

COMMERCIAL 2026 ECF STUDY																			
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class
92-17-23-379-002	2352 S COMMERCE RD	06/26/24	WD	03-ARM'S LENGTH	\$170,000	\$81,060	47.68	\$162,128	\$65,134	\$104,866	\$77,348	1.356	1,295	\$80.98	CRS	4.0301	\$61,974	COMMERCIAL	201
92-17-34-229-018	1113 E WEST MAPLE RD	11/01/23	MLC	03-ARM'S LENGTH	\$940,000	\$458,000	48.72	\$915,992	\$474,879	\$465,121	\$351,765	1.322	2,628	\$176.99	CRS	0.6777	\$445,671	COMMERCIAL	201
92-17-34-409-007	131 FERLAND ST	10/25/23	WD	03-ARM'S LENGTH	\$270,000	\$159,640	59.13	\$319,270	\$62,582	\$207,418	\$204,695	1.013	1,770	\$117.19	CRS	30.2173	\$59,904	COMMERCIAL	201
96-22-07-200-021	28639 S WIXOM RD	12/20/24	OTH	03-ARM'S LENGTH	\$2,520,000	\$1,475,710	58.56	\$2,951,419	\$942,719	\$1,577,281	\$1,570,524	1.004	8,025	\$196.55	CRS	31.1171	\$794,460	Land Table COM	201
E -17-01-477-028	2323 UNION LAKE RD	12/02/24	WD	03-ARM'S LENGTH	\$4,500,000	\$2,192,920	48.73	\$4,385,845	\$1,554,615	\$2,945,385	\$2,434,420	1.210	14,090	\$209.04	CRS	10.5582	\$1,537,681	COMMERCIAL	201
Totals:					\$8,580,000	\$4,427,210		\$8,854,414		\$5,300,071	\$4,638,751			\$163.71		15.8210			
							Sale. Ratio =>	51.60					E.C.F. =>	1.143	Std. Deviation=>		0.361201756		
							Std. Dev. =>	9.41					Ave. E.C.F. =>	1.181	Ave. Variance=>		23.9642	Coefficient of Var=>	

INDUSTRIAL 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class	
96-22-08-126-008	29425 WALL ST	01/07/25	\$1,200,000	MLC	03-ARM'S LENGTH	\$1,200,000	\$579,490	48.29	\$1,158,978	\$259,405	\$940,595	\$734,345	1.281	20,845	\$45.12	IND	18.1109	\$240,770	Land Table IND	201	
E -17-24-126-007	2000 OAKLEY PARK RD	08/18/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$1,327,970	56.51	\$2,655,944	\$429,672	\$1,920,328	\$2,090,396	0.919	51,970	\$36.95	IND	18.1109	\$390,472	INDUSTRIAL	201	
Totals:			\$3,550,000			\$3,550,000	\$1,907,460			\$3,814,922	\$2,860,923	\$2,824,742			\$41.04			8.6944			
								Sale. Ratio ==>		53.73		E.C.F. ==>		1.013		Std. Deviation==>		0.25612747			
								Std. Dev. ==>		5.81		Ave. E.C.F. ==>		1.100		Ave. Variance==>		18.1109		Coefficient of Var==>	

KA3 2026 ECF STUDY																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
92-17-26-103-013	2149 PARK PLACE DR	06/07/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$90,710	54.98	\$181,417	\$70,234	\$94,766	\$96,262	0.984	1,045	\$90.69	KA3	14.4923	Other	\$70,234	Land Table KA3	407		
92-17-26-103-039	2139 PARK PLACE DR	08/08/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$92,960	58.10	\$185,926	\$70,234	\$89,766	\$100,166	0.896	1,054	\$85.17	KA3	23.3209	Other	\$70,234	Land Table KA3	407		
92-17-26-103-046	2125 PARK PLACE DR	07/15/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,420	54.95	\$164,834	\$70,234	\$79,766	\$81,905	0.974	892	\$89.42	KA3	15.5492	Other	\$70,234	Land Table KA3	407		
92-17-26-104-011	2148 HIDDEN MEADOWS DR	12/06/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,840	51.92	\$207,679	\$70,475	\$129,525	\$118,791	1.090	1,003	\$129.14	KA3	3.9022	Other	\$70,234	Land Table KA3	407		
92-17-26-104-026	2128 HIDDEN MEADOWS DR	10/02/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,640	51.82	\$207,281	\$70,754	\$129,246	\$118,205	1.093	1,003	\$128.86	KA3	3.5975	Other	\$70,234	Land Table KA3	407		
92-17-26-104-028	2128 HIDDEN MEADOWS DR	06/21/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$95,420	53.01	\$190,847	\$70,234	\$109,766	\$104,427	1.051	1,026	\$106.98	KA3	7.8251	Other	\$70,234	Land Table KA3	407		
92-17-26-104-037	1436 HIDDEN MEADOWS DR E	10/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,410	50.71	\$202,822	\$70,466	\$129,534	\$114,594	1.130	931	\$139.13	KA3	0.0995	Other	\$70,234	Land Table KA3	407		
92-17-26-104-051	1424 HIDDEN MEADOWS DR E	08/15/24	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$98,310	53.87	\$196,624	\$70,475	\$112,025	\$109,220	1.026	1,003	\$111.69	KA3	10.3696	Other	\$70,234	Land Table KA3	407		
92-17-26-104-054	2117 HIDDEN MEADOWS DR	05/04/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$103,500	49.29	\$207,002	\$70,475	\$139,525	\$118,205	1.180	1,003	\$139.11	KA3	5.0984	Other	\$70,234	Land Table KA3	407		
92-17-26-104-072	2077 HIDDEN MEADOWS DR	04/12/24	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$97,310	50.95	\$194,626	\$70,234	\$120,766	\$107,699	1.121	1,026	\$117.71	KA3	0.8047	Other	\$70,234	Land Table KA3	407		
92-17-26-104-104	2068 HIDDEN MEADOWS DR	10/11/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$97,110	51.11	\$194,213	\$70,234	\$119,766	\$107,341	1.116	1,026	\$116.73	KA3	1.3628	Other	\$70,234	Land Table KA3	407		
92-17-26-104-109	2110 HIDDEN MEADOWS DR	02/27/25	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$105,030	50.04	\$210,068	\$70,234	\$139,666	\$121,068	1.154	931	\$150.02	KA3	2.4233	Other	\$70,234	Land Table KA3	407		
92-17-26-104-113	2120 HIDDEN MEADOWS DR	09/06/23	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$112,060	49.69	\$224,119	\$70,234	\$155,266	\$133,234	1.165	931	\$166.77	KA3	3.5986	Other	\$70,234	Land Table KA3	407		
92-17-26-278-028	1860 N PONTIAC TRL	07/14/23	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$97,130	48.32	\$194,263	\$70,234	\$130,766	\$107,384	1.218	976	\$133.98	KA3	8.8358	Other	\$70,234	Land Table KA3	407		
92-17-26-278-046	1838 N PONTIAC TRL	11/02/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$100,120	47.68	\$200,235	\$70,234	\$139,766	\$112,555	1.242	1,060	\$131.85	KA3	11.2379	Other	\$70,234	Land Table KA3	407		
92-17-26-376-046	1669 WIMBLEDON DR	09/26/23	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$92,950	52.07	\$185,898	\$70,234	\$108,266	\$100,142	1.081	982	\$110.25	KA3	4.8254	Other	\$70,234	Land Table KA3	407		
92-17-26-376-055	1623 WIMBLEDON DR	01/05/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$91,880	47.61	\$183,766	\$70,234	\$122,766	\$98,296	1.249	1,047	\$117.26	KA3	11.9562	Other	\$70,234	Land Table KA3	407		
92-17-26-376-066	1596 WIMBLEDON DR	05/24/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,540	50.27	\$201,084	\$70,537	\$129,463	\$113,028	1.145	1,050	\$123.30	KA3	1.6031	Other	\$70,234	Land Table KA3	407		
92-17-26-376-068	1581 DOVER HILL RD N	04/11/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,880	55.06	\$225,754	\$70,542	\$134,458	\$134,383	1.001	980	\$137.20	KA3	12.8819	Other	\$70,234	Land Table KA3	407		
92-17-26-376-081	1529 DOVER HILL RD N	08/23/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$113,790	49.91	\$227,571	\$70,542	\$157,458	\$135,956	1.158	980	\$160.67	KA3	2.8776	Other	\$70,234	Land Table KA3	407		
92-17-26-376-085	1549 DOVER HILL RD N	03/15/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$121,520	55.24	\$243,044	\$70,542	\$149,458	\$149,352	1.001	980	\$152.51	KA3	12.8672	Other	\$70,234	Land Table KA3	407		
92-17-26-376-096	1532 DOVER HILL RD S	07/02/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$111,750	51.98	\$223,494	\$70,542	\$144,458	\$132,426	1.091	1,050	\$137.58	KA3	3.8520	Other	\$70,234	Land Table KA3	407		
92-17-26-376-100	1516 DOVER HILL RD S	06/22/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$103,930	49.49	\$207,865	\$70,542	\$139,458	\$118,894	1.173	1,050	\$132.82	KA3	4.3578	Other	\$70,234	Land Table KA3	407		
92-17-26-376-114	1594 DOVER HILL RD S	06/12/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,470	48.32	\$202,938	\$70,542	\$139,458	\$114,629	1.217	1,050	\$132.82	KA3	8.7229	Other	\$70,234	Land Table KA3	407		
92-17-26-376-130	1492 DOVER HILL RD S	05/17/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$107,110	50.76	\$214,226	\$70,542	\$140,458	\$124,402	1.129	1,050	\$133.77	KA3	0.0311	Other	\$70,234	Land Table KA3	407		
92-17-26-376-142	1469 DOVER HILL RD N	07/15/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,540	51.21	\$215,076	\$70,542	\$139,458	\$125,138	1.114	980	\$142.30	KA3	1.4942	Other	\$70,234	Land Table KA3	407		
92-17-26-376-156	1419 DOVER HILL RD N	08/18/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$103,530	50.50	\$207,050	\$70,542	\$134,458	\$118,189	1.138	1,050	\$128.06	KA3	0.8276	Other	\$70,234	Land Table KA3	407		
Totals:			\$6,028,400			\$6,028,400	\$3,055,820		\$6,111,659		\$3,459,532	\$3,115,891			\$129.82		0.1577						
								Sale. Ratio =>	50.69					E.C.F. =>	1.110	Std. Deviation=>	0.105710688						
								Std. Dev. =>	3.02					Ave. E.C.F. =>	1.109	Ave. Variance=>	7.8117	Coefficient of Var=>	6.916841086				

