$260,594	1,248	2 STORY, C-BC	71	\$45,500	\$229,500	\$114,351	2.007
09-12-04-404-034	2848 PAGE AV	0093	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
09-12-04-404-061	2778 PAGE AV	0093	401	4/14/2022	\$255,000	WD	\$255,000	\$113,000	\$44.31	\$225,937	1,248	2 STORY, C-BC	73	\$45,500	\$209,500	\$103,107	2.032
09-12-04-405-121	2778 GLENBRIDGE CT	0093	401	7/12/2022	\$215,000	WD	\$215,000	\$94,400	\$43.91	\$188,822	987	C-BC	58	\$45,500	\$169,500	\$81,898	2.070
09-12-04-404-043	2830 PAGE AV	0093	401	5/11/2022	\$262,000	WD	\$262,000	\$113,700	\$43.40	\$227,346	1,262	2 STORY, C-BC	73	\$45,500	\$216,500	\$103,912	2.083
09-12-04-405-182	2820 BOMBRIDGE CT	0093	401	4/19/2022	\$241,000	WD	\$241,000	\$101,800	\$42.24	\$203,513	952	C-BC	61	\$45,500	\$195,500	\$90,293	2.165
09-12-04-403-028	2757 PAGE AV	0093	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
09-12-04-405-114	2718 GLENBRIDGE CT	0093	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
09-12-04-405-186	2828 BOMBRIDGE CT	0093	401	5/13/2022	\$241,000	WD	\$241,000	\$98,000	\$40.66	\$196,018	880	C-BC	61	\$45,500	\$195,500	\$86,010	2.273
09-12-04-405-209	2717 WINTHROP CT	0093	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
09-12-04-405-235	2907 E WHITTIER CT	0093	401	10/17/2022	\$253,500	WD	\$253,500	\$101,800	\$40.16	\$203,513	952	C-BC	61	\$45,500	\$208,000	\$90,293	2.304
09-12-04-405-158	2934 W WHITTIER CT	0093	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	0093	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	0093	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	0093	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	0093	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
09-12-04-405-238	2901 E WHITTIER CT	0093	401	9/6/2022	\$260,000	WD	\$260,000	\$99,800	\$38.38	\$199,542	820	C-BC	61	\$45,500	\$214,500	\$88,024	2.437
09-12-04-405-080	2640 FENWICK CT	0093	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
09-12-04-405-056	2614 FENWICK CT	0093	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
09-12-04-405-221	2935 E WHITTIER CT	0093	401	5/27/2022	\$267,585	PTA	\$267,585	\$101,100	\$37.78	\$202,242	952	C-BC	61	\$45,500	\$222,085	\$89,567	2.480
09-12-04-405-231	2915 E WHITTIER CT	0093	401	3/31/2023	\$261,000	WD	\$261,000	\$103,600	\$39.69	\$207,285	880	C-BC	61	\$45,500	\$215,500	\$86,010	2.506
09-12-04-405-143	2904 W WHITTIER CT	0093	401	12/20/2023	\$275,000	WD	\$275,000	\$114,500	\$41.64	\$229,078	880	C-BC	60	\$48,000	\$227,000	\$90,539	2.507
09-12-04-405-055	2606 FENWICK CT	0093	401	7/14/2023	\$225,000	WD	\$225,000	\$89,100	\$39.60	\$178,120	882	C-BC	57	\$45,500	\$179,500	\$70,505	2.546
09-12-04-405-222	2933 E WHITTIER CT	0093	401	5/9/2022	\$263,000	WD	\$263,000	\$91,700	\$34.87	\$183,383	880	C-BC	62	\$45,500	\$217,500	\$78,790	2.760

\$7,224,585      \$3,507,777      **2.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0095	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
09-12-04-401-020	1481 PINE VALLEY BLV	0095	401	1/31/2023	\$391,500	WD	\$391,500	\$213,500	\$54.53	\$426,921	1,876	2 STORY, C-BC	56	\$88,841	\$302,659	\$180,985	1.672
09-12-04-401-035	2618 PAGE CT	0095	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
09-12-04-400-012	2642 ESCH AV	0095	401	4/22/2022	\$510,000	WD	\$510,000	\$207,200	\$40.63	\$414,340	1,955	2 STORY, C-BC	57	\$94,951	\$415,049	\$182,508	2.274
09-12-04-401-008	2623 ESCH AV	0095	401	5/24/2022	\$516,100	WD	\$516,100	\$205,300	\$39.78	\$410,644	1,979	2 STORY, C-BC	55	\$93,318	\$422,782	\$181,329	2.332
09-12-04-402-001	2525 PAGE AV	0095	401	8/8/2022	\$506,000	WD	\$506,000	\$199,400	\$39.41	\$398,745	1,570	RANCH, C-BC	55	\$100,480	\$405,520	\$170,437	2.379
09-12-04-403-002	2723 PAGE AV	0095	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	0095	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

\$3,182,535      \$1,468,205      **2.200**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0096	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
09-09-32-233-027	224 SNYDER AV	0096	401	8/19/2022	\$323,000	WD	\$323,000	\$157,900	\$48.89	\$315,827	915	RANCH, C-BC	73	\$105,300	\$217,700	\$94,619	2.301
09-09-32-224-030	517 SNYDER AV	0096	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

\$749,031      \$374,769      **1.900**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-32-216-019	1131 S SEVENTH ST	0096	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
09-09-32-221-014	1209 HUTCHINS AV	0096	401	4/20/2022	\$350,000	WD	\$350,000	\$189,100	\$54.03	\$378,294	1,344	1 1/2 ST, C-BC	53	\$156,199	\$193,801	\$99,818	1.942
09-09-32-230-004	512 W KEECH AV	0096	401	10/7/2022	\$411,000	QC	\$411,000	\$222,300	\$54.09	\$444,622	1,588	1 1/2 ST, C-BC	52	\$154,856	\$256,144	\$130,232	1.967
09-09-32-225-020	1307 EDGEWOOD AV	0096	401	3/17/2023	\$349,500	WD	\$349,500	\$178,000	\$50.93	\$356,004	856	RANCH, C-BC	52	\$152,942	\$196,558	\$89,258	2.202
09-09-32-209-010	814 PAULINE BLV	0096	401	5/24/2022	\$525,000	WD	\$525,000	\$260,800	\$49.68	\$521,574	2,098	2 STORY, C-BC	54	\$161,778	\$363,222	\$161,706	2.246
09-09-32-209-029	812 PAULINE BLV	0096	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
09-09-32-226-007	504 BERKLEY AV	0096	401	3/7/2023	\$345,000	WD	\$345,000	\$161,800	\$46.90	\$323,511	700	RANCH, C-BC	52	\$154,278	\$190,722	\$74,388	2.564
09-09-32-220-008	710 W STADIUM BLV	0096	401	8/8/2022	\$875,000	CD	\$496,026	\$223,700	\$45.10	\$447,483	1,504	C-BC	53	\$159,205	\$336,821	\$129,563	2.600
09-09-32-217-002	1206 FRANKLIN BLV	0096	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	0096	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
09-09-32-227-008	1108 BELMAR PL	0096	401	4/22/2022	\$426,500	WD	\$426,500	\$188,300	\$44.15	\$376,579	1,152	RANCH, C-BC	59	\$150,906	\$275,594	\$101,426	2.717
09-09-32-221-014	1209 HUTCHINS AV	0096	401	12/21/2022	\$485,000	WD	\$485,000	\$201,700	\$41.59	\$403,305	1,344	1 1/2 ST, C-BC	52	\$156,199	\$328,801	\$108,618	3.027
09-09-32-209-020	912 HUTCHINS AV	0096	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	0096	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
09-09-32-229-007	524 PAULINE BLV	0096	401	10/11/2022	\$675,000	WD	\$675,000	\$264,500	\$39.19	\$529,016	1,900	2 STORY, C-BC	52	\$156,199	\$518,801	\$155,925	3.327
09-09-32-209-004	917 S SEVENTH ST	0096	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	0096	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
09-09-32-215-008	1124 S SEVENTH ST	0096	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
09-09-32-218-004	1219 FRANKLIN BLV	0096	401	4/8/2022	\$550,000	WD	\$550,000	\$198,900	\$36.16	\$397,865	1,482	1 1/2 ST, C-BC	50	\$155,723	\$394,277	\$108,828	3.623

\$6,718,113      \$2,432,905      **2.800**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-32-205-026	107 W DAVIS AV	0097	401	6/10/2022	\$970,000	WD	\$970,000	\$558,400	\$57.57	\$1,116,708	2,560	2 STORY, B-A	95	\$182,000	\$788,000	\$455,955	1.728
09-09-32-205-027	105 W DAVIS AV	0097	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	0097	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	0097	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	0097	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	0097	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	0097	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
09-09-32-106-019	421 BENJAMIN ST	0097	401	3/17/2023	\$1,090,000	WD	\$538,055	\$203,400	\$37.80	\$406,824	1,238	1 1/2 ST, C-BC	54	\$166,297	\$371,758	\$100,977	3.682
09-09-32-113-015	904 BROWN ST	0097	401	10/17/2023	\$600,000	WD	\$600,000	\$164,400	\$27.40	\$328,806	1,070	2 STORY, C-BC	51	\$136,343	\$463,657	\$91,649	5.059
09-09-32-103-007	905 SYBIL ST	0097	401	12/13/2023	\$675,000	WD	\$675,000	\$188,400	\$27.91	\$376,719	1,001	1 1/2 ST, C-BC	53	\$146,118	\$528,882	\$89,728	5.894
09-09-32-109-002	146 E HOOVER AV	0097	401	11/17/2022	\$1,000,000	OTH	\$1,000,000	\$263,600	\$26.36	\$527,110	1,392	2 STORY, C-BC	54	\$209,399	\$790,601	\$133,380	5.927

\$7,593,247      \$2,909,461      **2.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0098	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
09-09-29-334-017	335 KOCH AV	0098	401	8/29/2022	\$1,150,000	WD	\$1,150,000	\$494,800	\$43.03	\$989,565	2,602	2 STORY, C-BC	91	\$220,082	\$929,918	\$334,558	2.780
09-09-29-334-007	317 KOCH AV	0098	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	0098	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
09-09-29-416-008	710 S MAIN ST	0098	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
09-09-29-416-011	712 S MAIN ST	0098	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
09-09-29-417-006	121 HILL ST	0098	401	9/29/2023	\$600,000	WD	\$600,000	\$248,500	\$41.42	\$496,971	1,124	1 1/2 ST, C-BC	56	\$165,214	\$434,786	\$114,399	3.801
09-09-29-335-003	402 KOCH AV	0098	401	4/24/2023	\$660,000	WD	\$660,000	\$226,700	\$34.35	\$453,317	1,600	2 STORY, C-BC	60	\$160,344	\$499,656	\$130,210	3.837

\$3,744,814      \$1,255,857      **3.000**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-29-106-068	505 E HURON ST	0100	401	12/18/2023	\$538,000	WD	\$538,000	\$391,900	\$72.84	\$783,754	1,373	B-A	65	\$330,600	\$207,400	\$205,979	1.007
09-09-29-106-062	505 E HURON ST	0100	401	11/8/2022	\$530,000	WD	\$530,000	\$374,200	\$70.60	\$748,461	1,373	B-A	66	\$316,825	\$213,175	\$195,399	1.091
09-09-29-411-091	168 ASHLEY MEWS	0100	401	6/2/2023	\$568,000	WD	\$568,000	\$347,500	\$61.18	\$695,032	1,393	2 STORY, B-A	72	\$235,000	\$333,000	\$219,063	1.520
09-09-29-411-065	143 ASHLEY MEWS	0100	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
09-09-29-111-035	322 E LIBERTY ST	0100	401	8/1/2022	\$508,000	PTA	\$508,000	\$304,200	\$59.88	\$608,449	994	RANCH, C-BC	85	\$217,000	\$291,000	\$185,521	1.569
09-09-29-411-089	172 ASHLEY MEWS	0100	401	11/8/2022	\$565,000	WD	\$565,000	\$346,400	\$61.31	\$692,780	1,393	2 STORY, B-A	73	\$235,000	\$330,000	\$207,234	1.592
09-09-29-151-050	218 W KINGSLEY ST	0100	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
09-09-29-411-067	163 ASHLEY MEWS	0100	401	8/16/2022	\$640,000	WD	\$640,000	\$378,600	\$59.16	\$757,103	1,250	2 STORY, B-A	81	\$235,000	\$405,000	\$247,442	1.637
09-09-29-151-023	218 W KINGSLEY ST	0100	401	6/21/2022	\$399,900	WD	\$399,900	\$229,200	\$57.31	\$458,346	802	RANCH, C-BC	86	\$175,000	\$224,900	\$134,287	1.675
09-09-29-111-021	322 E LIBERTY ST	0100	401	7/1/2022	\$530,000	WD	\$530,000	\$305,300	\$57.60	\$610,631	970	RANCH, C-BC	85	\$217,000	\$313,000	\$186,555	1.678
09-09-29-148-068	111 N ASHLEY ST	0100	401	2/28/2023	\$420,000	WD	\$420,000	\$238,100	\$56.69	\$476,138	934	RANCH, B-A	85	\$175,000	\$245,000	\$143,399	1.709
09-09-29-111-018	322 E LIBERTY ST	0100	401	2/23/2023	\$541,500	WD	\$541,500	\$306,600	\$56.62	\$613,247	995	RANCH, C-BC	85	\$217,000	\$324,500	\$188,689	1.720
09-09-29-148-023	111 N ASHLEY ST	0100	401	6/24/2022	\$490,000	WD	\$490,000	\$275,900	\$56.31	\$551,746	1,067	RANCH, C-BC	85	\$192,500	\$297,500	\$170,259	1.747
09-09-29-411-113	441 S ASHLEY 206	0100	401	12/27/2022	\$572,000	WD	\$572,000	\$325,600	\$56.92	\$651,124	1,894	RANCH, C-BC	97	\$175,000	\$397,000	\$226,726	1.751
09-09-29-106-063	505 E HURON ST	0100	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	0100	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	0100	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
09-09-29-411-075	136 ASHLEY MEWS	0100	401	10/14/2022	\$910,000	WD	\$910,000	\$529,600	\$58.20	\$1,059,101	2,352	B-A	81	\$235,000	\$675,000	\$373,065	1.809
09-09-29-411-074	138 ASHLEY MEWS	0100	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
09-09-29-411-083	425 S ASHLEY ST	0100	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	0100	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
09-09-29-148-039	111 N ASHLEY ST	0100	401	6/3/2022	\$409,900	WD	\$409,900	\$220,300	\$53.74	\$440,641	803	RANCH, B-A	85	\$175,000	\$234,900	\$125,896	1.866
09-09-29-148-021	111 N ASHLEY ST	0100	401	12/15/2022	\$545,000	WD	\$545,000	\$295,700	\$54.26	\$591,300	1,322	RANCH, B-A	85	\$175,000	\$370,000	\$198,238	1.866
09-09-29-148-087	111 N ASHLEY ST	0100	401	3/29/2023	\$410,000	WD	\$410,000	\$219,700	\$53.59	\$439,382	803	RANCH, B-A	85	\$175,000	\$235,000	\$125,896	1.867
09-09-29-148-121	111 N ASHLEY ST	0100	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
09-09-29-125-023	223 E ANN ST	0100	401	3/31/2023	\$560,000	WD	\$560,000	\$295,900	\$52.84	\$591,829	1,088	C-BC	78	\$254,000	\$306,000	\$160,871	1.902
09-09-29-411-056	107 ASHLEY MEWS	0100	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	0100	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
09-09-29-122-022	515 N FIFTH AV 3	0100	401	8/30/2022	\$460,000	WD	\$460,000	\$243,700	\$52.98	\$487,415	903	RANCH, C-BC	90	\$175,000	\$285,000	\$148,064	1.925
09-09-20-415-008	325 E SUMMIT	0100	401	3/22/2023	\$628,453	WD	\$628,453	\$334,500	\$53.23	\$668,953	1,170	RANCH, B-A	98	\$175,000	\$453,453	\$235,216	1.928
09-09-20-415-011	325 E SUMMIT	0100	401	3/22/2023	\$630,959	PTA	\$630,959	\$334,500	\$53.01	\$668,953	1,170	RANCH, B-A	98	\$175,000	\$455,959	\$235,216	1.938
09-09-29-151-052	218 W KINGSLEY ST	0100	401	7/6/2022	\$875,000	WD	\$875,000	\$467,100	\$53.38	\$934,246	1,580	RANCH, C-BC	95	\$175,000	\$700,000	\$359,832	1.945
09-09-29-150-048	410 N FIRST ST	0100	401	4/8/2022	\$559,000	WD	\$559,000	\$294,600	\$52.70	\$589,172	1,096	RANCH, B-A	94	\$175,000	\$384,000	\$196,290	1.956
09-09-29-301-064	315 SECOND ST	0100	401	3/8/2024	\$559,000	WD	\$559,000	\$304,000	\$54.38	\$608,040	1,054	RANCH, C-BC	83	\$157,500	\$401,500	\$204,791	1.961
09-09-29-151-052	218 W KINGSLEY ST	0100	401	2/10/2023	\$890,000	WD	\$890,000	\$465,300	\$52.28	\$930,647	1,580	RANCH, C-BC	95	\$175,000	\$715,000	\$359,832	1.987
09-09-29-148-141	111 N ASHLEY ST	0100	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	0100	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
09-09-29-148-047	111 N ASHLEY ST	0100	401	6/24/2022	\$535,000	WD	\$535,000	\$275,900	\$51.57	\$551,746	1,067	RANCH, C-BC	85	\$192,500	\$342,500	\$170,259	2.012
09-09-29-148-042	111 N ASHLEY ST	0100	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	0100	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
09-09-29-151-036	218 W KINGSLEY ST	0100	401	4/18/2022	\$429,900	WD	\$429,900	\$216,500	\$50.36	\$433,080	802	RANCH, C-BC	86	\$175,000	\$254,900	\$122,313	2.084
09-09-29-301-051	315 SECOND ST	0100	401	3/18/2024	\$644,000	WD	\$644,000	\$331,900	\$51.54	\$663,787	1,097	RANCH, C-BC	83	\$175,000	\$469,000	\$222,176	2.111
09-09-29-411-112	441 S Ashley 205	0100	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
09-09-29-148-059	111 N ASHLEY ST	0100	401	5/2/2022	\$524,500	WD	\$524,500	\$261,800	\$49.91	\$523,607	1,067	RANCH, C-BC	86	\$210,000	\$314,500	\$148,629	2.116
09-09-29-148-011	111 N ASHLEY ST	0100	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
09-09-29-411-076	134 ASHLEY MEWS	0100	401	4/28/2022	\$999,900	WD	\$999,900	\$486,300	\$48.63	\$972,595	2,352	B-A	82	\$235,000	\$764,900	\$349,571	2.188
09-09-29-150-066	309 N ASHLEY ST	0100	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
09-09-29-148-019	111 N ASHLEY ST	0100	401	8/25/2022	\$450,000	WD	\$450,000	\$224,600	\$49.91	\$449,113	801	RANCH, B-A	85	\$175,000	\$275,000	\$124,089	2.216

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-20-415-010	325 E SUMMIT	0100	401	3/20/2023	\$680,130	WD	\$680,130	\$326,800	\$48.05	\$653,586	1,124	RANCH, B-A	98	\$175,000	\$505,130	\$227,898	2.216
09-09-29-150-040	410 N FIRST ST	0100	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	0100	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
09-09-29-150-035	410 N FIRST ST	0100	401	7/18/2022	\$912,500	WD	\$912,500	\$434,300	\$47.59	\$868,631	1,780	RANCH, B-A	93	\$175,000	\$737,500	\$328,735	2.243
09-09-29-148-067	111 N ASHLEY ST	0100	401	5/12/2022	\$420,000	WD	\$420,000	\$202,400	\$48.19	\$404,838	801	RANCH, B-A	86	\$175,000	\$245,000	\$108,928	2.249
09-09-29-148-078	111 N ASHLEY ST	0100	401	2/3/2023	\$585,000	WD	\$585,000	\$276,600	\$47.28	\$553,268	1,078	RANCH, B-A	85	\$210,000	\$375,000	\$163,461	2.294
09-09-29-211-035	318 W LIBERTY ST	0100	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	0100	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
09-09-29-135-042	414 N MAIN ST	0100	401	9/30/2022	\$975,000	WD	\$975,000	\$450,800	\$46.24	\$901,699	1,750	RANCH, C-BC	91	\$175,000	\$800,000	\$346,047	2.312
09-09-29-148-046	111 N ASHLEY ST	0100	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	0100	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
09-09-29-150-068	309 N ASHLEY ST	0100	401	3/3/2023	\$1,249,000	WD	\$1,249,000	\$573,000	\$45.88	\$1,146,082	2,062	RANCH, C-BC	97	\$175,000	\$1,074,000	\$462,420	2.323
09-09-20-415-006	325 E SUMMIT	0100	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
09-09-29-411-108	441 S ASHLEY 201	0100	401	8/4/2022	\$514,000	WD	\$514,000	\$236,900	\$46.09	\$473,755	1,154	RANCH, C-BC	97	\$175,000	\$339,000	\$141,590	2.394
09-09-29-150-045	410 N FIRST ST	0100	401	8/26/2022	\$917,000	WD	\$917,000	\$411,100	\$44.83	\$822,171	1,499	RANCH, B-A	93	\$175,000	\$742,000	\$306,716	2.419
09-09-29-150-072	309 N ASHLEY ST	0100	401	3/20/2023	\$1,285,000	WD	\$1,285,000	\$568,200	\$44.22	\$1,136,336	2,062	RANCH, C-BC	97	\$175,000	\$1,110,000	\$457,779	2.425
09-09-29-135-033	414 N MAIN ST	0100	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
09-09-29-137-028	544 N MAIN ST	0100	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
09-09-29-148-054	111 N ASHLEY ST	0100	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
09-09-29-135-044	414 N MAIN ST	0100	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
09-09-29-411-096	441 S ASHLEY 401	0100	401	8/31/2022	\$531,000	WD	\$531,000	\$236,900	\$44.61	\$473,755	1,154	RANCH, C-BC	97	\$175,000	\$356,000	\$141,590	2.514
09-09-29-139-101	121 W KINGSLEY ST	0100	401	6/3/2022	\$835,000	WD	\$835,000	\$362,600	\$43.43	\$725,284	1,372	1 1/2 ST, C-BC	91	\$175,000	\$660,000	\$260,798	2.531
09-09-29-411-102	441 S ASHLEY 301	0100	401	8/24/2022	\$534,000	WD	\$534,000	\$236,900	\$44.36	\$473,755	1,154	RANCH, C-BC	97	\$175,000	\$359,000	\$141,590	2.535
09-09-29-150-047	410 N FIRST ST	0100	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	0100	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	0100	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
09-09-29-148-022	111 N ASHLEY ST	0100	401	5/25/2022	\$340,000	WD	\$340,000	\$152,500	\$44.85	\$304,928	570	RANCH, B-A	68	\$157,500	\$182,500	\$69,871	2.612
09-09-29-148-057	111 N ASHLEY ST	0100	401	5/6/2022	\$650,000	WD	\$650,000	\$278,200	\$42.80	\$556,494	1,322	RANCH, B-A	86	\$175,000	\$475,000	\$180,803	2.627
09-09-29-130-018	303 S MAIN ST	0100	401	8/15/2022	\$435,000	WD	\$435,000	\$183,500	\$42.18	\$366,961	942	RANCH, C-BC	71	\$113,518	\$321,482	\$120,115	2.676
09-09-29-411-110	441 S ASHLEY 203	0100	401	8/23/2022	\$599,000	WD	\$599,000	\$260,800	\$43.54	\$521,617	1,282	RANCH, C-BC	97	\$175,000	\$424,000	\$156,911	2.702
09-09-29-411-109	441 S ASHLEY 202	0100	401	7/15/2022	\$623,000	WD	\$623,000	\$268,400	\$43.08	\$536,731	1,340	RANCH, C-BC	97	\$175,000	\$448,000	\$163,753	2.736
09-09-29-150-052	410 N FIRST ST	0100	401	4/26/2022	\$909,000	WD	\$909,000	\$370,100	\$40.72	\$740,296	1,499	RANCH, B-A	94	\$175,000	\$734,000	\$267,913	2.740
09-09-29-411-103	441 S ASHLEY 302	0100	401	7/22/2022	\$625,000	WD	\$625,000	\$260,300	\$41.65	\$520,519	1,340	RANCH, C-BC	97	\$175,000	\$450,000	\$163,753	2.748
09-09-29-411-104	441 S ASHLEY 303	0100	401	8/2/2022	\$609,000	WD	\$609,000	\$253,000	\$41.54	\$506,083	1,282	RANCH, C-BC	97	\$175,000	\$434,000	\$156,911	2.766
09-09-29-150-063	309 N ASHLEY ST	0100	401	7/6/2022	\$680,500	WD	\$680,500	\$278,700	\$40.96	\$557,337	1,949	RANCH, C-BC	97	\$175,000	\$505,500	\$181,202	2.790
09-09-20-415-007	325 E SUMMIT	0100	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
09-09-20-415-014	325 E SUMMIT	0100	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
09-09-29-144-014	101 W LIBERTY ST	0100	401	11/10/2022	\$400,000	WD	\$400,000	\$165,900	\$41.48	\$331,876	747	RANCH, C-BC	67	\$140,154	\$259,846	\$91,296	2.846
09-09-29-211-033	318 W LIBERTY ST	0100	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
09-09-29-139-100	121 W KINGSLEY ST	0100	401	7/1/2022	\$1,459,000	WD	\$1,459,000	\$552,300	\$37.85	\$1,104,617	2,258	RANCH, C-BC	91	\$175,000	\$1,284,000	\$440,577	2.914
09-09-29-137-029	546 N MAIN ST	0100	401	5/31/2022	\$1,575,000	WD	\$1,575,000	\$593,500	\$37.68	\$1,186,918	2,014	2 STORY, B-A	93	\$247,941	\$1,327,059	\$445,013	2.982
09-09-29-411-096	441 S ASHLEY 401	0100	401	11/7/2022	\$605,000	WD	\$605,000	\$243,900	\$40.31	\$487,773	1,154	RANCH, C-BC	97	\$175,000	\$430,000	\$141,590	3.037
09-09-29-135-035	414 N MAIN ST	0100	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
09-09-29-130-019	303 S MAIN ST	0100	401	4/28/2022	\$590,000	WD	\$590,000	\$220,400	\$37.36	\$440,785	1,248	RANCH, C-BC	71	\$113,518	\$476,482	\$155,103	3.072
09-09-29-130-020	303 S MAIN ST	0100	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
09-09-29-411-112	441 S Ashley 205	0100	401	11/16/2022	\$799,000	WD	\$799,000	\$309,700	\$38.76	\$619,341	1,665	RANCH, C-BC	97	\$175,000	\$624,000	\$201,150	3.102
09-09-20-415-013	325 E SUMMIT	0100	401	3/28/2023	\$1,309,293	WD	\$1,309,293	\$460,900	\$35.20	\$921,709	1,750	RANCH, C-BC	98	\$175,000	\$1,134,293	\$355,576	3.190
09-09-29-411-106	441 S Ashley 305	0100	401	8/2/2022	\$823,000	WD	\$823,000	\$299,700	\$36.42	\$599,427	1,665	RANCH, C-BC	97	\$175,000	\$648,000	\$201,150	3.221

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-29-144-016	101 W LIBERTY ST	0100	401	8/19/2022	\$395,000	WD	\$395,000	\$153,300	\$38.81	\$306,593	641	RANCH, C-BC	67	\$140,154	\$254,846	\$78,881	3.231
09-09-29-135-015	110 E KINGSLEY ST	0100	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
09-09-29-411-105	441 S ASHLEY 304	0100	401	8/8/2022	\$769,000	WD	\$769,000	\$277,700	\$36.11	\$555,379	1,482	RANCH, C-BC	97	\$175,000	\$594,000	\$180,274	3.295
09-09-29-411-111	441 S ASHLEY 204	0100	401	7/27/2022	\$769,000	WD	\$769,000	\$286,600	\$37.27	\$573,226	1,482	RANCH, C-BC	97	\$175,000	\$594,000	\$180,274	3.295
09-09-29-139-114	121 W KINGSLEY ST	0100	401	3/13/2023	\$1,450,000	WD	\$1,450,000	\$492,100	\$33.94	\$984,269	2,229	RANCH, C-BC	91	\$175,000	\$1,275,000	\$385,366	3.309
09-09-29-411-097	441 S ASHLEY 402	0100	401	7/28/2022	\$595,000	WD	\$595,000	\$220,400	\$37.04	\$440,784	1,340	RANCH, C-BC	97	\$175,000	\$420,000	\$125,964	3.334
09-09-29-411-107	441 S ASHLEY 306	0100	401	7/27/2022	\$950,000	WD	\$950,000	\$326,700	\$34.39	\$653,392	1,894	RANCH, C-BC	97	\$175,000	\$775,000	\$226,726	3.418
09-09-29-137-030	548 N MAIN ST	0100	401	5/9/2022	\$1,700,000	WD	\$1,700,000	\$555,300	\$32.66	\$1,110,686	2,042	2 STORY, B-A	94	\$247,941	\$1,452,059	\$408,884	3.551
09-09-29-411-098	441 S ASHLEY 403	0100	401	8/9/2022	\$614,000	WD	\$614,000	\$214,800	\$34.98	\$429,679	1,282	RANCH, C-BC	97	\$175,000	\$439,000	\$120,701	3.637
09-09-29-141-018	101 N MAIN ST	0100	401	3/24/2023	\$950,000	WD	\$950,000	\$328,200	\$34.55	\$656,373	1,482	C-BC	66	\$275,000	\$675,000	\$181,606	3.717
09-09-29-141-028	101 N MAIN ST	0100	401	7/15/2022	\$1,100,000	WD	\$1,100,000	\$371,500	\$33.77	\$743,082	1,930	C-BC	66	\$275,000	\$825,000	\$221,840	3.719
09-09-29-411-100	441 S ASHLEY 405	0100	401	10/7/2022	\$785,000	WD	\$785,000	\$250,700	\$31.94	\$501,482	1,665	RANCH, C-BC	97	\$175,000	\$610,000	\$154,731	3.942
09-09-29-411-101	441 S ASHLEY 406	0100	401	8/3/2022	\$885,000	WD	\$885,000	\$271,500	\$30.68	\$542,993	1,894	RANCH, C-BC	97	\$175,000	\$710,000	\$174,404	4.071
09-09-20-415-012	325 E SUMMIT	0100	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
09-09-29-411-099	441 S ASHLEY 404	0100	401	7/22/2022	\$779,000	WD	\$779,000	\$233,800	\$30.01	\$467,599	1,482	RANCH, C-BC	97	\$175,000	\$604,000	\$138,673	4.356
09-09-29-150-069	309 N ASHLEY ST	0100	401	8/10/2022	\$1,049,000	WD	\$1,049,000	\$278,300	\$26.53	\$556,640	1,945	RANCH, C-BC	97	\$175,000	\$874,000	\$180,872	4.832
09-09-29-150-065	309 N ASHLEY ST	0100	401	1/6/2023	\$1,083,364	WD	\$1,083,364	\$277,400	\$25.61	\$554,831	1,945	RANCH, C-BC	97	\$175,000	\$908,364	\$180,872	5.022
09-09-29-411-095	441 S ASHLEY 501	0100	401	8/30/2022	\$1,300,000	WD	\$1,300,000	\$320,600	\$24.66	\$641,131	2,456	RANCH, C-BC	97	\$175,000	\$1,125,000	\$220,915	5.092
09-09-29-150-066	309 N ASHLEY ST	0100	401	11/11/2022	\$1,149,685	WD	\$1,149,685	\$289,400	\$25.17	\$578,835	1,968	RANCH, C-BC	97	\$175,000	\$974,685	\$182,813	5.332
09-09-29-150-073	309 N ASHLEY ST	0100	401	9/22/2022	\$1,066,763	WD	\$1,066,763	\$263,200	\$24.67	\$526,455	1,777	RANCH, C-BC	97	\$175,000	\$891,763	\$166,566	5.354
09-09-29-144-021	101 W LIBERTY ST	0100	401	9/30/2022	\$620,000	WD	\$620,000	\$160,000	\$25.81	\$320,008	1,150	RANCH, C-BC	56	\$113,027	\$506,973	\$93,784	5.406
09-09-29-150-070	309 N ASHLEY ST	0100	401	8/1/2022	\$1,195,600	WD	\$1,195,600	\$280,400	\$23.45	\$560,736	1,968	RANCH, C-BC	97	\$175,000	\$1,020,600	\$182,813	5.583
09-09-29-150-071	309 N ASHLEY ST	0100	401	10/19/2022	\$1,325,113	WD	\$1,325,113	\$311,900	\$23.54	\$623,880	2,215	RANCH, C-BC	97	\$175,000	\$1,150,113	\$203,389	5.655
09-09-29-150-072	309 N ASHLEY ST	0100	401	7/28/2022	\$1,253,326	WD	\$1,253,326	\$288,700	\$23.03	\$577,356	2,062	RANCH, C-BC	97	\$175,000	\$1,078,326	\$190,690	5.655
09-09-29-150-067	309 N ASHLEY ST	0100	401	1/9/2023	\$1,386,207	WD	\$1,386,207	\$301,100	\$21.72	\$602,117	2,215	RANCH, C-BC	97	\$175,000	\$1,211,207	\$203,389	5.955