KC8 2026 ECF STUDY

Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
10/17/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,580	48.79	\$195,151	\$56,276	\$143,724	\$140,990	1.019	950	\$151.29	KC8	7.8465	Other	\$56,276	Land Table KC8	407
02/21/25	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$126,190	53.02	\$252,387	\$56,276	\$181,724	\$199,097	0.913	1,439	\$126.28	KC8	2.8189	Other	\$56,276	Land Table KC8	407
02/06/25	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$126,900	57.68	\$253,792	\$56,276	\$163,724	\$200,524	0.816	1,451	\$112.84	KC8	12.4446	Other	\$56,276	Land Table KC8	407
04/18/24	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$101,670	52.41	\$203,337	\$56,276	\$137,724	\$149,301	0.922	950	\$144.97	KC8	1.8466	Other	\$56,276	Land Table KC8	407
10/16/24	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$102,050	50.40	\$204,093	\$56,276	\$146,224	\$150,068	0.974	955	\$153.11	KC8	3.3457	Other	\$56,276	Land Table KC8	407
08/31/23	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$98,670	50.34	\$197,330	\$56,276	\$139,724	\$143,202	0.976	958	\$145.85	KC8	3.4785	Other	\$56,276	Land Table KC8	407
03/06/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,780	48.89	\$195,561	\$56,276	\$143,724	\$141,406	1.016	950	\$151.29	KC8	7.5464	Other	\$56,276	Land Table KC8	407
06/09/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$149,190	54.25	\$298,386	\$56,276	\$218,724	\$245,797	0.890	1,718	\$127.31	KC8	5.1071	Other	\$56,276	Land Table KC8	407
Totals:	\$1,725,500			\$1,725,500	\$900,030		\$1,800,037		\$1,275,292	\$1,370,385			\$139.12		1.0319				
					Sale. Ratio =>	52.16				E.C.F. =>	0.931		Std. Deviation=>	0.069087614					
					Std. Dev. =>	3.02				Ave. E.C.F. =>	0.941		Ave. Variance=>	5.5543	Coefficient of Var=>	5.902994932			

KE3 2026 ECF STUDY																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		Land Table	Property Class
92-17-34-429-018	426 E WALLED LAKE DR	10/27/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$371,210	57.11	\$742,422	\$284,288	\$365,712	\$289,929	1.261	2,351	\$155.56	LF1	0.0000	Colonial/2Sty	\$284,288	Land Table LF4, Walled Lake		401
50-22-02-151-022	1270 EAST LAKE	07/08/22	\$1,400,000	PTA	03-ARM'S LENGTH	\$1,400,000	\$668,680	47.76	\$1,337,357	\$201,064	\$1,198,936	\$649,310	1.846	3,342	\$358.75	R0230	20.5399	TWO STORY	\$192,704	SEC 2 LAKEFRONT		401
50-22-03-155-015	2109 WEST LAKE	06/27/23	\$808,000	PTA	03-ARM'S LENGTH	\$808,000	\$432,990	53.59	\$865,980	\$237,918	\$570,082	\$314,031	1.815	2,156	\$264.42	R0330	17.4292	TWO STORY C	\$220,731	SEC 3 W SIDE-LAKE		401
Totals:			\$2,208,000			\$2,208,000	\$1,101,670		\$2,203,337		\$2,134,730	\$1,253,270			\$311.58		6.2251					
							Sale. Ratio =>	49.89				E.C.F. =>	1.703		Std. Deviation=>	0.02199639						
							Std. Dev. =>	4.12				Ave. E.C.F. =>	1.641		Ave. Variance=>	18.9846	Coefficient of Var=>	11.568357				

No sales in expanded study 1/1/22 - 12/31/2025. Lake front Walled Lake use LF1.