\$73,495,656    \$28,053,309    **2.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0101	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	0101	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
09-09-29-401-308	555 E WILLIAM ST	0101	401	7/8/2022	\$220,000	WD	\$220,000	\$119,300	\$54.23	\$238,562	430	C-BC	56	\$165,000	\$55,000	\$37,341	1.473
09-09-29-401-213	555 E WILLIAM ST	0101	401	12/16/2022	\$210,000	WD	\$210,000	\$111,700	\$53.19	\$223,387	596	C-BC	56	\$131,250	\$78,750	\$49,804	1.581
09-09-29-401-299	555 E WILLIAM ST	0101	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	0101	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
09-09-29-401-202	555 E WILLIAM ST	0101	401	7/7/2022	\$410,000	WD	\$218,639	\$114,700	\$52.46	\$229,364	596	C-BC	56	\$131,250	\$87,389	\$49,804	1.755
09-09-29-401-203	555 E WILLIAM ST	0101	401	7/7/2022	\$410,000	WD	\$191,361	\$98,800	\$51.63	\$197,564	383	C-BC	56	\$131,250	\$60,111	\$33,662	1.786
09-09-29-401-153	555 E WILLIAM ST	0101	401	2/24/2023	\$205,000	WD	\$205,000	\$102,300	\$49.90	\$204,637	596	C-BC	56	\$112,500	\$92,500	\$49,804	1.857
09-09-29-401-212	555 E WILLIAM ST	0101	401	2/28/2023	\$195,000	PTA	\$195,000	\$97,300	\$49.90	\$194,581	390	C-BC	56	\$131,250	\$63,750	\$34,233	1.862
09-09-29-401-188	555 E WILLIAM ST	0101	401	2/24/2023	\$188,000	WD	\$188,000	\$93,500	\$49.73	\$187,081	390	C-BC	56	\$123,750	\$64,250	\$34,233	1.877
09-09-29-401-255	555 E WILLIAM ST	0101	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	0101	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	0101	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	0101	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
09-09-29-401-059	555 E WILLIAM ST	0101	401	6/30/2022	\$155,000	QC	\$155,000	\$76,300	\$49.23	\$152,564	383	C-BC	56	\$86,250	\$68,750	\$33,662	2.042
09-09-29-401-238	555 E WILLIAM ST	0101	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
09-09-29-401-292	555 E WILLIAM ST	0101	401	11/14/2022	\$280,000	WD	\$280,000	\$131,300	\$46.89	\$262,658	694	C-BC	56	\$157,500	\$122,500	\$56,842	2.155
09-09-29-401-254	555 E WILLIAM ST	0101	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
09-09-29-401-171	555 E WILLIAM ST	0101	401	12/28/2022	\$230,000	WD	\$230,000	\$106,100	\$46.13	\$212,137	596	C-BC	56	\$120,000	\$110,000	\$49,804	2.209
09-09-29-401-281	555 E WILLIAM ST	0101	401	5/27/2022	\$280,000	WD	\$280,000	\$132,900	\$47.46	\$265,729	694	C-BC	56	\$153,750	\$126,250	\$56,842	2.221
09-09-29-401-201	555 E WILLIAM ST	0101	401	6/23/2022	\$240,000	WD	\$240,000	\$112,800	\$47.00	\$225,614	596	C-BC	56	\$127,500	\$112,500	\$49,804	2.259
09-09-29-401-154	555 E WILLIAM ST	0101	401	7/26/2022	\$230,000	WD	\$230,000	\$107,200	\$46.61	\$214,364	596	C-BC	56	\$116,250	\$113,750	\$49,804	2.284
09-09-29-401-113	555 E WILLIAM ST	0101	401	6/30/2022	\$182,000	WD	\$182,000	\$84,700	\$46.54	\$169,497	395	C-BC	56	\$101,250	\$80,750	\$34,643	2.331
09-09-29-401-103	555 E WILLIAM ST	0101	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	0101	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	0101	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
09-09-29-401-181	555 E WILLIAM ST	0101	401	5/4/2022	\$205,000	WD	\$205,000	\$95,900	\$46.78	\$191,770	430	C-BC	57	\$123,750	\$81,250	\$34,528	2.353
09-09-29-401-089	555 E WILLIAM ST	0101	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	0101	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	0101	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
09-09-29-401-243	555 E WILLIAM ST	0101	401	7/6/2022	\$262,000	WD	\$262,000	\$120,300	\$45.92	\$240,614	596	C-BC	56	\$142,500	\$119,500	\$49,804	2.399
09-09-29-401-047	555 E WILLIAM ST	0101	401	5/2/2022	\$158,000	WD	\$158,000	\$71,900	\$45.51	\$143,820	383	C-BC	57	\$82,500	\$75,500	\$31,127	2.426
09-09-29-401-057	555 E WILLIAM ST	0101	401	3/17/2023	\$210,000	WD	\$210,000	\$96,200	\$45.81	\$192,450	596	C-BC	55	\$82,500	\$127,500	\$52,357	2.435
09-09-29-401-071	555 E WILLIAM ST	0101	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	0101	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
09-09-29-401-046	555 E WILLIAM ST	0101	401	4/13/2022	\$197,000	WD	\$197,000	\$86,600	\$43.96	\$173,228	596	C-BC	57	\$82,500	\$114,500	\$46,055	2.486
09-09-29-401-220	555 E WILLIAM ST	0101	401	5/16/2022	\$260,000	WD	\$260,000	\$116,600	\$44.85	\$233,114	596	C-BC	56	\$135,000	\$125,000	\$49,804	2.510
09-09-29-401-222	555 E WILLIAM ST	0101	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	0101	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
09-09-29-401-090	555 E WILLIAM ST	0101	401	5/13/2022	\$237,500	WD	\$237,500	\$102,900	\$43.33	\$205,729	694	C-BC	56	\$93,750	\$143,750	\$56,842	2.529
09-09-29-401-177	555 E WILLIAM ST	0101	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
09-09-29-401-232	555 E WILLIAM ST	0101	401	4/28/2022	\$259,000	WD	\$259,000	\$114,700	\$44.29	\$229,478	596	C-BC	57	\$138,750	\$120,250	\$46,055	2.611
09-09-29-401-136	555 E WILLIAM ST	0101	401	7/29/2022	\$240,000	WD	\$240,000	\$103,400	\$43.08	\$206,864	596	C-BC	56	\$108,750	\$131,250	\$49,804	2.635
09-09-29-401-160	555 E WILLIAM ST	0101	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
09-09-29-401-068	555 E WILLIAM ST	0101	401	7/29/2022	\$179,000	WD	\$179,000	\$76,800	\$42.91	\$153,689	390	C-BC	56	\$86,250	\$92,750	\$34,233	2.709
09-09-29-401-207	555 E WILLIAM ST	0101	401	6/6/2022	\$266,500	WD	\$266,500	\$114,700	\$43.04	\$229,364	596	C-BC	56	\$131,250	\$135,250	\$49,804	2.716
09-09-29-401-216	555 E WILLIAM ST	0101	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

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-29-401-096	555 E WILLIAM ST	0101	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
09-09-29-401-208	555 E WILLIAM ST	0101	401	8/19/2022	\$269,000	WD	\$269,000	\$114,700	\$42.64	\$229,364	596	C-BC	56	\$131,250	\$137,750	\$49,804	2.766
09-09-29-401-064	555 E WILLIAM ST	0101	401	7/15/2022	\$225,000	WD	\$225,000	\$92,200	\$40.98	\$184,364	596	C-BC	56	\$86,250	\$138,750	\$49,804	2.786
09-09-29-401-168	555 E WILLIAM ST	0101	401	1/31/2023	\$225,000	WD	\$225,000	\$94,500	\$42.00	\$189,081	430	C-BC	56	\$120,000	\$105,000	\$37,341	2.812
09-09-29-401-063	555 E WILLIAM ST	0101	401	9/2/2022	\$227,500	WD	\$227,500	\$92,200	\$40.53	\$184,364	596	C-BC	56	\$86,250	\$141,250	\$49,804	2.836
09-09-29-401-135	555 E WILLIAM ST	0101	401	7/26/2022	\$250,000	WD	\$250,000	\$103,400	\$41.36	\$206,864	596	C-BC	56	\$108,750	\$141,250	\$49,804	2.836
09-09-29-401-049	555 E WILLIAM ST	0101	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	0101	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	0101	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	0101	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	0101	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
09-09-29-401-275	555 E WILLIAM ST	0101	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

\$6,154,250      \$2,615,321      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-29-201-002	505 MAPLE RIDGE ST	0103	401	8/3/2023	\$210,000	WD	\$210,000	\$197,300	\$93.95	\$394,590	1,091	RANCH, C-BC	60	\$148,235	\$61,765	\$126,336	0.489
09-09-29-200-001	510 MAPLE RIDGE ST	0103	401	12/14/2022	\$415,000	WD	\$415,000	\$257,900	\$62.14	\$515,762	1,985	2 STORY, C-BC	56	\$183,174	\$231,826	\$170,558	1.359
09-09-29-207-003	903 W HURON ST	0103	401	5/31/2022	\$572,063	WD	\$572,063	\$345,400	\$60.38	\$690,843	3,462	2 STORY, B-A	49	\$188,214	\$383,849	\$245,185	1.566
09-09-29-209-009	819 W WASHINGTON ST	0103	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	0103	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	0103	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	0103	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	0103	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
09-09-29-206-012	226 S SEVENTH ST	0103	401	12/2/2022	\$350,000	WD	\$350,000	\$169,200	\$48.34	\$338,472	1,496	2 STORY, D-CD	44	\$164,351	\$185,649	\$89,293	2.079
09-09-29-215-032	224 N SEVENTH ST	0103	401	10/25/2022	\$410,000	WD	\$410,000	\$217,500	\$53.05	\$435,008	1,387	1 1/2 ST, C-BC	47	\$161,248	\$248,752	\$118,102	2.106
09-09-29-211-006	425 W WASHINGTON ST	0103	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
09-09-29-203-024	914 W HURON ST	0103	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
09-09-29-203-024	914 W HURON ST	0103	401	6/30/2022	\$599,000	WD	\$599,000	\$283,400	\$47.31	\$566,760	1,741	B-A	55	\$120,000	\$479,000	\$210,240	2.278
09-09-29-205-001	1001 W WASHINGTON ST	0103	401	11/10/2022	\$334,000	WD	\$334,000	\$165,600	\$49.58	\$331,203	994	RANCH, D-CD	54	\$127,333	\$206,667	\$87,951	2.350
09-09-30-127-015	1218 W HURON ST	0103	401	3/15/2023	\$575,000	WD	\$575,000	\$242,200	\$42.12	\$484,461	1,927	2 STORY, C-BC	54	\$175,639	\$399,361	\$158,370	2.522
09-09-29-208-015	610 W WASHINGTON ST	0103	401	8/22/2022	\$419,000	WD	\$419,000	\$182,800	\$43.63	\$365,540	1,315	2 STORY, C-BC	52	\$145,575	\$273,425	\$107,300	2.548
09-09-29-307-009	341 EIGHTH ST	0103	401	8/30/2022	\$320,000	WD	\$320,000	\$138,700	\$43.34	\$277,456	980	2 STORY, C-BC	52	\$122,203	\$197,797	\$75,733	2.612
09-09-29-202-005	203 N SEVENTH ST	0103	401	6/7/2022	\$445,000	WD	\$445,000	\$187,000	\$42.02	\$374,031	1,302	2 STORY, C-BC	52	\$153,234	\$291,766	\$107,706	2.709
09-09-29-215-026	837 MILLER AV	0103	401	7/25/2022	\$465,000	WD	\$465,000	\$207,800	\$44.69	\$415,570	998	2 STORY, C-BC	64	\$167,222	\$297,778	\$107,139	2.779
09-09-29-208-008	808 W WASHINGTON ST	0103	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
09-09-29-209-023	309 S SEVENTH ST	0103	401	6/10/2022	\$450,000	WD	\$450,000	\$173,000	\$38.44	\$346,064	1,080	2 STORY, C-BC	62	\$125,876	\$324,124	\$107,409	3.018
09-09-29-203-018	1005 BATH ST	0103	401	9/29/2022	\$860,000	WD	\$860,000	\$305,000	\$35.47	\$609,981	2,112	1 1/2 ST, C-BC	65	\$164,869	\$695,131	\$217,128	3.201
09-09-29-200-002	506 MAPLE RIDGE ST	0103	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
09-09-29-209-018	811 MURRAY CT	0103	401	6/24/2022	\$360,000	WD	\$360,000	\$137,100	\$38.08	\$274,238	672	2 STORY, C-BC	54	\$131,419	\$228,581	\$69,668	3.281
09-09-30-101-009	1209 W HURON ST	0103	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	0103	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
09-09-29-214-041	122 CHAPIN ST	0103	401	2/6/2023	\$562,500	WD	\$562,500	\$189,600	\$33.71	\$379,210	1,240	2 STORY, C-BC	52	\$152,232	\$410,268	\$116,399	3.525
09-09-29-210-004	517 W WASHINGTON ST	0103	401	8/31/2022	\$750,000	WD	\$750,000	\$249,000	\$33.20	\$497,907	1,378	2 STORY, C-BC	65	\$152,232	\$597,768	\$168,622	3.545