KEA EAST BAY AMENDED 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-34-432-269	600 POINTE DR	7/30/2024	\$305,795	WD	03-ARM'S LENGTH	\$305,795	\$145,570	47.6	\$291,141	\$56,970	\$248,825	\$231,852	1.073	1,175	\$211.77	KEA	5.0809	Other	\$55,643	Land Table KEA	407
92-17-34-432-270	602 POINTE DR	7/30/2024	\$374,768	WD	03-ARM'S LENGTH	\$374,768	\$171,520	45.77	\$343,032	\$55,643	\$319,125	\$284,544	1.122	1,583	\$201.60	KEA	9.9138	Other	\$55,643	Land Table KEA	407
92-17-34-432-271	640 POINTE DR	1/19/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,990	54.07	\$291,972	\$56,956	\$213,044	\$232,689	0.916	1,175	\$181.31	KEA	10.6821	Other	\$55,643	Land Table KEA	407
92-17-34-432-272	642 POINTE DR	1/19/2024	\$357,300	WD	03-ARM'S LENGTH	\$357,300	\$169,510	47.44	\$339,029	\$55,643	\$301,657	\$280,580	1.075	1,582	\$190.68	KEA	5.2724	Other	\$55,643	Land Table KEA	407
92-17-34-432-273	636 POINTE DR	1/16/2024	\$262,125	WD	03-ARM'S LENGTH	\$262,125	\$146,010	55.7	\$292,022	\$57,006	\$205,119	\$232,689	0.882	1,175	\$174.57	KEA	14.0879	Other	\$55,643	Land Table KEA	407
92-17-34-432-274	638 POINTE DR	1/2/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$169,500	50.6	\$339,006	\$55,643	\$279,357	\$280,557	0.996	1,582	\$176.58	KEA	2.6673	Other	\$55,643	Land Table KEA	407
92-17-34-432-275	632 POINTE DR	1/16/2024	\$262,355	WD	03-ARM'S LENGTH	\$262,355	\$146,010	55.65	\$292,022	\$57,006	\$205,349	\$232,689	0.883	1,175	\$174.77	KEA	13.9891	Other	\$55,643	Land Table KEA	407
92-17-34-432-276	634 POINTE DR	1/25/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$169,500	49.13	\$339,006	\$55,643	\$289,357	\$280,557	1.031	1,582	\$182.91	KEA	0.897	Other	\$55,643	Land Table KEA	407
92-17-34-432-277	628 POINTE DR	1/19/2024	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$145,960	55.39	\$291,928	\$56,912	\$206,588	\$232,689	0.888	1,175	\$175.82	KEA	13.4566	Other	\$55,643	Land Table KEA	407
92-17-34-432-278	630 POINTE DR	12/29/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$169,500	50.6	\$339,006	\$55,643	\$279,357	\$280,557	0.996	1,582	\$176.58	KEA	2.6673	Other	\$55,643	Land Table KEA	407
92-17-34-432-279	624 POINTE DR	1/31/2024	\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$145,990	53.38	\$291,972	\$56,956	\$216,544	\$232,689	0.931	1,175	\$184.29	KEA	9.1779	Other	\$55,643	Land Table KEA	407
92-17-34-432-280	626 POINTE DR	1/19/2024	\$356,145	WD	03-ARM'S LENGTH	\$356,145	\$169,500	47.59	\$339,006	\$55,643	\$300,502	\$280,557	1.071	1,582	\$189.95	KEA	4.8695	Other	\$55,643	Land Table KEA	407
92-17-34-432-282	649 POINTE DR	4/11/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$171,390	52.74	\$342,772	\$55,643	\$269,357	\$284,286	0.947	1,611	\$167.20	KEA	7.4909	Other	\$55,643	Land Table KEA	407
92-17-34-432-283	651 POINTE DR	11/16/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,530	53.9	\$291,056	\$56,602	\$213,398	\$232,133	0.919	1,175	\$181.62	KEA	10.3101	Other	\$55,643	Land Table KEA	407
92-17-34-432-284	653 POINTE DR	5/10/2023	\$343,750	WD	03-ARM'S LENGTH	\$343,750	\$171,390	49.86	\$342,772	\$55,643	\$288,107	\$284,286	1.013	1,611	\$178.84	KEA	0.8954	Other	\$55,643	Land Table KEA	407
92-17-34-432-306	478 VILLAGE DR	4/3/2024	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$116,640	43.22	\$233,278	\$55,751	\$214,149	\$175,769	1.218	1,378	\$155.41	KEA	19.5958	Ranch	\$55,643	Land Table KEA	407
92-17-34-432-308	482 VILLAGE DR	7/15/2024	\$241,200	WD	03-ARM'S LENGTH	\$241,200	\$117,930	48.89	\$235,861	\$55,751	\$185,449	\$178,327	1.04	1,378	\$134.58	KEA	1.7545	Ranch	\$55,643	Land Table KEA	407
92-17-34-432-332	520 RED OAK CT	5/12/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$119,670	46.93	\$239,342	\$55,865	\$199,135	\$181,660	1.096	1,378	\$144.51	KEA	7.3799	Ranch	\$55,643	Land Table KEA	407
92-17-34-432-339	521 RED OAK CT	6/2/2023	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$97,160	41.17	\$194,327	\$56,302	\$179,698	\$136,658	1.315	1,034	\$173.79	KEA	29.2548	Ranch	\$55,643	Land Table KEA	407
92-17-34-432-348	540 RIVIERA CT	5/22/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,920	51.52	\$231,847	\$55,750	\$169,250	\$174,353	0.971	1,378	\$122.82	KEA	5.1665	Ranch	\$55,643	Land Table KEA	407
92-17-34-432-362	555 RIVIERA CT	8/8/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,530	44.43	\$231,058	\$55,750	\$204,250	\$173,572	1.177	1,378	\$148.22	KEA	15.4349	Ranch	\$55,643	Land Table KEA	407
92-17-34-432-363	620 POINTE DR	8/2/2024	\$321,390	WD	03-ARM'S LENGTH	\$321,390	\$146,050	45.44	\$292,090	\$56,970	\$264,420	\$232,792	1.136	1,175	\$225.04	KEA	11.3469	Other	\$55,643	Land Table KEA	407
92-17-34-432-364	622 POINTE DR	8/2/2024	\$377,200	WD	03-ARM'S LENGTH	\$377,200	\$171,530	45.47	\$343,055	\$55,643	\$321,557	\$284,566	1.13	1,583	\$203.13	KEA	10.7595	Other	\$55,643	Land Table KEA	407
92-17-34-432-365	616 POINTE DR	8/2/2024	\$273,850	WD	03-ARM'S LENGTH	\$273,850	\$146,040	53.33	\$292,084	\$57,021	\$216,829	\$232,736	0.932	1,175	\$184.54	KEA	9.0741	Other	\$55,643	Land Table KEA	407
92-17-34-432-366	618 POINTE DR	8/1/2024	\$350,828	WD	03-ARM'S LENGTH	\$350,828	\$171,100	48.77	\$342,193	\$55,643	\$295,185	\$283,713	1.04	1,582	\$186.59	KEA	1.8041	Other	\$55,643	Land Table KEA	407
92-17-34-432-367	612 POINTE DR	7/31/2024	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$145,600	53.95	\$291,192	\$57,021	\$212,879	\$231,852	0.918	1,175	\$181.17	KEA	10.4229	Other	\$55,643	Land Table KEA	407
92-17-34-432-368	614 POINTE DR	7/31/2024	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$171,520	49.02	\$343,032	\$55,643	\$294,257	\$284,544	1.034	1,583	\$185.89	KEA	1.1742	Other	\$55,643	Land Table KEA	407
92-17-34-432-369	608 POINTE DR	7/31/2024	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$145,600	53.95	\$291,192	\$57,021	\$212,879	\$231,852	0.918	1,175	\$181.17	KEA	10.4229	Other	\$55,643	Land Table KEA	407
92-17-34-432-370	610 POINTE DR	8/1/2024	\$350,828	WD	03-ARM'S LENGTH	\$350,828	\$171,520	48.89	\$343,032	\$55,643	\$295,185	\$284,544	1.037	1,583	\$186.47	KEA	1.5004	SingleFamily	\$55,643	Land Table KEA	407
92-17-34-432-371	604 POINTE DR	8/1/2024	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$145,550	53.93	\$291,097	\$56,926	\$212,974	\$231,852	0.919	1,175	\$181.25	KEA	10.3819	Other	\$55,643	Land Table KEA	407
92-17-34-432-372	606 POINTE DR	8/22/2024	\$355,900	WD	03-ARM'S LENGTH	\$355,900	\$169,410	47.6	\$338,815	\$55,643	\$300,257	\$280,368	1.071	1,583	\$189.68	KEA	4.8543	Other	\$55,643	Land Table KEA	407
Totals:			\$9,355,934			\$9,355,934	\$4,649,640		\$9,299,237		\$7,614,039	\$7,482,517			\$178.48		0.4817				
								Sale. Ratio =>	49.7					E.C.F. =>	1.018	Std. Deviation=>	0.106020727				
								Std. Dev. =>	3.91					Ave. E.C.F. =>	1.022	Ave. Variance=>	8.4447	Coefficient of Var=>	8.259739089		