\$9,136,937      \$3,780,307      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-30-422-002	577 GLENDALE CIR	0104	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
09-09-30-204-025	1906 OLD ORCHARD CT	0104	401	2/23/2023	\$623,952	WD	\$623,952	\$350,800	\$56.22	\$701,656	1,800	C-BC	76	\$125,000	\$498,952	\$295,721	1.687
09-09-30-310-049	1890 W LIBERTY ST	0104	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	0104	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	0104	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
09-09-30-316-047	648 RIDGEWOOD CT	0104	401	4/29/2022	\$499,900	WD	\$499,900	\$254,600	\$50.93	\$509,201	1,597	C-BC	75	\$125,000	\$374,900	\$202,211	1.854
09-09-30-227-023	254 LYN ANNE CT	0104	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
09-09-30-227-022	252 LYN ANNE CT	0104	401	6/9/2022	\$297,000	WD	\$297,000	\$148,300	\$49.93	\$296,564	1,096	C-BC	68	\$68,000	\$229,000	\$120,297	1.904
09-09-30-316-034	601 RIDGEWOOD CT	0104	401	10/26/2022	\$530,000	WD	\$530,000	\$254,500	\$48.02	\$509,088	1,877	C-BC	72	\$125,000	\$405,000	\$209,312	1.935
09-09-30-127-035	102 TULIP TREE CT	0104	401	3/27/2024	\$370,700	WD	\$370,700	\$170,600	\$46.02	\$341,280	1,044	C-BC	66	\$135,000	\$235,700	\$114,600	2.057
09-09-20-405-043	903 WILDT	0104	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
09-09-29-324-056	572 S SEVENTH ST	0104	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

\$3,797,283      \$2,037,715      **1.900**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-30-224-008	1901 ARBORVIEW BLV	0105	401	8/31/2022	\$310,000	WD	\$310,000	\$199,500	\$64.35	\$398,915	1,249	RANCH, C-BC	52	\$139,157	\$170,843	\$101,866	1.677
09-09-30-124-016	405 WILDWOOD AV	0105	401	9/2/2022	\$325,000	WD	\$325,000	\$206,200	\$63.45	\$412,359	1,360	1 1/2 ST, C-BC	53	\$130,541	\$194,459	\$110,517	1.760
09-09-30-120-009	312 PINE RIDGE ST	0105	401	5/17/2022	\$325,000	WD	\$325,000	\$196,900	\$60.58	\$393,704	1,168	2 STORY, C-BC	53	\$124,620	\$200,380	\$105,523	1.899
09-09-30-224-009	1905 ARBORVIEW BLV	0105	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
09-09-30-123-001	312 WILTON ST	0105	401	1/4/2023	\$405,000	WD	\$405,000	\$190,700	\$47.09	\$381,361	1,104	2 STORY, C-BC	55	\$138,616	\$266,384	\$115,593	2.305
09-09-30-135-003	1015 ARBORVIEW BLV	0105	401	7/11/2022	\$300,000	WD	\$300,000	\$158,300	\$52.77	\$316,519	725	RANCH, C-BC	53	\$138,491	\$161,509	\$69,815	2.313
09-09-30-226-011	315 DOTY AV	0105	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
09-09-30-122-001	1804 LINWOOD AV	0105	401	11/9/2022	\$465,000	WD	\$465,000	\$223,600	\$48.09	\$447,215	1,650	2 STORY, C-BC	53	\$137,944	\$327,056	\$136,967	2.388
09-09-30-127-006	106 N REVENA BLV	0105	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	0105	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
09-09-30-126-005	1518 LINWOOD AV	0105	401	8/3/2022	\$552,100	WD	\$552,100	\$261,300	\$47.33	\$522,610	1,554	2 STORY, C-BC	60	\$126,860	\$425,240	\$155,196	2.740
09-09-30-224-017	1908 LINWOOD AV	0105	401	11/30/2022	\$515,000	WD	\$515,000	\$210,500	\$40.87	\$421,065	1,371	1 1/2 ST, C-BC	53	\$140,051	\$374,949	\$133,816	2.802
09-09-30-135-020	312 MARK HANNAH PL	0105	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	0105	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
09-09-30-120-023	209 WILDWOOD AV	0105	401	6/28/2023	\$761,000	WD	\$761,000	\$269,500	\$35.41	\$538,906	1,689	1 1/2 ST, C-BC	60	\$133,411	\$627,589	\$193,093	3.250
09-09-30-131-003	304 LINDA VISTA AV	0105	401	1/19/2023	\$665,250	WD	\$665,250	\$237,400	\$35.69	\$474,894	1,807	2 STORY, C-BC	55	\$130,651	\$534,599	\$163,925	3.261
09-09-30-127-022	1205 LINWOOD AV	0105	401	6/3/2022	\$850,000	WD	\$850,000	\$343,900	\$40.46	\$687,749	1,901	2 STORY, C-BC	55	\$146,991	\$703,009	\$212,062	3.315
09-09-30-121-007	214 WILDWOOD AV	0105	401	4/21/2023	\$480,000	WD	\$480,000	\$176,300	\$36.73	\$352,560	1,248	2 STORY, C-BC	53	\$132,484	\$347,516	\$104,798	3.316
09-09-30-123-012	309 BRIERWOOD ST	0105	401	7/20/2022	\$439,500	WD	\$439,500	\$183,000	\$41.64	\$366,081	1,141	1 1/2 ST, C-BC	53	\$124,423	\$315,077	\$94,768	3.325
09-09-30-135-016	408 MARK HANNAH PL	0105	401	6/10/2022	\$580,000	WD	\$580,000	\$235,800	\$40.66	\$471,530	1,492	1 1/2 ST, C-BC	57	\$132,000	\$448,000	\$133,149	3.365
09-09-30-130-009	403 WESLEY ST	0105	401	8/15/2022	\$605,000	WD	\$605,000	\$244,400	\$40.40	\$488,723	1,526	2 STORY, C-BC	57	\$131,912	\$473,088	\$139,926	3.381

\$8,613,997      \$3,154,195      **2.700**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-30-221-004	1812 JACKSON AV	0106	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
09-09-30-217-001	103 FAIRVIEW DR	0106	401	11/17/2022	\$276,000	OTH	\$276,000	\$162,000	\$58.70	\$324,070	860	RANCH, C-BC	52	\$132,997	\$143,003	\$81,204	1.761
09-09-30-216-020	131 FAIRVIEW DR	0106	401	2/14/2023	\$335,000	PTA	\$335,000	\$174,900	\$52.21	\$349,783	1,168	1 1/2 ST, C-BC	52	\$132,745	\$202,255	\$108,519	1.864
09-09-30-221-012	130 GLENDALE DR	0106	401	7/26/2022	\$360,000	WD	\$360,000	\$185,300	\$51.47	\$370,569	1,378	2 STORY, C-BC	49	\$124,761	\$235,239	\$111,731	2.105
09-09-30-206-006	203 PLEASANT PL	0106	401	8/4/2022	\$450,000	WD	\$450,000	\$210,800	\$46.84	\$421,514	1,580	1 1/2 ST, C-BC	56	\$110,689	\$339,311	\$141,284	2.402
09-09-30-117-029	1717 DEXTER AV	0106	401	5/17/2022	\$395,000	WD	\$395,000	\$184,600	\$46.73	\$369,168	1,560	2 STORY, C-BC	49	\$129,522	\$265,478	\$108,930	2.437
09-09-30-219-007	1914 JACKSON AV	0106	401	11/29/2022	\$505,000	WD	\$505,000	\$205,600	\$40.71	\$411,202	1,365	1 1/2 ST, C-BC	60	\$129,522	\$375,478	\$140,840	2.666
09-09-30-219-024	2001 DEXTER AV	0106	401	6/27/2022	\$370,000	WD	\$370,000	\$161,200	\$43.57	\$322,317	1,080	1 1/2 ST, C-BC	50	\$123,389	\$246,611	\$90,422	2.727
09-09-30-117-006	1724 JACKSON AV	0106	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
09-09-30-117-020	1609 DEXTER AV	0106	401	5/6/2022	\$430,000	WD	\$430,000	\$179,900	\$41.84	\$359,855	1,275	2 STORY, C-BC	49	\$127,971	\$302,029	\$105,402	2.866
09-09-30-217-003	111 FAIRVIEW DR	0106	401	5/19/2022	\$560,000	WD	\$560,000	\$228,900	\$40.88	\$457,712	1,552	2 STORY, C-BC	57	\$133,986	\$426,014	\$147,148	2.895
09-09-30-118-001	1804 JACKSON AV	0106	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	0106	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

\$3,828,544      \$1,536,674      **2.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-08-25-405-012	2555 RUSSELL	0108	401	7/15/2022	\$185,000	WD	\$185,000	\$138,500	\$74.86	\$276,961	1,156	RANCH, C-BC	68	\$92,261	\$92,739	\$111,265	0.833
09-09-30-303-034	2100 WINEWOOD AV	0108	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
09-08-36-400-048	2506 JADE	0108	401	5/31/2022	\$370,000	WD	\$370,000	\$209,800	\$56.70	\$419,646	1,282	RANCH, C-BC	75	\$95,000	\$275,000	\$195,570	1.406
09-08-36-400-054	1730 S MAPLE	0108	401	6/24/2022	\$345,000	WD	\$345,000	\$182,900	\$53.01	\$365,824	1,764	2 STORY, C-BC	80	\$95,000	\$250,000	\$163,147	1.532
09-08-36-400-066	2508 BANYAN	0108	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
09-08-36-400-063	2502 BANYAN	0108	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
09-09-30-305-011	501 BURWOOD AV	0108	401	6/15/2022	\$327,000	WD	\$327,000	\$143,900	\$44.01	\$287,867	1,340	1 1/2 ST, C-BC	62	\$86,394	\$240,606	\$121,369	1.982
09-09-30-304-012	2115 WINEWOOD AV	0108	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
09-08-25-405-012	2555 RUSSELL	0108	401	1/6/2023	\$355,000	WD	\$355,000	\$145,200	\$40.90	\$290,313	1,156	RANCH, C-BC	68	\$92,261	\$262,739	\$111,265	2.361
09-08-25-401-015	2569 W LIBERTY	0108	401	7/8/2022	\$270,000	WD	\$270,000	\$105,700	\$39.15	\$211,372	1,028	RANCH, C-BC	50	\$85,954	\$184,046	\$75,553	2.436
09-09-30-303-022	421 BURWOOD AV	0108	401	1/5/2023	\$393,000	WD	\$393,000	\$142,800	\$36.34	\$285,563	1,367	SPLIT LVL, C-BC	59	\$78,978	\$314,022	\$116,059	2.706
09-08-25-401-002	744 S MAPLE	0108	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
09-09-30-303-012	2115 FAIR ST	0108	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	0108	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
09-08-25-401-002	744 S MAPLE	0108	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	0108	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
09-09-30-305-005	528 CAROLINA AV	0108	401	7/15/2022	\$495,000	WD	\$495,000	\$135,200	\$27.31	\$270,363	1,304	SPLIT LVL, C-BC	63	\$78,543	\$416,457	\$115,554	3.604
09-09-30-319-029	2290 W LIBERTY ST	0108	401	2/1/2024	\$1,295,234	WD	\$474,202	\$147,900	\$31.19	\$295,866	1,184	1 1/2 ST, C-BC	50	\$81,654	\$392,548	\$107,106	3.665

\$5,947,766      \$2,640,863      **2.300**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0109	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	0109	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
09-09-30-103-032	255 CREST AV	0109	401	5/27/2022	\$385,000	WD	\$385,000	\$189,100	\$49.12	\$378,157	960	2 STORY, C-BC	53	\$189,888	\$195,112	\$86,362	2.259
09-09-30-114-024	1715 ABBOTT AV	0109	401	3/6/2023	\$416,000	WD	\$416,000	\$216,900	\$52.14	\$433,813	1,218	2 STORY, C-BC	54	\$183,528	\$232,472	\$102,366	2.271
09-09-30-116-002	1806 ORCHARD ST	0109	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	0109	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	0109	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
09-09-30-104-030	323 MONTGOMERY AV	0109	401	12/14/2022	\$385,000	WD	\$385,000	\$188,000	\$48.83	\$375,904	818	RANCH, C-BC	51	\$184,084	\$200,916	\$78,454	2.561
09-09-30-115-025	1803 ORCHARD ST	0109	401	4/27/2022	\$420,000	WD	\$420,000	\$191,000	\$45.48	\$381,982	925	RANCH, C-BC	57	\$181,697	\$238,303	\$91,874	2.594
09-09-30-114-032	1807 ABBOTT AV	0109	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	0109	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	0109	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
09-09-30-106-009	310 MONTGOMERY AV	0109	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
09-09-30-112-009	1607 CHARLTON AV	0109	401	5/9/2022	\$392,000	WD	\$392,000	\$171,800	\$43.83	\$343,689	924	RANCH, D-CD	54	\$182,873	\$209,127	\$73,769	2.835
09-09-30-104-023	215 MONTGOMERY AV	0109	401	4/13/2022	\$627,000	WD	\$627,000	\$261,200	\$41.66	\$522,381	1,863	2 STORY, C-BC	61	\$184,084	\$442,916	\$155,182	2.854
09-09-30-108-002	102 CREST AV	0109	401	5/10/2022	\$527,300	WD	\$527,300	\$221,000	\$41.91	\$442,017	1,533	2 STORY, C-BC	49	\$181,498	\$345,802	\$119,504	2.894
09-09-30-108-003	1307 W HURON ST	0109	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
09-09-30-106-007	1402 CHARLTON AV	0109	401	11/15/2022	\$650,000	WD	\$650,000	\$278,600	\$42.86	\$557,105	1,456	2 STORY, C-BC	60	\$184,472	\$465,528	\$152,406	3.055
09-09-30-112-007	1601 CHARLTON AV	0109	401	7/18/2022	\$820,000	WD	\$820,000	\$318,500	\$38.84	\$636,906	2,176	2 STORY, C-BC	63	\$182,873	\$637,127	\$208,272	3.059
09-09-30-105-004	1407 CHARLTON AV	0109	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	0109	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	0109	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	0109	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
09-09-30-110-015	115 VIRGINIA AV	0109	401	9/30/2022	\$515,000	WD	\$515,000	\$203,700	\$39.55	\$407,328	1,144	2 STORY, C-BC	54	\$183,621	\$331,379	\$102,618	3.229
09-09-30-116-011	120 VIRGINIA AV	0109	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
09-09-30-107-006	1409 W WASHINGTON ST	0109	401	5/31/2023	\$931,000	WD	\$931,000	\$328,900	\$35.33	\$657,872	2,221	2 STORY, C-BC	58	\$183,420	\$747,580	\$194,050	3.853
09-09-30-108-001	110 CREST AV	0109	401	7/8/2022	\$650,000	WD	\$650,000	\$214,400	\$32.98	\$428,821	1,209	2 STORY, C-BC	53	\$176,002	\$473,998	\$115,972	4.087

\$9,451,808      \$3,278,478      **2.900**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-29-313-023	402 SECOND ST	0112	401	3/10/2023	\$350,000	WD	\$350,000	\$182,000	\$52.00	\$364,087	993	1 1/2 ST, C-BC	52	\$177,837	\$172,163	\$79,594	2.163
09-09-29-302-010	423 W LIBERTY ST	0112	401	6/10/2022	\$985,000	WD	\$985,000	\$422,200	\$42.86	\$844,478	1,974	2 STORY, C-BC	81	\$154,520	\$830,480	\$294,854	2.817

\$1,002,643      \$374,448      **2.700**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-29-318-002	552 SECOND ST	0113	401	5/25/2022	\$330,000	MLC	\$330,000	\$187,700	\$56.88	\$375,307	1,120	2 STORY, C-BC	52	\$111,343	\$218,657	\$99,609	2.195
09-09-29-318-009	518 SECOND ST	0113	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	0113	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
09-09-29-310-058	423 S SEVENTH ST	0113	401	4/20/2022	\$405,000	WD	\$405,000	\$189,200	\$46.72	\$378,320	994	2 STORY, C-BC	65	\$135,000	\$270,000	\$91,819	2.941
09-09-29-311-009	413 FIFTH ST	0113	401	9/10/2022	\$530,000	WD	\$530,000	\$229,900	\$43.38	\$459,887	1,506	1 1/2 ST, C-BC	56	\$120,297	\$409,703	\$138,608	2.956
09-09-29-316-009	543 S FIRST ST	0113	401	9/2/2022	\$569,000	WD	\$569,000	\$260,700	\$45.82	\$521,464	1,650	2 STORY, C-BC	56	\$135,857	\$433,143	\$145,512	2.977
09-09-29-321-016	519 SIXTH ST	0113	401	3/27/2023	\$640,000	WD	\$640,000	\$263,200	\$41.13	\$526,354	1,603	2 STORY, C-BC	56	\$128,626	\$511,374	\$162,338	3.150
09-09-29-310-010	821 W LIBERTY ST	0113	401	4/21/2023	\$587,500	WD	\$587,500	\$213,400	\$36.32	\$426,751	1,666	2 STORY, C-BC	49	\$126,124	\$461,376	\$122,705	3.760

\$2,800,046      \$935,040      **3.000**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-30-412-008	1307 W MADISON ST	0114	401	1/31/2024	\$365,000	WD	\$365,000	\$280,300	\$76.79	\$560,574	1,220	RANCH, C-BC	51	\$232,444	\$132,556	\$136,721	0.970
09-09-30-418-008	1407 WAKEFIELD AV	0114	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
09-09-30-418-010	1407 WAKEFIELD AV	0114	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
09-09-30-418-010	1407 WAKEFIELD AV	0114	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
09-09-30-420-029	2 RIDGEMOR DR	0114	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
09-09-30-416-013	1117 W LIBERTY ST	0114	401	7/29/2022	\$462,900	WD	\$462,900	\$220,100	\$47.55	\$440,262	1,518	1 1/2 ST, C-BC	50	\$189,652	\$273,248	\$135,465	2.017
09-09-30-417-013	1201 W LIBERTY ST	0114	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
09-09-29-309-046	452 S SEVENTH ST	0114	401	6/30/2022	\$547,500	WD	\$547,500	\$227,900	\$41.63	\$455,840	1,626	1 1/2 ST, C-BC	56	\$190,964	\$356,536	\$143,176	2.490
09-09-30-406-007	439 EBERWHITE BLV	0114	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
09-09-30-417-009	422 CREST AV	0114	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
09-09-30-420-006	416 SOULE BLV	0114	401	3/3/2023	\$513,000	WD	\$513,000	\$201,200	\$39.22	\$402,458	1,120	2 STORY, C-BC	57	\$193,290	\$319,710	\$113,064	2.828
09-09-30-414-005	1302 W MADISON ST	0114	401	6/27/2022	\$515,000	PTA	\$515,000	\$202,700	\$39.36	\$405,490	988	RANCH, C-BC	52	\$211,031	\$303,969	\$105,113	2.892
09-09-30-413-001	726 SOULE BLV	0114	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
09-09-30-410-016	811 MT VERNON AV	0114	401	6/15/2022	\$660,000	WD	\$660,000	\$238,600	\$36.15	\$477,250	1,372	RANCH, C-BC	52	\$201,829	\$458,171	\$148,876	3.078
09-09-30-419-006	512 SOULE BLV	0114	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
09-09-29-323-012	3 JEFFERSON CT	0114	401	6/21/2022	\$1,370,000	WD	\$1,370,000	\$432,800	\$31.59	\$865,591	2,815	2 STORY, C-BC	83	\$207,426	\$1,162,574	\$355,765	3.268
09-09-30-416-018	421 CREST AV	0114	401	8/17/2022	\$951,500	WD	\$951,500	\$298,800	\$31.40	\$597,551	1,911	2 STORY, C-BC	68	\$191,998	\$759,502	\$219,218	3.465
09-09-30-405-002	1017 W LIBERTY ST	0114	401	5/2/2022	\$928,500	WD	\$928,500	\$264,200	\$28.45	\$537,244	2,046	2 STORY, C-BC	50	\$209,923	\$718,577	\$176,930	4.061
09-09-29-324-069	610 S SEVENTH ST	0114	401	6/23/2023	\$950,000	WD	\$950,000	\$275,900	\$29.04	\$551,764	1,720	2 STORY, C-BC	98	\$224,124	\$725,876	\$177,103	4.099
09-09-29-324-019	706 S SEVENTH ST	0114	401	11/4/2022	\$653,000	WD	\$653,000	\$208,200	\$31.88	\$416,468	1,593	2 STORY, C-BC	52	\$182,382	\$470,618	\$113,359	4.152
09-09-30-405-006	1028 WOODBRIDGE BLV	0114	401	5/25/2023	\$1,200,000	WD	\$1,200,000	\$324,500	\$27.04	\$649,086	1,844	2 STORY, B-A	54	\$228,879	\$971,121	\$227,139	4.275

\$11,494,699      \$4,223,442      **2.700**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0115	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
09-09-30-316-023	1942 PEPPERMILL WAY	0115	401	7/7/2022	\$490,000	WD	\$490,000	\$238,600	\$48.69	\$477,288	1,456	RANCH, C-BC	56	\$144,760	\$345,240	\$170,527	2.025
09-09-30-314-005	1818 IVYWOOD DR	0115	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
09-09-30-314-010	1704 IVYWOOD DR	0115	401	6/23/2022	\$502,000	WD	\$502,000	\$225,500	\$44.92	\$450,930	1,874	SPLIT LVL, C-BC	54	\$142,089	\$359,911	\$158,380	2.272
09-09-30-316-012	1920 HAMPTON CT	0115	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
09-09-30-314-003	1838 IVYWOOD DR	0115	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	0115	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
09-09-30-312-009	641 DARTMOOR RD	0115	401	8/5/2022	\$785,000	WD	\$785,000	\$296,700	\$37.80	\$593,421	2,788	2 STORY, C-BC	54	\$150,523	\$634,477	\$227,127	2.793

\$3,378,243      \$1,395,053      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-31-104-039	1405 HEWETT DR	0116	401	12/21/2022	\$246,000	WD	\$246,000	\$221,000	\$89.84	\$441,907	1,490	RANCH, C-BC	52	\$131,613	\$114,387	\$147,759	0.774
09-09-31-214-027	1845 ARBORDALE ST	0116	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
09-09-31-214-002	1725 ARBORDALE ST	0116	401	8/31/2022	\$415,000	WD	\$415,000	\$231,500	\$55.78	\$463,099	2,050	SPLIT LVL, C-BC	53	\$150,843	\$264,157	\$155,351	1.700
09-09-31-103-015	975 SHERWOOD ST	0116	401	12/27/2022	\$300,000	WD	\$300,000	\$162,300	\$54.10	\$324,652	1,000	RANCH, C-BC	52	\$118,993	\$181,007	\$97,933	1.848
09-09-31-108-006	845 MT PLEASANT AV	0116	401	8/12/2022	\$350,000	WD	\$350,000	\$180,000	\$51.43	\$359,974	1,120	RANCH, C-BC	52	\$130,551	\$219,449	\$114,141	1.923
09-09-31-101-018	956 SHERWOOD CIR	0116	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	0116	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
09-09-31-107-028	1014 PAULINE BLV	0116	401	5/5/2022	\$400,000	WD	\$400,000	\$190,100	\$47.53	\$380,248	1,259	RANCH, C-BC	53	\$131,504	\$268,496	\$123,753	2.170
09-09-31-104-017	1500 NORTHWOOD ST	0116	401	9/16/2022	\$390,575	WD	\$390,575	\$180,400	\$46.19	\$360,700	1,204	RANCH, C-BC	53	\$133,634	\$256,941	\$112,968	2.274
09-09-31-105-011	830 REDEEMER AV	0116	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
09-09-31-214-048	1840 VIRNANKAY CIR	0116	401	3/17/2023	\$325,000	WD	\$325,000	\$153,300	\$47.17	\$306,575	912	RANCH, C-BC	52	\$121,172	\$203,828	\$88,287	2.309
09-09-31-101-016	966 SHERWOOD CIR	0116	401	5/27/2022	\$385,000	WD	\$385,000	\$172,100	\$44.70	\$344,147	986	RANCH, C-BC	52	\$131,316	\$253,684	\$105,886	2.396
09-09-31-214-018	1815 ARBORDALE ST	0116	401	4/25/2022	\$448,400	WD	\$448,400	\$196,900	\$43.91	\$393,876	1,777	SPLIT LVL, C-BC	55	\$129,048	\$319,352	\$131,755	2.424
09-09-31-104-018	901 NORTHWOOD ST	0116	401	6/21/2022	\$425,000	WD	\$425,000	\$186,500	\$43.88	\$373,014	1,380	1 1/2 ST, C-BC	52	\$140,457	\$284,543	\$115,700	2.459
09-09-31-102-002	970 NORTHWOOD ST	0116	401	6/24/2022	\$355,000	WD	\$355,000	\$155,800	\$43.89	\$311,623	1,008	RANCH, C-BC	52	\$123,264	\$231,736	\$93,711	2.473
09-09-31-107-015	831 HEWETT DR	0116	401	10/6/2022	\$487,500	WD	\$487,500	\$208,600	\$42.79	\$417,181	1,517	2 STORY, C-BC	52	\$135,644	\$351,856	\$140,068	2.512
09-09-31-103-016	981 SHERWOOD ST	0116	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
09-09-31-107-023	1112 PAULINE BLV	0116	401	8/10/2022	\$465,000	WD	\$465,000	\$191,400	\$41.16	\$382,798	1,436	1 1/2 ST, C-BC	52	\$128,280	\$336,720	\$126,626	2.659
09-09-31-101-026	1645 ARBORDALE ST	0116	401	5/12/2022	\$600,000	WD	\$600,000	\$240,500	\$40.08	\$481,030	1,784	RANCH, C-BC	53	\$132,239	\$467,761	\$173,528	2.696
09-09-31-103-006	910 ARBORDALE ST	0116	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
09-09-31-101-016	966 SHERWOOD CIR	0116	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	0116	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
09-09-31-101-033	943 RAYMOND ST	0116	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	0116	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	0116	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	0116	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

\$8,090,194      \$3,359,258      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-31-118-005	1730 W STADIUM BLV	0119	401	4/5/2022	\$175,000	WD	\$175,000	\$133,600	\$76.34	\$267,178	912	RANCH, C-BC	48	\$125,009	\$49,991	\$70,034	0.714
09-09-31-111-002	1258 CROSBY CRS	0119	401	7/10/2023	\$325,000	WD	\$325,000	\$284,300	\$87.48	\$568,511	1,811	RANCH, C-BC	52	\$158,075	\$166,925	\$210,480	0.793
09-09-31-118-010	1700 W STADIUM BLV	0119	401	3/17/2023	\$297,500	WD	\$297,500	\$158,600	\$53.31	\$317,165	912	RANCH, C-BC	49	\$131,773	\$165,727	\$95,073	1.743
09-09-31-110-006	1115 CLAGUE AV	0119	401	11/15/2022	\$416,000	WD	\$416,000	\$217,700	\$52.33	\$435,388	1,452	RANCH, C-BC	52	\$151,415	\$264,585	\$145,627	1.817
09-09-31-114-010	1306 ARDMOOR AV	0119	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
09-09-31-113-008	1108 MEADOWBROOK AV	0119	401	11/11/2022	\$1,200,000	WD	\$1,200,000	\$554,900	\$46.24	\$1,109,768	2,938	RANCH, C-BC	90	\$144,774	\$1,055,226	\$459,959	2.294
09-09-31-114-003	1348 ARDMOOR AV	0119	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
09-09-31-115-043	1215 CHAPEL CT	0119	401	6/30/2022	\$435,000	WD	\$435,000	\$190,400	\$43.77	\$380,861	1,378	RANCH, C-BC	54	\$116,415	\$318,585	\$130,269	2.446
09-09-31-113-008	1108 MEADOWBROOK AV	0119	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
09-09-31-115-036	1212 CHAPEL CT	0119	401	10/5/2022	\$345,000	WD	\$345,000	\$152,000	\$44.06	\$303,947	929	RANCH, C-BC	52	\$113,665	\$231,335	\$93,735	2.468
09-09-31-115-012	1228 ARELLA BLV	0119	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	0119	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
09-09-31-118-011	1340 KAY PKY	0119	401	5/16/2022	\$310,000	WD	\$310,000	\$135,400	\$43.68	\$270,823	777	RANCH, C-BC	52	\$121,194	\$188,806	\$73,709	2.562
09-09-31-115-027	1117 KAY PKY	0119	401	4/8/2022	\$285,000	PTA	\$285,000	\$125,700	\$44.11	\$251,481	888	RANCH, C-BC	53	\$124,714	\$160,286	\$62,447	2.567
09-09-31-112-058	1231 MEADOWBROOK AV	0119	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
09-09-31-118-012	1330 KAY PKY	0119	401	6/9/2022	\$281,000	WD	\$281,000	\$121,200	\$43.13	\$242,302	729	RANCH, C-BC	52	\$119,164	\$161,836	\$60,659	2.668
09-09-31-115-019	1130 ARELLA BLV	0119	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
09-09-31-115-020	1124 ARELLA BLV	0119	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
09-09-31-111-019	1224 SNYDER AV	0119	401	3/17/2023	\$580,000	WD	\$580,000	\$207,400	\$35.76	\$414,736	1,472	RANCH, C-BC	53	\$127,696	\$452,304	\$147,200	3.073
09-09-31-109-003	1115 VAN DUSEN DR	0119	401	4/29/2022	\$425,000	WD	\$425,000	\$164,000	\$38.59	\$327,998	1,058	RANCH, C-BC	53	\$143,083	\$281,917	\$91,091	3.095
09-09-31-115-034	1181 KAY PKY	0119	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
09-09-31-114-017	1327 ARELLA BLV	0119	401	6/1/2022	\$440,000	WD	\$440,000	\$163,100	\$37.07	\$326,119	1,027	RANCH, C-BC	53	\$119,083	\$320,917	\$101,988	3.147
09-09-31-112-080	1115 MEADOWBROOK AV	0119	401	3/14/2023	\$1,288,000	WD	\$1,288,000	\$420,700	\$32.66	\$841,468	3,028	2 STORY, C-BC	93	\$128,162	\$1,159,838	\$365,798	3.171
09-09-31-112-001	1011 SNYDER AV	0119	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	0119	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	0119	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
09-09-31-118-005	1730 W STADIUM BLV	0119	401	12/16/2022	\$379,900	WD	\$379,900	\$136,700	\$35.98	\$273,496	912	RANCH, C-BC	47	\$125,009	\$254,891	\$76,147	3.347
09-09-31-113-037	1514 MARTHA AV	0119	401	6/6/2022	\$820,000	WD	\$820,000	\$256,500	\$31.28	\$512,966	2,010	2 STORY, C-BC	55	\$137,128	\$682,872	\$185,142	3.688
09-09-31-112-044	1121 PAULINE BLV	0119	401	6/23/2022	\$875,000	WD	\$875,000	\$268,700	\$30.71	\$537,347	1,948	1 1/2 ST, C-BC	52	\$163,833	\$711,167	\$183,997	3.865