KEB 2026 ECF STUDY

Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
03-ARM'S LENGTH	\$278,500	\$149,150	53.55	\$298,309	\$100,097	\$178,403	\$198,212	0.900	1,139	\$156.63	KEB	3.5527	Other	\$100,097	Land Table KEB	407
03-ARM'S LENGTH	\$299,900	\$149,150	49.73	\$298,309	\$100,097	\$199,803	\$198,212	1.008	1,139	\$175.42	KEB	7.2438	Other	\$100,097	Land Table KEB	407
03-ARM'S LENGTH	\$318,100	\$149,150	46.89	\$298,309	\$100,097	\$218,003	\$198,212	1.100	1,139	\$191.40	KEB	16.4259	Other	\$100,097	Land Table KEB	407
03-ARM'S LENGTH	\$301,500	\$178,880	59.33	\$357,757	\$100,097	\$201,403	\$257,660	0.782	1,635	\$123.18	KEB	15.3927	Other	\$100,097	Land Table KEB	407
03-ARM'S LENGTH	\$295,000	\$165,450	56.08	\$330,908	\$71,263	\$223,737	\$259,645	0.862	1,641	\$136.34	KEB	7.3885	Other	\$71,263	Land Table KEB	407
03-ARM'S LENGTH	\$375,000	\$185,970	49.59	\$371,933	\$100,097	\$274,903	\$271,836	1.011	1,616	\$170.11	KEB	7.5694	Colonial/2Sty	\$100,097	Land Table KEB	407
03-ARM'S LENGTH	\$296,000	\$168,510	56.93	\$337,021	\$71,263	\$224,737	\$265,758	0.846	1,639	\$137.12	KEB	8.9943	Other	\$71,263	Land Table KEB	407
03-ARM'S LENGTH	\$330,000	\$156,980	47.57	\$313,965	\$56,305	\$273,695	\$257,660	1.062	1,635	\$167.40	KEB	12.6645	Other	\$56,305	Land Table KEB	407
03-ARM'S LENGTH	\$287,500	\$153,230	53.30	\$306,465	\$56,305	\$231,195	\$250,160	0.924	1,639	\$141.06	KEB	1.1400	Other	\$56,305	Land Table KEB	407
03-ARM'S LENGTH	\$285,000	\$156,980	55.08	\$313,965	\$56,305	\$228,695	\$257,660	0.888	1,635	\$139.87	KEB	4.8004	Other	\$56,305	Land Table KEB	407
03-ARM'S LENGTH	\$280,000	\$161,030	57.51	\$322,063	\$56,305	\$223,695	\$265,758	0.842	1,639	\$136.48	KEB	9.3864	Other	\$56,305	Land Table KEB	407
03-ARM'S LENGTH	\$297,500	\$161,170	54.17	\$322,340	\$56,305	\$241,195	\$266,035	0.907	1,639	\$147.16	KEB	2.8960	Other	\$56,305	Land Table KEB	407
03-ARM'S LENGTH	\$230,000	\$129,860	56.46	\$259,729	\$56,305	\$173,695	\$203,424	0.854	1,139	\$152.50	KEB	8.1732	Ranch	\$56,305	Land Table KEB	407
03-ARM'S LENGTH	\$295,000	\$161,090	54.61	\$322,179	\$56,305	\$238,695	\$265,874	0.898	1,639	\$145.63	KEB	3.7814	Other	\$56,305	Land Table KEB	407
03-ARM'S LENGTH	\$284,000	\$127,010	44.72	\$254,024	\$56,305	\$227,695	\$197,719	1.152	1,139	\$199.91	KEB	21.6020	Ranch	\$56,305	Land Table KEB	407
\$4,453,000		\$2,353,610		\$4,707,276		\$3,359,549	\$3,613,825			\$154.68		0.5951				
Sale. Ratio =>			52.85	E.C.F. =>			0.930	Std. Deviation=>			0.106690295					
Std. Dev. =>			4.34	Ave. E.C.F. =>			0.936	Ave. Variance=>			8.7341	Coefficient of Var=>	9.335385827			

KF3 2026 ECF STUDY																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
92-17-35-376-010	144 LAKE VILLAGE DR	05/24/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$83,180	60.72	\$166,350	\$58,442	\$78,558	\$82,059	0.957	789	\$99.57	KF3	31.8051	Other	\$58,442	Land Table KF3	407	
92-17-35-376-028	256 LAKE VILLAGE DR	02/13/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,760	49.85	\$159,513	\$58,442	\$101,558	\$76,860	1.321	838	\$121.19	KF3	4.5953	Other	\$58,442	Land Table KF3	407	
92-17-35-376-038	275 LAKE VILLAGE DR	03/22/25	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$85,760	51.05	\$171,527	\$58,442	\$109,558	\$85,996	1.274	942	\$116.30	KF3	0.1396	Other	\$58,442	Land Table KF3	407	
92-17-35-376-043	269 LAKE VILLAGE DR	12/15/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$93,900	50.76	\$187,793	\$58,442	\$126,558	\$98,366	1.287	942	\$134.35	KF3	1.1223	Other	\$58,442	Land Table KF3	407	
92-17-35-376-058	154 NEPTUNE DR	12/27/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,630	52.14	\$177,252	\$58,442	\$111,558	\$90,350	1.235	942	\$118.43	KF3	4.0649	Other	\$58,442	Land Table KF3	407	
92-17-35-376-068	177 NEPTUNE DR	09/26/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$79,760	56.57	\$159,513	\$58,442	\$82,558	\$76,860	1.074	838	\$98.52	KF3	20.1249	Other	\$58,442	Land Table KF3	407	
92-17-35-376-089	266 AQUEDUCT DR	09/21/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,850	48.49	\$169,704	\$58,442	\$116,558	\$84,610	1.378	789	\$147.73	KF3	10.2210	Other	\$58,442	Land Table KF3	407	
92-17-35-376-104	106 LAKE VILLAGE DR	09/26/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,760	49.01	\$171,527	\$58,442	\$116,558	\$85,996	1.355	942	\$123.73	KF3	8.0003	Other	\$58,442	Land Table KF3	407	
92-17-35-376-111	109 LAKE VILLAGE DR	10/12/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$93,390	60.25	\$186,781	\$58,442	\$96,558	\$97,596	0.989	946	\$102.07	KF3	28.6021	Other	\$58,442	Land Table KF3	407	
92-17-35-376-114	125 LAKE VILLAGE DR	12/05/23	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$94,540	54.65	\$189,073	\$58,442	\$114,558	\$99,339	1.153	946	\$121.10	KF3	12.2182	Other	\$58,442	Land Table KF3	407	
92-17-35-377-035	227 NEPTUNE DR	06/06/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,020	48.51	\$194,038	\$58,442	\$141,558	\$103,115	1.373	962	\$147.15	KF3	9.7436	Other	\$58,442	Land Table KF3	407	
92-17-35-377-044	267 INLET CT	09/22/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$94,070	50.85	\$188,130	\$58,442	\$126,558	\$98,622	1.283	876	\$144.47	KF3	0.7880	Other	\$58,442	Land Table KF3	407	
92-17-35-377-051	281 INLET CT	03/05/25	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$90,570	62.46	\$181,130	\$58,442	\$86,558	\$93,299	0.928	962	\$89.98	KF3	34.7633	Other	\$58,442	Land Table KF3	407	
92-17-35-377-114	1445 HARBOR DR	02/23/24	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$92,700	55.18	\$185,404	\$58,442	\$109,558	\$96,549	1.135	946	\$115.81	KF3	14.0644	Other	\$58,442	Land Table KF3	407	
92-17-35-377-131	243 AQUEDUCT DR	04/07/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$95,810	56.36	\$191,629	\$58,442	\$111,558	\$101,283	1.101	946	\$117.93	KF3	17.3933	Other	\$58,442	Land Table KF3	407	
92-17-35-377-191	1492 MARINER DR	08/16/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$96,350	48.20	\$192,705	\$58,442	\$141,458	\$102,101	1.385	946	\$149.53	KF3	11.0086	Other	\$58,442	Land Table KF3	407	
92-17-35-377-209	1438 MARINER DR	06/29/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$98,850	57.47	\$197,693	\$58,442	\$113,558	\$105,894	1.072	962	\$118.04	KF3	20.3012	Other	\$58,442	Land Table KF3	407	
92-17-35-377-213	381 NEPTUNE DR	01/24/24	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$92,610	57.92	\$185,222	\$58,442	\$101,458	\$96,411	1.052	962	\$105.47	KF3	22.3030	Other	\$58,442	Land Table KF3	407	
Totals:			\$4,738,450			\$4,738,450	\$2,421,530		\$4,843,011		\$1,986,844	\$1,675,306			\$129.89		0.2495					
								Sale. Ratio =>	51.10					E.C.F. =>	1.186	Std. Deviation=>	0.181106743					
								Std. Dev. =>	5.13					Ave. E.C.F. =>	1.186	Ave. Variance=>	15.2430	Coefficient of Var=>	11.95167559			