\$12,026,776      \$4,558,151      **2.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-31-402-033	1573 MARIAN AV	0121	401	9/2/2022	\$340,000	WD	\$340,000	\$199,500	\$58.68	\$399,006	1,115	RANCH, C-BC	52	\$118,465	\$221,535	\$128,925	1.718
09-09-31-418-004	1475 MAYWOOD AV	0121	401	5/25/2022	\$425,000	WD	\$425,000	\$229,700	\$54.05	\$459,301	1,520	1 1/2 ST, C-BC	52	\$118,465	\$306,535	\$170,418	1.799
09-09-31-402-016	1452 KIRTLAND DR	0121	401	2/6/2023	\$375,000	WD	\$375,000	\$203,600	\$54.29	\$407,263	1,102	RANCH, C-BC	52	\$118,465	\$256,535	\$140,877	1.821
09-09-31-406-013	1510 BARNARD RD	0121	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	0121	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
09-09-31-403-013	1500 MARIAN AV	0121	401	9/27/2022	\$350,000	WD	\$350,000	\$180,400	\$51.54	\$360,855	1,134	RANCH, C-BC	52	\$118,465	\$231,535	\$121,195	1.910
09-09-31-406-014	1500 BARNARD RD	0121	401	8/11/2022	\$528,032	WD	\$528,032	\$247,400	\$46.85	\$494,719	2,196	2 STORY, C-BC	53	\$127,033	\$400,999	\$183,843	2.181
09-09-31-402-013	1488 KIRTLAND DR	0121	401	9/30/2022	\$415,000	WD	\$415,000	\$190,600	\$45.93	\$381,133	1,102	RANCH, C-BC	52	\$118,465	\$296,535	\$131,334	2.258
09-09-31-401-024	1487 KIRTLAND DR	0121	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
09-09-31-400-013	1565 WOODLAND DR	0121	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	0121	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	0121	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	0121	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
09-09-31-405-008	1715 MERSHON DR	0121	401	5/12/2022	\$457,135	WD	\$457,135	\$199,500	\$43.64	\$398,955	1,296	RANCH, C-BC	52	\$133,571	\$323,564	\$132,692	2.438
09-09-31-403-030	1541 GREENVIEW DR	0121	401	4/14/2022	\$410,000	WD	\$410,000	\$178,800	\$43.61	\$357,553	1,119	RANCH, C-BC	54	\$118,465	\$291,535	\$119,544	2.439
09-09-31-403-027	1501 GREENVIEW DR	0121	401	5/31/2022	\$427,500	WD	\$427,500	\$185,400	\$43.37	\$370,754	1,097	RANCH, C-BC	52	\$129,526	\$297,974	\$120,614	2.470
09-09-31-407-002	1515 BARNARD RD	0121	401	3/1/2023	\$680,000	WD	\$680,000	\$288,500	\$42.43	\$577,094	2,802	SPLIT LVL, C-BC	53	\$142,371	\$537,629	\$212,060	2.535
09-09-31-420-016	1835 GREENVIEW DR	0121	401	4/28/2022	\$690,000	WD	\$690,000	\$283,600	\$41.10	\$567,253	2,305	2 STORY, C-BC	63	\$140,467	\$549,533	\$213,393	2.575
09-09-31-414-015	1620 MERSHON DR	0121	401	8/9/2022	\$605,000	WD	\$605,000	\$246,800	\$40.79	\$493,660	1,476	RANCH, C-BC	59	\$136,850	\$468,150	\$178,405	2.624
09-09-31-405-005	1515 GLEN LEVEN RD	0121	401	8/30/2022	\$610,000	WD	\$610,000	\$245,500	\$40.25	\$491,017	2,014	RANCH, C-BC	52	\$134,003	\$475,997	\$178,507	2.667
09-09-31-403-021	1335 W STADIUM BLV	0121	401	8/31/2022	\$435,000	WD	\$435,000	\$177,600	\$40.83	\$355,263	1,236	RANCH, C-BC	48	\$127,805	\$307,195	\$113,729	2.701
09-09-31-418-007	1495 MAYWOOD AV	0121	401	12/16/2022	\$505,000	WD	\$505,000	\$205,400	\$40.67	\$410,756	1,545	1 1/2 ST, C-BC	52	\$118,465	\$386,535	\$142,581	2.711
09-09-31-401-027	1523 KIRTLAND DR	0121	401	6/3/2022	\$460,000	WD	\$460,000	\$184,800	\$40.17	\$369,621	1,110	RANCH, C-BC	52	\$118,465	\$341,535	\$125,578	2.720
09-09-31-402-030	1537 MARIAN AV	0121	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
09-09-31-417-027	1488 MAYWOOD AV	0121	401	9/21/2022	\$740,000	WD	\$740,000	\$287,000	\$38.78	\$573,911	1,975	1 1/2 ST, C-BC	54	\$120,377	\$619,623	\$221,236	2.801
09-09-31-406-010	1530 BARNARD RD	0121	401	4/22/2022	\$644,800	WD	\$644,800	\$237,100	\$36.77	\$474,219	2,180	2 STORY, C-BC	55	\$119,437	\$525,363	\$177,391	2.962
09-09-31-418-026	1436 ARDMOOR AV	0121	401	6/13/2022	\$626,000	WD	\$626,000	\$226,600	\$36.20	\$453,113	1,680	2 STORY, C-BC	52	\$118,465	\$507,535	\$167,324	3.033
09-09-31-417-023	1508 MAYWOOD AV	0121	401	6/3/2022	\$592,000	WD	\$592,000	\$206,300	\$34.85	\$412,691	1,872	2 STORY, C-BC	52	\$120,377	\$471,623	\$146,157	3.227
09-09-31-403-018	1440 MARIAN AV	0121	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
09-09-31-419-007	1489 ARDMOOR AV	0121	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

\$11,352,494      \$4,568,489      **2.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-31-416-015	1511 CATALINA DR	0122	401	1/19/2023	\$340,000	WD	\$340,000	\$191,600	\$56.35	\$383,114	1,100	RANCH, C-BC	51	\$104,000	\$236,000	\$113,139	2.086
09-09-31-416-021	1570 WESTFIELD AV	0122	401	8/5/2022	\$389,000	WD	\$389,000	\$178,900	\$45.99	\$357,885	1,116	RANCH, C-BC	51	\$104,720	\$284,280	\$115,075	2.470
09-09-31-416-009	1441 CATALINA DR	0122	401	4/11/2022	\$343,200	WD	\$343,200	\$145,200	\$42.31	\$290,485	1,485	SPLIT LVL, C-BC	52	\$104,000	\$239,200	\$84,766	2.822
09-09-31-415-010	1527 GRANADA AV	0122	401	4/8/2022	\$411,000	WD	\$411,000	\$167,500	\$40.75	\$334,980	1,110	RANCH, C-BC	52	\$104,000	\$307,000	\$104,991	2.924

\$1,066,480      \$417,971      **2.600**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0123	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	0123	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
09-09-31-317-020	1416 DICKEN DR	0123	401	12/15/2022	\$350,000	WD	\$350,000	\$257,700	\$73.63	\$515,343	2,259	2 STORY, C-BC	57	\$109,369	\$240,631	\$202,987	1.185
09-09-31-413-007	1706 SANFORD PL	0123	401	5/12/2022	\$308,000	WD	\$308,000	\$155,700	\$50.55	\$311,318	1,131	RANCH, C-BC	51	\$106,103	\$201,897	\$106,883	1.889
09-09-31-314-011	1540 GLASTONBURY RD	0123	401	7/22/2022	\$385,000	WD	\$385,000	\$194,500	\$50.52	\$389,062	1,334	RANCH, C-BC	52	\$109,537	\$275,463	\$145,586	1.892
09-09-31-301-007	1717 WAVERLY RD	0123	401	5/18/2022	\$383,500	WD	\$383,500	\$189,300	\$49.36	\$378,525	1,313	RANCH, C-BC	52	\$111,958	\$271,542	\$138,837	1.956
09-09-31-314-002	2018 WELDON BLV	0123	401	2/3/2023	\$345,000	WD	\$345,000	\$172,600	\$50.03	\$345,258	1,131	RANCH, C-BC	52	\$106,440	\$238,560	\$119,409	1.998
09-09-31-315-031	1705 BARRINGTON PL	0123	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	0123	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
09-09-31-309-028	1501 DICKEN DR	0123	401	6/20/2022	\$480,000	PTA	\$480,000	\$231,800	\$48.29	\$463,624	1,968	RANCH, C-BC	56	\$110,284	\$369,716	\$184,031	2.009
09-09-31-306-030	1543 WALTHAM DR	0123	401	5/13/2022	\$500,000	WD	\$500,000	\$232,800	\$46.56	\$465,632	2,141	2 STORY, C-BC	55	\$114,890	\$385,110	\$182,678	2.108
09-09-31-301-011	1816 DUNMORE RD	0123	401	7/1/2022	\$410,000	WD	\$410,000	\$191,000	\$46.59	\$381,988	1,422	RANCH, C-BC	52	\$109,665	\$300,335	\$141,835	2.117
09-09-31-309-007	1538 WALTHAM DR	0123	401	11/21/2022	\$515,000	WD	\$515,000	\$245,000	\$47.57	\$490,091	1,994	2 STORY, C-BC	54	\$108,293	\$406,707	\$190,899	2.130
09-09-31-414-003	1736 WELDON BLV	0123	401	7/13/2022	\$405,395	WD	\$405,395	\$188,000	\$46.37	\$375,961	1,452	RANCH, C-BC	52	\$108,682	\$296,713	\$139,208	2.131
09-09-31-409-014	1731 WINSTED BLV	0123	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	0123	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	0123	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
09-09-31-306-034	1613 WALTHAM DR	0123	401	7/11/2022	\$478,000	WD	\$478,000	\$217,600	\$45.52	\$435,252	1,820	1 1/2 ST, C-BC	53	\$114,798	\$363,202	\$166,903	2.176
09-09-31-303-003	1807 DUNMORE RD	0123	401	2/28/2023	\$412,000	WD	\$412,000	\$192,400	\$46.70	\$384,783	1,267	RANCH, C-BC	52	\$109,267	\$302,733	\$137,758	2.198
09-09-31-313-008	1534 BARRINGTON PL	0123	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
09-09-31-304-042	2012 BRAMPTON CT	0123	401	3/27/2024	\$374,000	QC	\$374,000	\$188,600	\$50.43	\$377,130	1,092	RANCH, C-BC	52	\$97,415	\$276,585	\$121,615	2.274
09-09-31-305-004	1900 COVINGTON DR	0123	401	3/1/2023	\$449,900	WD	\$449,900	\$202,500	\$45.01	\$405,046	1,681	SPLIT LVL, C-BC	52	\$112,528	\$337,372	\$146,259	2.307
09-09-31-308-003	1842 SAXON ST	0123	401	9/6/2022	\$456,500	WD	\$456,500	\$198,500	\$43.48	\$397,026	1,336	RANCH, C-BC	54	\$113,995	\$342,505	\$147,412	2.323
09-09-31-304-027	2035 WELDON BLV	0123	401	10/28/2022	\$400,000	WD	\$400,000	\$186,100	\$46.53	\$372,224	1,124	RANCH, C-BC	54	\$107,749	\$292,251	\$125,761	2.324
09-09-31-303-010	1806 HANOVER RD	0123	401	6/1/2022	\$610,000	WD	\$610,000	\$257,800	\$42.26	\$519,893	1,635	RANCH, C-BC	59	\$110,691	\$499,309	\$213,126	2.343
09-09-31-306-036	1625 WALTHAM DR	0123	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	0123	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
09-09-31-305-014	2130 AGINCOURT ST	0123	401	10/11/2022	\$441,250	WD	\$441,250	\$187,100	\$42.40	\$374,117	1,195	RANCH, C-BC	55	\$105,380	\$335,570	\$139,967	2.400
09-09-31-413-004	1722 SANFORD PL	0123	401	12/9/2022	\$380,000	WD	\$380,000	\$166,500	\$43.82	\$332,945	1,131	RANCH, C-BC	51	\$106,103	\$273,897	\$113,421	2.415
09-09-31-410-004	1701 HANOVER RD	0123	401	7/19/2022	\$445,000	WD	\$445,000	\$200,100	\$44.97	\$400,175	1,218	RANCH, C-BC	52	\$114,768	\$330,232	\$135,714	2.433
09-09-31-414-010	1601 WINSTED BLV	0123	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	0123	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
09-09-31-314-011	1540 GLASTONBURY RD	0123	401	1/17/2023	\$473,675	WD	\$473,675	\$200,400	\$42.31	\$400,709	1,334	RANCH, C-BC	52	\$109,537	\$364,138	\$145,586	2.501
09-09-31-310-013	1455 COVINGTON DR	0123	401	9/13/2022	\$470,000	WD	\$470,000	\$191,700	\$40.79	\$383,395	1,404	RANCH, C-BC	53	\$113,270	\$356,730	\$140,690	2.536
09-09-31-314-015	2019 RUNNYMEDE BLV	0123	401	6/10/2022	\$470,000	WD	\$470,000	\$189,800	\$40.38	\$379,524	1,251	RANCH, C-BC	52	\$106,938	\$363,062	\$141,972	2.557
09-09-31-301-008	1725 WAVERLY RD	0123	401	5/27/2022	\$464,000	WD	\$464,000	\$186,000	\$40.09	\$372,053	1,164	RANCH, C-BC	52	\$111,958	\$352,042	\$135,466	2.599
09-09-31-300-031	1826 WELDON BLV	0123	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	0123	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
09-09-31-310-010	1439 COVINGTON DR	0123	401	6/23/2022	\$567,300	WD	\$567,300	\$216,900	\$38.23	\$433,754	1,669	RANCH, C-BC	53	\$108,715	\$458,585	\$169,291	2.709
09-09-31-413-003	1728 SANFORD PL	0123	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
09-09-31-414-011	1607 WINSTED BLV	0123	401	3/24/2023	\$415,000	WD	\$415,000	\$166,300	\$40.07	\$332,591	1,169	RANCH, C-BC	51	\$104,957	\$310,043	\$113,817	2.724
09-09-31-307-002	1812 WALTHAM DR	0123	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
09-09-31-308-019	1620 WALTHAM DR	0123	401	7/26/2022	\$700,000	WD	\$700,000	\$260,000	\$37.14	\$520,071	2,298	2 STORY, C-BC	54	\$109,851	\$590,149	\$213,656	2.762
09-09-31-317-030	1669 S MAPLE RD	0123	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	0123	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
09-09-31-313-002	1570 BARRINGTON PL	0123	401	5/24/2022	\$466,250	WD	\$466,250	\$172,000	\$36.89	\$343,972	1,267	RANCH, C-BC	52	\$111,370	\$354,880	\$121,147	2.929
09-09-31-413-007	1706 SANFORD PL	0123	401	9/1/2022	\$430,000	WD	\$430,000	\$155,700	\$36.21	\$311,318	1,131	RANCH, C-BC	51	\$106,103	\$323,897	\$106,883	3.030
09-09-31-413-002	1734 SANFORD PL	0123	401	3/27/2023	\$466,000	WD	\$466,000	\$170,300	\$36.55	\$340,585	1,160	RANCH, C-BC	51	\$106,103	\$359,897	\$117,241	3.070