KG3 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-23-326-032	1125 INDIANWOOD TRL	05/17/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$89,730	52.17	\$179,452	\$43,490	\$128,510	\$133,296	0.964	1,274	\$100.87	KG3	1.3731	Other	\$42,976	Land Table KG3	407
92-17-23-326-033	1131 INDIANWOOD TRL	06/15/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$97,050	51.11	\$194,100	\$43,490	\$146,410	\$147,657	0.992	1,284	\$114.03	KG3	1.3731	Other	\$42,976	Land Table KG3	407
Totals:			\$361,900			\$361,900	\$186,780		\$373,552		\$274,920	\$280,953			\$107.45		0.0702				
								Sale. Ratio =>	51.61				E.C.F. =>	0.979	Std. Deviation=>	0.019418082					
								Std. Dev. =>	0.75				Ave. E.C.F. =>	0.978	Ave. Variance=>	1.3731	Coefficient of Var=>	1.404203902			

KHA 2026 ECF STUDY																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
92-17-34-379-031	855 S PONTIAC TRL	06/02/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$109,400	63.60	\$218,802	\$67,312	\$104,688	\$112,298	0.932	1,018	\$102.84	KHA	36.5219	Other	\$67,312	Land Table KHA	407	
92-17-34-379-032	855 S PONTIAC TRL	05/23/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$103,550	55.97	\$207,105	\$67,312	\$117,688	\$103,627	1.136	918	\$128.20	KHA	16.1766	Other	\$67,312	Land Table KHA	407	
92-17-34-379-037	875 S PONTIAC TRL	10/27/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$103,150	57.31	\$206,302	\$69,082	\$110,918	\$101,720	1.090	962	\$115.30	KHA	20.7026	Other	\$67,312	Land Table KHA	407	
92-17-34-379-044	875 S PONTIAC TRL	10/31/23	\$180,123	WD	03-ARM'S LENGTH	\$180,123	\$81,580	45.29	\$163,162	\$58,616	\$121,507	\$77,499	1.568	707	\$171.86	KHA	27.0402	Other	\$58,281	Land Table KHA	407	
92-17-34-379-046	875 S PONTIAC TRL	05/07/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$106,700	51.30	\$213,399	\$67,312	\$140,688	\$108,293	1.299	962	\$146.25	KHA	0.1692	Other	\$67,312	Land Table KHA	407	
92-17-34-379-061	875 S PONTIAC TRL	08/12/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,170	48.92	\$166,336	\$58,281	\$111,719	\$80,100	1.395	714	\$156.47	KHA	9.7290	Other	\$58,281	Land Table KHA	407	
92-17-34-379-063	875 S PONTIAC TRL	09/04/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,130	46.18	\$166,262	\$58,281	\$121,719	\$80,045	1.521	713	\$170.71	KHA	22.3175	Other	\$58,281	Land Table KHA	407	
92-17-34-379-069	895 S PONTIAC TRL	07/25/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$80,970	53.98	\$161,943	\$58,877	\$91,123	\$76,402	1.193	721	\$126.38	KHA	10.4771	Other	\$58,281	Land Table KHA	407	
92-17-34-379-077	895 S PONTIAC TRL	05/12/23	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$103,570	51.53	\$207,136	\$67,312	\$133,688	\$103,650	1.290	918	\$145.63	KHA	0.7652	Other	\$67,312	Land Table KHA	407	
92-17-34-379-081	895 S PONTIAC TRL	06/12/23	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$87,260	45.33	\$174,513	\$67,312	\$125,188	\$79,467	1.575	707	\$177.07	KHA	27.7893	Other	\$67,312	Land Table KHA	407	
92-17-34-379-083	895 S PONTIAC TRL	04/10/23	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$90,170	51.97	\$180,337	\$58,281	\$115,219	\$90,479	1.273	830	\$138.82	KHA	2.4017	Other	\$58,281	Land Table KHA	407	
Totals:			\$1,992,123			\$1,992,123	\$1,032,650		\$2,065,297		\$1,294,145	\$1,013,580			\$143.59		2.0646					
Sale. Ratio =>							51.84	E.C.F. =>				1.277	Std. Deviation=>		0.205825647							
Std. Dev. =>							5.62	Ave. E.C.F. =>				1.297	Ave. Variance=>		15.8264	Coefficient of Var=>		12.19804293				