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-31-304-014	1911 DUNMORE RD	0123	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	0123	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	0123	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
09-09-31-412-006	1706 DUNMORE RD	0123	401	5/6/2022	\$482,000	WD	\$482,000	\$164,500	\$34.13	\$328,982	1,192	RANCH, C-BC	52	\$107,798	\$374,202	\$115,200	3.248
09-09-31-305-005	1840 COVINGTON DR	0123	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	0123	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
09-09-31-317-039	1495 S MAPLE RD	0123	401	4/27/2022	\$730,000	WD	\$730,000	\$222,200	\$30.44	\$444,435	2,523	SPLIT LVL, C-BC	50	\$142,517	\$587,483	\$157,249	3.736

\$19,319,339      \$8,029,188      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0125	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	0125	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	0125	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	0125	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	0125	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

\$2,309,452      \$1,037,669      **2.200**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0126	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
09-12-06-108-005	1628 MOREHEAD DR	0126	401	1/27/2023	\$520,000	WD	\$520,000	\$300,300	\$57.75	\$600,548	2,463	2 STORY, C-BC	55	\$166,588	\$353,412	\$234,573	1.507
09-12-06-100-003	2230 S SEVENTH ST	0126	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
09-12-05-203-020	2275 CHAUCER CT	0126	401	6/24/2022	\$674,900	WD	\$674,900	\$358,600	\$53.13	\$717,219	3,034	1 1/2 ST, C-BC	65	\$163,742	\$511,158	\$307,487	1.662
09-12-06-110-010	2484 DUNDEE DR	0126	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
09-12-06-101-026	953 SCIO CHURCH RD	0126	401	4/29/2022	\$595,000	WD	\$595,000	\$281,600	\$47.33	\$563,198	2,315	2 STORY, C-BC	55	\$159,474	\$435,526	\$224,291	1.942
09-12-06-106-010	2114 DELAWARE DR	0126	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	0126	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	0126	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	0126	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
09-12-06-101-021	839 SCIO CHURCH RD	0126	401	8/11/2022	\$653,620	WD	\$653,620	\$278,700	\$42.64	\$557,489	2,167	1 1/2 ST, C-BC	55	\$162,258	\$491,362	\$219,573	2.238
09-12-06-111-009	2440 PICADILLY CIR	0126	401	5/17/2022	\$601,017	WD	\$601,017	\$256,600	\$42.69	\$513,127	2,212	2 STORY, C-BC	57	\$160,017	\$441,000	\$196,172	2.248
09-12-05-202-013	2096 ASCOT RD	0126	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
09-12-06-102-003	2021 S SEVENTH ST	0126	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
09-12-06-106-040	2020 WINSTED BLV	0126	401	9/8/2022	\$675,000	WD	\$675,000	\$273,300	\$40.49	\$546,572	2,480	2 STORY, C-BC	55	\$160,035	\$514,965	\$214,743	2.398
09-12-06-101-006	2105 GREENVIEW DR	0126	401	3/3/2023	\$850,000	WD	\$850,000	\$342,500	\$40.29	\$684,989	2,563	2 STORY, C-BC	55	\$162,889	\$687,111	\$282,216	2.435
09-12-06-101-021	839 SCIO CHURCH RD	0126	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	0126	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

\$8,591,078      \$4,053,751      **2.100**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-31-117-004	1677 STADIUM CT	0127	401	8/15/2022	\$399,000	WD	\$399,000	\$232,800	\$58.35	\$465,588	1,609	RANCH, C-BC	51	\$130,442	\$268,558	\$165,914	1.619
09-09-31-117-005	1685 STADIUM CT	0127	401	11/9/2022	\$465,000	WD	\$465,000	\$241,100	\$51.85	\$482,289	1,911	RANCH, C-BC	51	\$130,442	\$334,558	\$197,667	1.693
09-09-31-206-002	2230 RUNNYMEDE BLV	0127	401	10/3/2022	\$345,000	WD	\$345,000	\$189,400	\$54.90	\$378,722	1,305	RANCH, C-BC	52	\$121,247	\$223,753	\$127,463	1.755
09-09-31-205-003	1936 CORONADA DR	0127	401	2/16/2023	\$510,000	WD	\$510,000	\$239,200	\$46.90	\$478,450	2,076	2 STORY, C-BC	55	\$125,173	\$384,827	\$198,470	1.939
09-09-31-206-037	2029 NORFOLK AV	0127	401	2/13/2023	\$420,000	WD	\$420,000	\$194,100	\$46.21	\$388,277	1,255	RANCH, C-BC	52	\$117,201	\$302,799	\$152,290	1.988
09-09-31-206-017	1910 ALHAMBRA DR	0127	401	7/18/2022	\$380,000	WD	\$380,000	\$191,300	\$50.34	\$382,515	1,124	RANCH, C-BC	52	\$120,250	\$259,750	\$129,834	2.001
09-09-31-117-007	1705 STADIUM CT	0127	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	0127	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
09-09-31-205-009	1880 CORONADA DR	0127	401	2/7/2023	\$529,500	WD	\$529,500	\$197,700	\$37.34	\$395,400	1,826	SPLIT LVL, C-BC	56	\$119,023	\$410,477	\$155,268	2.644
09-09-31-206-042	2049 NORFOLK AV	0127	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	0127	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

\$3,745,917      \$1,733,420      **2.200**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-12-05-303-168	400 COLIN CIR	0128	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
09-12-06-402-001	1785 NORTHBROOK DR	0128	401	1/4/2023	\$300,000	WD	\$300,000	\$158,800	\$52.93	\$317,507	988	RANCH, C-BC	64	\$106,432	\$193,568	\$132,835	1.457
09-12-05-306-018	414 RYAN RD	0128	401	7/29/2022	\$440,000	WD	\$440,000	\$224,300	\$50.98	\$448,566	1,623	2 STORY, C-BC	75	\$109,000	\$331,000	\$226,377	1.462
09-12-06-400-018	2640 GLENBROOK CT	0128	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	0128	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
09-12-05-203-056	1845 NORTHBROOK DR	0128	401	5/24/2022	\$417,500	WD	\$417,500	\$158,800	\$38.04	\$317,527	1,230	RANCH, C-BC	63	\$99,212	\$318,288	\$145,543	2.187

\$1,836,884      \$1,057,382      **1.700**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-31-208-252	1325 S MAPLE RD	0129	401	4/25/2022	\$155,000	WD	\$155,000	\$92,100	\$59.42	\$184,166	1,173	C-BC	60	\$45,000	\$110,000	\$107,051	1.028
09-09-31-204-044	2121 PAULINE CT	0129	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
09-09-31-208-090	2132 PAULINE BLV	0129	401	8/12/2022	\$167,000	WD	\$167,000	\$91,900	\$55.03	\$183,899	1,173	C-BC	60	\$45,000	\$122,000	\$106,845	1.142
09-09-31-208-276	2126 PAULINE BLV	0129	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
09-09-31-208-230	1265 S MAPLE RD	0129	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
09-09-31-208-200	1235 S MAPLE RD	0129	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
09-09-31-210-051	2160 PENNSYLVANIA LN	0129	401	12/23/2022	\$291,000	WD	\$291,000	\$167,200	\$57.46	\$334,448	1,614	2 STORY, C-BC	82	\$55,000	\$236,000	\$194,196	1.215
09-09-31-208-280	2140 PAULINE BLV	0129	401	4/7/2022	\$165,000	WD	\$165,000	\$86,100	\$52.18	\$172,148	1,173	C-BC	61	\$45,000	\$120,000	\$97,806	1.227
09-09-31-208-075	2104 PAULINE BLV	0129	401	4/11/2022	\$139,900	WD	\$139,900	\$72,500	\$51.82	\$144,962	927	C-BC	61	\$45,000	\$94,900	\$76,894	1.234
09-09-31-208-244	1315 S MAPLE RD	0129	401	10/5/2022	\$175,000	WD	\$175,000	\$90,300	\$51.60	\$180,662	1,173	C-BC	60	\$45,000	\$130,000	\$104,355	1.246
09-09-31-208-086	2102 PAULINE BLV	0129	401	9/26/2022	\$149,900	WD	\$149,900	\$77,000	\$51.37	\$154,077	927	C-BC	60	\$45,000	\$104,900	\$83,905	1.250
09-09-31-208-244	1315 S MAPLE RD	0129	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
09-09-31-208-201	1245 S MAPLE RD	0129	401	6/9/2022	\$180,000	WD	\$180,000	\$91,900	\$51.06	\$183,727	1,173	C-BC	60	\$45,000	\$135,000	\$106,713	1.265
09-09-31-208-203	1245 S MAPLE RD	0129	401	3/27/2023	\$180,000	WD	\$180,000	\$90,000	\$50.00	\$179,910	1,173	C-BC	60	\$45,000	\$135,000	\$104,017	1.298
09-09-31-210-043	1023 BLUESTEM LN	0129	401	4/7/2022	\$247,000	WD	\$247,000	\$123,600	\$50.04	\$247,183	1,158	2 STORY, C-BC	80	\$55,000	\$192,000	\$147,833	1.299
09-09-31-208-152	2116 PAULINE BLV	0129	401	6/10/2022	\$140,000	WD	\$140,000	\$69,400	\$49.57	\$138,774	732	C-BC	60	\$45,000	\$95,000	\$72,134	1.317
09-09-31-210-042	1025 BLUESTEM LN	0129	401	12/16/2022	\$280,000	WD	\$280,000	\$149,700	\$53.46	\$299,385	1,316	2 STORY, C-BC	80	\$55,000	\$225,000	\$169,830	1.325
09-09-31-208-132	2106 PAULINE BLV	0129	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	0129	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
09-09-31-208-287	2140 PAULINE BLV	0129	401	3/31/2023	\$160,000	WD	\$160,000	\$77,900	\$48.69	\$155,881	927	C-BC	60	\$45,000	\$115,000	\$85,490	1.345
09-09-31-208-260	2124 PAULINE BLV	0129	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	0129	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
09-09-31-210-041	1039 BLUESTEM LN	0129	401	5/20/2022	\$316,000	WD	\$316,000	\$152,100	\$48.13	\$304,183	1,639	2 STORY, C-BC	80	\$55,000	\$261,000	\$191,679	1.362
09-09-31-208-225	1265 S MAPLE RD	0129	401	1/13/2023	\$187,500	LC	\$187,500	\$90,000	\$48.00	\$179,910	1,173	C-BC	60	\$45,000	\$142,500	\$104,017	1.370
09-09-31-204-034	2149 PAULINE CT	0129	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
09-09-31-208-273	2126 PAULINE BLV	0129	401	6/24/2022	\$162,500	WD	\$162,500	\$78,100	\$48.06	\$156,137	927	C-BC	60	\$45,000	\$117,500	\$85,490	1.374
09-09-31-208-274	2126 PAULINE BLV	0129	401	5/5/2022	\$180,000	WD	\$180,000	\$86,300	\$47.94	\$172,550	1,173	C-BC	61	\$45,000	\$135,000	\$98,115	1.376
09-09-31-208-193	1235 S MAPLE RD	0129	401	8/3/2022	\$190,000	WD	\$190,000	\$90,300	\$47.53	\$180,662	1,173	C-BC	60	\$45,000	\$145,000	\$104,355	1.389
09-09-31-208-285	2140 PAULINE BLV	0129	401	3/31/2023	\$165,000	WD	\$165,000	\$77,900	\$47.21	\$155,881	927	C-BC	60	\$45,000	\$120,000	\$85,490	1.404
09-09-31-208-165	2116 PAULINE BLV	0129	401	2/8/2023	\$164,000	WD	\$164,000	\$77,000	\$46.95	\$154,019	929	C-BC	60	\$45,000	\$119,000	\$84,055	1.416
09-09-31-208-267	2124 PAULINE BLV	0129	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
09-09-31-208-194	1235 S MAPLE RD	0129	401	8/15/2022	\$165,000	WD	\$165,000	\$76,600	\$46.42	\$153,118	927	C-BC	60	\$45,000	\$120,000	\$83,360	1.440
09-09-31-208-128	2108 PAULINE BLV	0129	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	0129	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	0129	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
09-09-31-208-248	1325 S MAPLE RD	0129	401	4/15/2022	\$183,500	WD	\$183,500	\$84,500	\$46.05	\$168,929	1,173	C-BC	61	\$45,000	\$138,500	\$95,330	1.453
09-09-31-204-030	2161 PAULINE CT	0129	401	8/19/2022	\$310,000	WD	\$310,000	\$140,700	\$45.39	\$281,392	1,672	C-BC	61	\$55,000	\$255,000	\$174,148	1.464
09-09-31-210-044	1021 BLUESTEM LN	0129	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
09-09-31-204-063	2023 PAULINE CT	0129	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
09-09-31-208-120	2108 PAULINE BLV	0129	401	4/1/2022	\$160,000	WD	\$160,000	\$72,100	\$45.06	\$144,204	923	C-BC	61	\$45,000	\$115,000	\$76,311	1.507
09-09-31-204-039	2131 PAULINE CT	0129	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
09-09-31-208-106	2132 PAULINE BLV	0129	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	0129	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	0129	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
09-09-31-204-069	2009 PAULINE CT	0129	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
09-09-31-204-038	2141 PAULINE CT	0129	401	4/14/2022	\$252,000	PTA	\$252,000	\$105,900	\$42.02	\$211,764	1,368	C-BC	61	\$55,000	\$197,000	\$120,588	1.634
09-09-31-204-035	2147 PAULINE CT	0129	401	3/1/2024	\$347,500	WD	\$347,500	\$144,300	\$41.53	\$288,514	1,672	C-BC	59	\$65,000	\$282,500	\$171,934	1.643
09-09-31-208-320	2152 PAULINE BLV	0129	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

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-31-204-023	2109 PAULINE CT	0129	401	9/8/2022	\$275,000	WD	\$275,000	\$112,900	\$41.05	\$225,705	1,368	C-BC	60	\$55,000	\$220,000	\$131,615	1.672
09-09-31-204-070	2011 PAULINE CT	0129	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
09-09-31-208-116	2106 PAULINE BLV	0129	401	6/23/2022	\$166,000	WD	\$166,000	\$69,000	\$41.57	\$137,966	769	C-BC	60	\$45,000	\$121,000	\$71,512	1.692
09-09-31-208-074	2104 PAULINE BLV	0129	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
09-09-31-204-072	2015 PAULINE CT	0129	401	7/18/2022	\$300,000	WD	\$300,000	\$117,400	\$39.13	\$234,769	1,368	C-BC	60	\$55,000	\$245,000	\$138,284	1.772
09-09-31-208-085	2102 PAULINE BLV	0129	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