KK3 2026 ECF STUDY																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
92-17-34-328-072	150 LADD RD	05/05/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,500	51.07	\$143,004	\$43,608	\$96,392	\$88,746	1.086	1,170	\$82.39	KK3	4.0892	Other	\$43,608	Land Table KK3	407	
92-17-34-328-075	156 LADD RD	04/13/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$63,680	53.07	\$127,356	\$43,608	\$76,392	\$74,775	1.022	942	\$81.10	KK3	2.3634	Other	\$43,608	Land Table KK3	407	
92-17-34-328-076	146 LADD RD	09/26/24	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$63,740	49.41	\$127,474	\$43,608	\$85,392	\$74,880	1.140	942	\$90.65	KK3	9.5120	Other	\$43,608	Land Table KK3	407	
92-17-34-328-078	144 LADD RD	05/24/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$63,970	63.97	\$127,948	\$43,608	\$56,392	\$75,304	0.749	942	\$59.86	KK3	29.6397	Other	\$43,608	Land Table KK3	407	
92-17-34-328-080	142 LADD RD	04/05/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$63,970	49.21	\$127,948	\$43,608	\$86,392	\$75,304	1.147	942	\$91.71	KK3	10.1991	Other	\$43,608	Land Table KK3	407	
92-17-34-328-099	112 LADD RD	02/14/25	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$63,230	49.79	\$126,461	\$43,608	\$83,392	\$73,976	1.127	928	\$89.86	KK3	8.2027	Other	\$43,608	Land Table KK3	407	
Totals:			\$746,000			\$746,000	\$390,090		\$780,191		\$484,352	\$462,985			\$82.59		0.0892					
								Sale. Ratio =>	52.29					E.C.F. =>	1.046	Std. Deviation=>		0.152486168				
								Std. Dev. =>	5.68					Ave. E.C.F. =>	1.045	Ave. Variance=>		10.6677	Coefficient of Var=>	10.20578248		

KMU 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-34-205-012	112 LEGATO DR	10/11/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$99,850	53.97	\$199,692	\$37,500	\$147,500	\$199,009	0.741	1,228	\$120.11	KMU	10.2298	Other	\$37,500	Land Table KMU	407
92-17-34-205-023	209 LEGATO DR	11/17/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,110	48.80	\$234,224	\$37,500	\$202,500	\$241,379	0.839	1,570	\$128.98	KMU	0.4543	Other	\$37,500	Land Table KMU	407
92-17-34-205-030	302 LEGATO DR	02/09/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$98,730	47.47	\$197,460	\$37,500	\$170,500	\$196,270	0.869	1,228	\$138.84	KMU	2.5230	Other	\$37,500	Land Table KMU	407
92-17-34-205-032	304 LEGATO DR	06/11/24	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$99,850	42.31	\$199,692	\$37,500	\$198,500	\$199,009	0.997	1,228	\$161.64	KMU	15.3972	Other	\$37,500	Land Table KMU	407
92-17-34-205-036	308 LEGATO DR	12/13/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$99,850	47.10	\$199,692	\$37,500	\$174,500	\$199,009	0.877	1,228	\$142.10	KMU	3.3375	Other	\$37,500	Land Table KMU	407
92-17-34-205-039	311 LEGATO DR	09/25/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$113,520	52.80	\$227,040	\$37,500	\$177,500	\$232,564	0.763	1,519	\$116.85	KMU	8.0243	Other	\$37,500	Land Table KMU	407
92-17-34-205-050	408 LEGATO DR	06/06/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$112,780	49.06	\$225,551	\$37,500	\$192,400	\$230,737	0.834	1,228	\$156.68	KMU	0.9624	Other	\$37,500	Land Table KMU	407
92-17-34-205-052	410 LEGATO DR	10/27/23	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$111,490	49.01	\$222,981	\$37,500	\$190,000	\$227,584	0.835	1,228	\$154.72	KMU	0.8616	Other	\$37,500	Land Table KMU	407
92-17-34-205-054	412 LEGATO DR	06/23/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$112,780	49.06	\$225,551	\$37,500	\$192,400	\$230,737	0.834	1,228	\$156.68	KMU	0.9624	Other	\$37,500	Land Table KMU	407
92-17-34-205-056	414 LEGATO DR	07/06/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$111,490	48.47	\$222,981	\$37,500	\$192,500	\$227,584	0.846	1,228	\$156.76	KMU	0.2369	Other	\$37,500	Land Table KMU	407
Totals:			\$2,213,300			\$2,213,300	\$1,077,450			\$2,154,864		\$1,838,300	\$2,183,882		\$143.34		0.1714				
								Sale. Ratio =>	48.68					E.C.F. =>	0.842	Std. Deviation=>	0.06883745				
								Std. Dev. =>	3.16					Ave. E.C.F. =>	0.843	Ave. Variance=>	4.2989	Coefficient of Var=>	5.096698222		

KP3 2026 ECF STUDY																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
92-17-34-278-002	440 NICOLET ST	03/18/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$118,220	56.30	\$236,430	\$65,744	\$144,256	\$155,878	0.925	1,141	\$126.43	KP3	19.3528	Other	\$65,431	Land Table KP3	407	
92-17-34-278-027	608 WINWOOD CIR	09/20/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$128,730	47.86	\$257,460	\$65,793	\$203,207	\$175,038	1.161	1,375	\$147.79	KP3	4.1957	Other	\$65,431	Land Table KP3	407	
92-17-34-278-041	526 WINWOOD CIR	06/28/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$132,470	49.61	\$264,936	\$65,431	\$201,569	\$182,196	1.106	1,214	\$166.04	KP3	1.2643	Other	\$65,431	Land Table KP3	407	
92-17-34-278-061	519 WINWOOD CIR	06/05/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$118,300	49.29	\$236,607	\$65,753	\$174,247	\$156,031	1.117	1,141	\$152.71	KP3	0.2226	Other	\$65,431	Land Table KP3	407	
92-17-34-278-064	585 WINWOOD CIR	05/24/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$135,820	50.30	\$271,630	\$72,336	\$197,664	\$182,004	1.086	1,214	\$162.82	KP3	3.2928	Other	\$71,974	Land Table KP3	407	
92-17-34-278-068	456 WINWOOD CIR	09/16/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$131,690	47.03	\$263,387	\$65,793	\$214,207	\$180,451	1.187	1,214	\$176.45	KP3	6.8092	Other	\$65,431	Land Table KP3	407	
92-17-34-278-071	462 WINWOOD CIR	09/14/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$131,080	51.40	\$262,157	\$65,793	\$189,207	\$179,328	1.055	1,214	\$155.85	KP3	6.3882	Other	\$65,431	Land Table KP3	407	
92-17-34-278-097	475 WINWOOD CIR	07/05/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,690	48.34	\$251,388	\$66,053	\$193,947	\$169,256	1.146	1,375	\$141.05	KP3	2.6910	Other	\$65,431	Land Table KP3	407	
92-17-34-278-103	463 WINWOOD CIR	12/13/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$131,870	54.95	\$263,736	\$65,793	\$174,207	\$180,770	0.964	1,213	\$143.62	KP3	15.5277	Other	\$65,431	Land Table KP3	407	
92-17-34-278-123	587 WINWOOD CIR	06/28/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$154,900	49.97	\$309,805	\$72,306	\$237,694	\$216,894	1.096	1,589	\$149.59	KP3	2.3073	Other	\$71,974	Land Table KP3	407	
92-17-34-329-043	260 WIND WAY DR	09/08/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$124,850	55.49	\$249,705	\$65,431	\$159,569	\$168,287	0.948	1,210	\$131.88	KP3	17.0775	Other	\$65,431	Land Table KP3	407	
92-17-34-329-055	321 WIND WAY DR	10/23/24	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$124,620	47.38	\$249,241	\$65,431	\$197,569	\$167,863	1.177	1,210	\$163.28	KP3	5.7994	Other	\$65,431	Land Table KP3	407	
Totals:			\$3,881,000			\$3,881,000	\$1,913,040		\$3,826,100		\$2,287,343	\$2,113,995			\$153.56		0.2711					
								Sale. Ratio =>	49.29			E.C.F. =>	1.082	Std. Deviation=>		0.115844373						
								Std. Dev. =>	3.81			Ave. E.C.F. =>	1.081	Ave. Variance=>		8.7244	Coefficient of Var=>		7.796823461			

KS1 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-33-430-002	400 WOODLAND HILLS DR	06/10/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$178,210	47.52	\$356,411	\$136,850	\$238,150	\$210,106	1.133	1,332	\$178.79	KS1	13.8226	Bungalow	\$136,850	Land Table KS3	407
92-17-34-304-003	125 GLENWOOD DR	07/31/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$231,080	51.93	\$462,153	\$142,206	\$302,794	\$306,169	0.989	1,674	\$180.88	KS1	0.6273	Colonial/2Sty	\$136,850	Land Table KS3	407
92-17-34-305-021	1247 GLENWOOD CT	06/06/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$219,510	50.46	\$439,017	\$120,750	\$314,250	\$304,562	1.032	2,148	\$146.30	KS1	3.6562	Colonial/2Sty	\$120,750	Land Table KS3	407
92-17-34-305-024	1256 GLENWOOD CT	06/26/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$226,320	58.78	\$452,640	\$128,800	\$256,200	\$309,895	0.827	2,266	\$113.06	KS1	16.8516	Colonial/2Sty	\$128,800	Land Table KS3	407
Totals:			\$1,640,000			\$1,640,000	\$855,120		\$1,710,221		\$1,111,394	\$1,130,732			\$154.76		1.2350				
								Sale. Ratio =>	52.14					E.C.F. =>	0.983	Std. Deviation=>		0.12764563			
								Std. Dev. =>	4.77					Ave. E.C.F. =>	0.995	Ave. Variance=>		8.7394	Coefficient of Var=>		8.781154264

KSB 2026 ECF STUDY																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
92-17-23-379-050	2030 DECKER RD	03/07/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$137,020	50.77	\$274,037	\$56,496	\$213,404	\$227,792	0.937	1,638	\$130.28	KSB	4.1129	Other	\$56,276	Land Table KC8	407		
92-17-23-379-051	2036 DECKER RD	05/30/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$136,640	44.08	\$273,273	\$56,496	\$253,504	\$226,992	1.117	1,638	\$154.76	KSB	13.8832	Other	\$56,276	Land Table KC8	407		
92-17-23-379-058	2040 DECKER RD	05/20/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$152,710	53.40	\$305,429	\$57,158	\$228,842	\$259,970	0.880	2,067	\$110.71	KSB	9.7703	SingleFamily	\$56,276	Land Table KC8	407		
Totals:			\$865,900			\$865,900	\$426,370		\$852,739		\$695,750	\$714,753			\$131.92		0.4554						
								Sale. Ratio =>	49.24				E.C.F. =>	0.973	Std. Deviation=>		0.12351448						
								Std. Dev. =>	4.80				Ave. E.C.F. =>	0.978	Ave. Variance=>		9.2554	Coefficient of Var=>		9.463957547			

KSC 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-34-257-004	565 N PONTIAC TRL	07/29/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$99,600	49.80	\$199,200	\$37,500	\$162,500	\$193,653	0.839	1,352	\$120.19	KSC	1.4682	SingleFamily	\$37,500	Land Table KMU	407
92-17-34-257-009	575 N PONTIAC TRL	08/05/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$99,950	51.26	\$199,908	\$37,500	\$157,500	\$194,501	0.810	1,348	\$116.84	KSC	1.4682	SingleFamily	\$37,500	Land Table KMU	407
Totals:			\$395,000			\$395,000	\$199,550		\$399,108		\$320,000	\$388,153			\$118.52		0.0032				
								Sale. Ratio =>	50.52				E.C.F. =>	0.824	Std. Deviation=>	0.02076417					
								Std. Dev. =>	1.03				Ave. E.C.F. =>	0.824	Ave. Variance=>	1.4682	Coefficient of Var=>	1.780885455			

KT4 2026 ECF STUDY																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
92-17-35-253-005	1103 ABIGAIL CT	01/30/25	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$141,760	47.10	\$283,521	\$58,195	\$242,805	\$258,698	0.939	1,256	\$193.32	KT4	8.5071	Other	\$57,825	Land Table KT4	407		
92-17-35-253-049	10101 JASMINE DR	10/13/23	\$259,900	PTA	03-ARM'S LENGTH	\$259,900	\$141,500	54.44	\$282,991	\$58,195	\$201,705	\$258,090	0.782	1,249	\$161.49	KT4	7.1963	Other	\$57,825	Land Table KT4	407		
92-17-35-253-052	10202 JASMINE DR	06/07/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$155,940	54.72	\$311,889	\$57,825	\$227,175	\$291,692	0.779	1,656	\$137.18	KT4	7.4677	Other	\$57,825	Land Table KT4	407		
92-17-35-253-063	11104 LINDSEY CT	05/08/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$141,800	48.07	\$283,597	\$58,195	\$236,805	\$258,785	0.915	1,257	\$188.39	KT4	6.1569	Other	\$57,825	Land Table KT4	407		
Totals:			\$1,140,900			\$1,140,900	\$581,000		\$1,161,998		\$908,490	\$1,067,265			\$170.10		0.2263						
Sale. Ratio =>								50.92	E.C.F. =>				0.851	Std. Deviation=>		0.08521192							
Std. Dev. =>								4.06	Ave. E.C.F. =>				0.853	Ave. Variance=>		7.3320	Coefficient of Var=>	8.590582861					

LF1 2026 ECF STUDY																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
92-17-34-429-018	426 E WALLED LAKE DR	10/27/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$371,210	57.11	\$742,422	\$284,288	\$365,712	\$289,929	1.261	2,351	\$155.56	LF1	0.0000	Colonial/2Sty	\$284,288	Land Table LF4, Walled Lake	401		
50-22-02-151-022	1270 EAST LAKE	07/08/22	\$1,400,000	PTA	03-ARM'S LENGTH	\$1,400,000	\$668,680	47.76	\$1,337,357	\$201,064	\$1,198,936	\$649,310	1.846	3,342	\$358.75	R0230	20.5399	TWO STORY	\$192,704	SEC 2 LAKEFRONT	401		
50-22-03-155-015	2109 WEST LAKE	06/27/23	\$808,000	PTA	03-ARM'S LENGTH	\$808,000	\$432,990	53.59	\$865,980	\$237,918	\$570,082	\$314,031	1.815	2,156	\$264.42	R0330	17.4292	TWO STORY C	\$220,731	SEC 3 W SIDE-LAKE	401		
Totals:			\$2,208,000			\$2,208,000	\$1,101,670		\$2,203,337		\$2,134,730	\$1,253,270			\$311.58		6.2251						
								Sale. Ratio ==>	49.89					E.C.F. ==>	1.703	Std. Deviation==>		0.02199639					
								Std. Dev. ==>	4.12					Ave. E.C.F. ==>	1.641	Ave. Variance==>		18.9846	Coefficient of Var==>		11.568357		

R-3 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-26-126-022	1861 DECKER RD	07/26/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$147,860	51.88	\$295,723	\$92,583	\$192,417	\$169,283	1.137	1,901	\$101.22	R-3	3.3766	Ranch	\$91,548	Land Table R-3	401
92-17-26-127-017	2011 DECKER RD	03/07/24	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$176,840	47.28	\$353,671	\$119,889	\$254,111	\$194,818	1.304	1,453	\$174.89	R-3	13.3926	Ranch	\$119,889	Land Table R-3	401
92-17-26-153-004	1166 WANDA ST	09/06/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$209,720	51.15	\$419,449	\$119,889	\$290,111	\$249,633	1.162	2,282	\$127.13	R-3	0.8274	Ranch	\$119,889	Land Table R-3	401
92-17-26-154-009	1218 WANDA ST	05/17/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$135,880	53.29	\$271,767	\$106,119	\$148,881	\$138,040	1.079	1,607	\$92.65	R-3	9.1887	Bungalow	\$104,629	Land Table R-3	401
Totals:			\$1,324,000			\$1,324,000	\$670,300			\$1,340,610	\$885,520	\$751,775			\$123.97		0.7483				
								Sale. Ratio =>	50.63					E.C.F. =>	1.178	Std. Deviation=>	0.09589587				
								Std. Dev. =>	2.57					Ave. E.C.F. =>	1.170	Ave. Variance=>	6.6963	Coefficient of Var=>	5.721283209		