\$8,790,600      \$6,210,387      **1.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0130	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
09-08-25-400-067	2576 W TOWNE	0130	401	11/23/2022	\$407,500	WD	\$407,500	\$234,500	\$57.55	\$468,950	1,879	2 STORY, C-BC	94	\$101,000	\$306,500	\$303,089	1.011
09-08-25-400-078	2561 W TOWNE	0130	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
09-08-25-400-060	2562 W TOWNE	0130	401	8/1/2022	\$439,900	WD	\$439,900	\$231,100	\$52.53	\$462,281	1,908	2 STORY, C-BC	94	\$101,000	\$338,900	\$314,157	1.079
09-08-25-400-079	2563 W TOWNE	0130	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
09-08-25-404-048	2850 ATTERBERRY	0130	401	12/23/2022	\$440,000	WD	\$440,000	\$229,200	\$52.09	\$458,490	2,499	2 STORY, C-BC	71	\$95,487	\$344,513	\$299,014	1.152
09-08-25-400-058	2534 W LIBERTY	0130	401	8/15/2022	\$414,000	WD	\$414,000	\$195,000	\$47.10	\$390,089	1,886	RANCH, C-BC	93	\$101,000	\$313,000	\$251,382	1.245
09-08-25-400-057	2532 W LIBERTY	0130	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
09-08-25-400-054	2526 W LIBERTY	0130	401	7/22/2022	\$419,900	WD	\$419,900	\$195,000	\$46.44	\$390,089	1,886	RANCH, C-BC	93	\$101,000	\$318,900	\$251,382	1.269
09-08-25-407-017	2950 ATTERBERRY	0130	401	8/23/2022	\$380,000	WD	\$380,000	\$174,600	\$45.95	\$349,172	1,983	2 STORY, C-BC	68	\$90,405	\$289,595	\$225,015	1.287
09-08-25-408-004	2932 SALEM	0130	401	11/21/2022	\$399,000	WD	\$399,000	\$188,800	\$47.32	\$377,587	1,579	RANCH, C-BC	79	\$85,603	\$313,397	\$240,514	1.303
09-08-25-400-034	2510 W LIBERTY	0130	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
09-08-25-407-009	411 BURR OAK	0130	401	10/19/2022	\$453,500	WD	\$453,500	\$211,100	\$46.55	\$422,121	1,857	RANCH, C-BC	68	\$104,321	\$349,179	\$261,779	1.334
09-08-25-409-006	674 BOSTON	0130	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
09-08-25-408-007	2962 SALEM	0130	401	7/29/2022	\$410,000	WD	\$410,000	\$179,800	\$43.85	\$359,556	1,579	RANCH, C-BC	78	\$85,603	\$324,397	\$238,220	1.362
09-08-25-404-180	2904 PHILADELPHIA	0130	401	4/22/2022	\$452,000	WD	\$452,000	\$196,800	\$43.54	\$393,684	2,286	2 STORY, C-BC	79	\$92,960	\$359,040	\$261,499	1.373
09-08-25-404-003	690 TREGO	0130	401	12/15/2022	\$405,000	WD	\$405,000	\$180,300	\$44.52	\$360,527	1,968	2 STORY, C-BC	69	\$95,487	\$309,513	\$218,320	1.418
09-08-25-407-010	423 BURR OAK	0130	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	0130	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
09-08-25-400-044	2591 W TOWNE	0130	401	4/29/2022	\$401,000	WD	\$401,000	\$166,000	\$41.40	\$331,914	1,817	RANCH, C-BC	87	\$101,000	\$300,000	\$200,795	1.494
09-08-25-404-016	588 TREGO	0130	401	5/26/2022	\$520,000	WD	\$520,000	\$177,200	\$34.08	\$354,420	1,692	RANCH, C-BC	68	\$100,277	\$419,723	\$220,994	1.899

\$7,164,273      \$5,617,336      **1.300**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0131	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	0131	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	0131	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
09-08-25-110-001	2960 LAKEVIEW	0131	401	11/4/2022	\$509,000	WD	\$509,000	\$258,500	\$50.79	\$516,907	1,554	2 STORY, C-BC	57	\$82,625	\$426,375	\$197,401	2.160
09-08-25-204-006	135 GRALAKE	0131	401	8/30/2022	\$320,000	PTA	\$320,000	\$155,300	\$48.53	\$310,560	1,156	RANCH, C-BC	52	\$81,742	\$238,258	\$107,679	2.213
09-08-25-215-019	3205 SUNNYWOOD	0131	401	10/3/2022	\$593,000	PTA	\$593,000	\$278,200	\$46.91	\$556,371	2,439	SPLIT LVL, C-BC	58	\$91,774	\$501,226	\$218,634	2.293
09-08-25-214-006	437 PARK LAKE	0131	401	8/17/2022	\$560,000	WD	\$560,000	\$258,100	\$46.09	\$516,181	2,088	2 STORY, C-BC	52	\$105,263	\$454,737	\$193,373	2.352
09-08-25-215-020	3215 SUNNYWOOD	0131	401	9/7/2022	\$555,000	WD	\$555,000	\$254,400	\$45.84	\$508,845	1,617	RANCH, C-BC	58	\$92,084	\$462,916	\$196,123	2.360
09-08-25-202-008	3082 LAKEVIEW	0131	401	1/5/2023	\$412,000	WD	\$412,000	\$189,300	\$45.95	\$378,536	1,175	RANCH, C-BC	55	\$83,826	\$328,174	\$133,959	2.450
09-08-25-209-018	375 HAZELWOOD	0131	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	0131	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
09-08-25-110-008	111 MASON	0131	401	6/17/2022	\$335,000	WD	\$335,000	\$133,100	\$39.73	\$266,241	912	RANCH, C-BC	54	\$79,354	\$255,646	\$87,947	2.907
09-08-25-209-014	335 HAZELWOOD	0131	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
09-08-25-211-008	320 HAZELWOOD	0131	401	7/29/2022	\$415,000	WD	\$415,000	\$153,500	\$36.99	\$307,022	1,589	SPLIT LVL, C-BC	52	\$78,720	\$336,280	\$107,436	3.130
09-08-25-109-005	100 MASON	0131	401	10/24/2022	\$345,000	WD	\$345,000	\$128,100	\$37.13	\$256,299	936	RANCH, C-BC	52	\$76,911	\$268,089	\$81,540	3.288
09-08-25-206-004	3060 LAKEWOOD	0131	401	4/29/2022	\$322,000	WD	\$322,000	\$97,700	\$30.34	\$195,340	1,021	RANCH, D-CD	47	\$81,117	\$240,883	\$53,752	4.481

\$5,703,972      \$2,375,156      **2.400**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-08-25-301-007	685 S WAGNER	0132	401	3/3/2023	\$202,000	WD	\$202,000	\$107,600	\$53.27	\$215,244	712	RANCH, C-BC	68	\$85,223	\$116,777	\$91,179	1.281
09-08-25-220-017	3390 PORTER	0132	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	0132	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

\$509,810      \$293,621      **1.700**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0133	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
09-08-25-404-079	643 LIBERTY POINTE	0133	401	11/7/2022	\$281,000	WD	\$281,000	\$150,400	\$53.52	\$300,829	1,450	C-BC	69	\$60,000	\$221,000	\$164,164	1.346
09-08-25-404-158	495 LIBERTY POINTE	0133	401	10/13/2022	\$300,000	WD	\$300,000	\$158,600	\$52.87	\$317,218	1,378	C-BC	74	\$60,000	\$240,000	\$177,392	1.353
09-08-25-404-066	694 LIBERTY POINTE	0133	401	12/30/2022	\$270,000	WD	\$270,000	\$143,400	\$53.11	\$286,789	1,378	C-BC	68	\$60,000	\$210,000	\$154,594	1.358
09-08-25-404-063	691 LIBERTY POINTE	0133	401	11/30/2022	\$265,000	WD	\$265,000	\$140,600	\$53.06	\$281,191	1,378	C-BC	68	\$60,000	\$205,000	\$150,778	1.360
09-08-25-404-154	487 LIBERTY POINTE	0133	401	7/18/2022	\$290,000	WD	\$290,000	\$150,000	\$51.72	\$299,949	1,378	C-BC	74	\$60,000	\$230,000	\$165,482	1.390
09-08-25-404-081	639 LIBERTY POINTE	0133	401	10/31/2022	\$277,000	WD	\$277,000	\$142,200	\$51.34	\$284,442	1,378	C-BC	69	\$60,000	\$217,000	\$152,994	1.418
09-08-25-404-175	565 LIBERTY POINTE	0133	401	6/13/2022	\$293,000	WD	\$293,000	\$148,500	\$50.68	\$297,062	1,378	C-BC	74	\$60,000	\$233,000	\$163,491	1.425
09-08-25-404-171	549 LIBERTY POINTE	0133	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	0133	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	0133	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
09-08-25-404-172	551 LIBERTY POINTE	0133	401	5/4/2022	\$429,000	WD	\$429,000	\$193,200	\$45.03	\$386,453	2,044	C-BC	75	\$60,000	\$369,000	\$225,140	1.639
09-08-25-404-064	698 LIBERTY POINTE	0133	401	5/25/2022	\$315,000	WD	\$315,000	\$139,300	\$44.22	\$278,628	1,378	C-BC	68	\$60,000	\$255,000	\$150,778	1.691
09-08-25-404-067	692 LIBERTY POINTE	0133	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

\$3,493,000      \$2,371,140      **1.500**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-35-400-023	1575 MEADOWSIDE DR	0134	401	9/9/2022	\$630,000	WD	\$630,000	\$333,100	\$52.87	\$666,286	2,572	2 STORY, C-BC	81	\$143,093	\$486,907	\$405,576	1.201
09-09-35-403-008	1755 BRIAN CT	0134	401	1/6/2023	\$542,000	WD	\$542,000	\$283,700	\$52.34	\$567,492	2,547	2 STORY, C-BC	73	\$138,086	\$403,914	\$313,664	1.288
09-09-35-400-026	1423 CREEKBEND CT	0134	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
09-09-35-403-013	1655 MEADOWSIDE DR	0134	401	9/7/2022	\$680,000	WD	\$680,000	\$332,000	\$48.82	\$664,067	2,814	1 1/2 ST, C-BC	81	\$138,831	\$541,169	\$407,160	1.329

\$1,934,920      \$1,515,205      **1.300**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-30-216-025	2211 DEXTER AV	0151	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	0151	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
09-09-19-414-037	701 NEWPORT	0151	401	4/29/2022	\$382,858	WD	\$382,858	\$153,100	\$39.99	\$306,245	1,474	RANCH, C-BC	54	\$132,317	\$250,541	\$124,234	2.017
09-09-20-308-038	627 BROOKS	0151	401	8/12/2022	\$543,500	WD	\$543,500	\$197,100	\$36.26	\$394,277	2,268	2 STORY, C-BC	57	\$131,959	\$411,541	\$187,370	2.196
09-09-30-220-008	1923 DEXTER AV	0151	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

\$1,213,696      \$602,410      **2.000**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-30-117-018	1601 DEXTER AV	0151	401	10/7/2022	\$200,000	WD	\$200,000	\$143,000	\$71.50	\$286,089	1,225	2 STORY, C-BC	52	\$141,204	\$58,796	\$106,455	0.552
09-09-30-219-009	1904 JACKSON AV	0151	401	1/1/2024	\$469,753	PTA	\$469,753	\$220,700	\$46.98	\$441,321	2,360	RANCH, C-BC	57	\$138,774	\$330,979	\$189,092	1.750
09-09-21-300-009	1417 BROADWAY	0151	401	3/23/2023	\$990,000	WD	\$990,000	\$295,900	\$29.89	\$591,810	4,364	2 STORY, C-BC	74	\$113,575	\$876,425	\$351,385	2.494

\$1,266,200      \$646,932      **2.000**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-33-409-004	1712 E STADIUM BLV	0153	401	7/31/2023	\$400,000	WD	\$400,000	\$232,700	\$58.18	\$465,476	1,944	2 STORY, C-BC	52	\$190,855	\$209,145	\$171,424	1.220
09-09-33-112-003	1832 VINEWOOD BLV	0153	401	10/20/2022	\$1,005,000	WD	\$1,005,000	\$382,000	\$38.01	\$764,095	3,500	2 STORY, B-A	57	\$356,900	\$648,100	\$413,816	1.566
09-09-33-221-003	909 PACKARD ST	0153	401	8/8/2022	\$1,640,000	WD	\$1,640,000	\$389,200	\$23.73	\$778,380	4,168	2 STORY, C-BC	85	\$204,984	\$1,435,016	\$582,720	2.463
09-09-33-233-038	1030 MICHIGAN AV	0153	401	5/27/2022	\$933,900	WD	\$933,900	\$402,300	\$43.08	\$804,534	2,576	RANCH, C-BC	59	\$470,170	\$463,730	\$185,758	2.496

\$2,755,991      \$1,353,717      **2.000**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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
09-09-32-223-018	1410 EDGEWOOD AV	0154	401	8/8/2022	\$400,000	WD	\$400,000	\$199,200	\$49.80	\$398,499	1,870	2 STORY, C-BC	52	\$193,071	\$206,929	\$146,734	1.410
09-09-31-214-028	1865 ARBORDALE ST	0154	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
09-09-31-316-002	1651 DICKEN DR	0154	401	6/29/2022	\$330,000	WD	\$330,000	\$150,400	\$45.58	\$300,889	1,771	SPLIT LVL, C-BC	58	\$144,369	\$185,631	\$111,800	1.660
09-09-30-117-008	1714 JACKSON AV	0154	401	3/28/2023	\$410,000	WD	\$410,000	\$175,600	\$42.83	\$351,100	1,800	2 STORY, C-BC	52	\$164,085	\$245,915	\$143,858	1.709
09-09-32-203-014	820 EDGEWOOD PL	0154	401	3/20/2023	\$455,100	WD	\$455,100	\$195,000	\$42.85	\$389,969	1,424	RANCH, C-BC	52	\$206,812	\$248,288	\$140,890	1.762
09-09-30-104-022	211 MONTGOMERY AV	0154	401	10/27/2022	\$415,000	WD	\$415,000	\$188,200	\$45.35	\$376,495	1,584	2 STORY, C-BC	52	\$230,105	\$184,895	\$103,970	1.778
09-09-31-214-023	913 EVELYN CT	0154	401	3/17/2023	\$365,000	WD	\$365,000	\$150,900	\$41.34	\$301,711	1,620	RANCH, C-BC	54	\$151,863	\$213,137	\$115,268	1.849
09-09-30-117-008	1714 JACKSON AV	0154	401	10/7/2022	\$450,000	QC	\$450,000	\$182,700	\$40.60	\$365,486	1,800	2 STORY, C-BC	52	\$164,085	\$285,915	\$143,858	1.987
09-09-30-402-023	1383 BEMIDJI DR	0154	401	7/26/2022	\$550,000	WD	\$550,000	\$229,900	\$41.80	\$459,785	2,510	SPLIT LVL, C-BC	55	\$245,943	\$304,057	\$152,744	1.991

\$2,248,085      \$1,284,618      **1.800**

## 2025 RESIDENTIAL ECF ANALYSIS

PARCEL NUMBER	PROPERTY ADDRESS	ECF NBHD	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	0155	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	0155	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
09-12-04-201-012	2130 TREMMEL AV	0155	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
09-12-04-114-008	2402 WARNER PL	0155	401	2/27/2023	\$365,000	WD	\$365,000	\$127,900	\$35.04	\$255,791	1,456	RANCH, C-BC	52	\$103,344	\$261,656	\$97,100	2.695

\$1,005,167      \$500,093      **2.000**