R-4 2026 ECF STUDY																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
92-17-26-102-010	1147 MINDA CT	06/11/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$130,330	50.71	\$260,653	\$102,834	\$154,166	\$121,868	1.265	1,690	\$91.22	R-4	0.5035	Ranch	\$102,834	Land Table R-4	401		
92-17-26-102-011	1159 MINDA CT	04/15/24	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$132,580	48.65	\$265,155	\$107,816	\$164,684	\$121,497	1.355	1,509	\$109.13	R-4	9.5464	Ranch	\$102,834	Land Table R-4	401		
92-17-26-126-003	1985 GREENMEADOW DR	07/31/24	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$145,660	65.03	\$291,314	\$102,986	\$121,014	\$145,427	0.832	1,637	\$73.92	R-4	42.7861	BiLevel	\$102,834	Land Table R-4	401		
92-17-26-126-005	1947 GREENMEADOW DR	03/12/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$143,010	46.13	\$286,021	\$102,834	\$207,166	\$141,457	1.465	1,460	\$141.89	R-4	20.4524	Colonial/2Sty	\$102,834	Land Table R-4	401		
92-17-26-126-008	1895 GREENMEADOW DR	10/31/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$136,040	49.29	\$272,070	\$102,913	\$173,087	\$130,623	1.325	1,360	\$127.27	R-4	6.5097	Other	\$102,834	Land Table R-4	401		
92-17-26-127-004	1932 GREENMEADOW DR	05/16/23	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$141,020	46.39	\$282,031	\$105,586	\$198,414	\$136,251	1.456	1,494	\$132.81	R-4	19.6249	Colonial/2Sty	\$102,834	Land Table R-4	401		
92-17-26-129-015	1640 BEVERLY BLVD	05/03/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,000	52.29	\$365,992	\$140,495	\$209,505	\$174,129	1.203	2,110	\$99.29	R-4	5.6830	Ranch	\$107,975	Land Table R-4	401		
92-17-26-178-009	1391 SHAW AVE	04/21/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$134,800	52.86	\$269,595	\$107,619	\$147,381	\$125,078	1.178	1,429	\$103.14	R-4	8.1677	Ranch	\$102,834	Land Table R-4	401		
Totals:			\$2,248,500			\$2,248,500	\$1,146,440		\$2,292,831		\$1,375,417	\$1,096,331			\$109.84		0.5426						
								Sale. Ratio =>	50.99					E.C.F. =>	1.255	Std. Deviation=>	0.20237389						
								Std. Dev. =>	6.02					Ave. E.C.F. =>	1.260	Ave. Variance=>	14.1592	Coefficient of Var=>	11.2375623				

R34 2026 ECF STUDY																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
92-17-26-327-007	1465 N PONTIAC TRL	06/29/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$131,160	55.81	\$262,313	\$117,637	\$117,363	\$97,754	1.201	958	\$122.51	R34	1.5175	Ranch	\$117,637	Land Table R34	401		
92-17-26-327-008	1479 N PONTIAC TRL	06/28/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$195,900	56.78	\$391,803	\$117,637	\$227,363	\$185,247	1.227	2,164	\$105.07	R34	1.1579	SingleFamily	\$117,637	Land Table R34	401		
92-17-26-327-018	1545 N PONTIAC TRL	04/29/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$184,890	64.65	\$369,771	\$118,375	\$167,625	\$169,862	0.987	1,999	\$83.85	R34	22.8940	Colonial/2Sty	\$117,637	Land Table R34	401		
92-17-26-376-005	1428 N PONTIAC TRL	05/25/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$127,680	53.87	\$255,364	\$117,637	\$119,363	\$93,059	1.283	1,145	\$104.25	R34	6.6893	Ranch	\$117,637	Land Table R34	401		
92-17-26-376-006	1452 N PONTIAC TRL	11/27/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$119,570	52.91	\$239,149	\$117,637	\$108,363	\$82,103	1.320	1,064	\$101.84	R34	10.4077	Ranch	\$117,637	Land Table R34	401		
92-17-26-376-009	1520 N PONTIAC TRL	11/07/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$120,990	53.77	\$241,985	\$117,948	\$107,052	\$83,809	1.277	1,196	\$89.51	R34	6.1567	Ranch	\$117,637	Land Table R34	401		
Totals:			\$1,554,000			\$1,554,000	\$880,190		\$1,760,385		\$847,129	\$711,834			\$101.17		2.5704						
								Sale. Ratio =>	56.64					E.C.F. =>	1.190	Std. Deviation=>		0.119895855					
								Std. Dev. =>	4.33					Ave. E.C.F. =>	1.216	Ave. Variance=>		8.1372	Coefficient of Var=>		6.693022007		

R36 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-26-303-027	1500 QUINIF DR	02/09/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$108,250	47.90	\$216,501	\$90,428	\$135,572	\$87,248	1.554	1,153	\$117.58	R36	14.1647	Ranch	\$90,428	Land Table R36	401
92-17-26-306-028	1131 ANNJO	06/02/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$144,120	55.45	\$288,240	\$92,061	\$167,839	\$135,764	1.236	1,349	\$124.42	R36	17.5971	Other	\$90,428	Land Table R36	401
92-17-26-307-029	1432 S COMMERCE RD	01/30/24	\$293,846	WD	03-ARM'S LENGTH	\$293,846	\$161,090	54.82	\$322,185	\$123,554	\$170,292	\$137,461	1.239	1,689	\$100.82	R36	17.3387	Ranch	\$97,658	Land Table R36	401
92-17-26-402-004	1715 PAYSON RD	12/05/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$137,270	57.20	\$274,547	\$101,063	\$138,937	\$120,058	1.157	1,629	\$85.29	R36	25.4979	Ranch	\$99,467	Land Table R36	401
92-17-26-402-006	1743 PAYSON RD	03/05/25	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$147,500	47.43	\$294,994	\$108,937	\$202,063	\$128,759	1.569	1,847	\$109.40	R36	15.7083	SingleFamily	\$108,509	Land Table R36	401
92-17-26-403-006	1804 PAYSON RD	08/01/24	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$102,580	51.81	\$205,168	\$110,932	\$87,068	\$65,215	1.335	831	\$104.77	R36	7.7139	Ranch	\$108,509	Land Table R36	401
92-17-26-404-006	1360 DECKER RD	09/18/23	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$119,710	49.47	\$239,419	\$90,581	\$151,419	\$103,002	1.470	1,258	\$120.36	R36	5.7831	Ranch	\$89,520	Land Table R36	401
92-17-26-404-017	1373 NOLTA RD	10/18/23	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$165,380	53.01	\$330,752	\$102,279	\$209,721	\$158,113	1.326	1,802	\$116.38	R36	8.5825	Ranch	\$99,467	Land Table R36	401
92-17-26-405-012	1879 SCHEIFLE RD	02/06/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,990	49.44	\$177,971	\$90,212	\$89,788	\$60,733	1.478	789	\$113.80	R36	6.6182	Ranch	\$89,520	Land Table R36	401
92-17-26-452-009	1844 SWANEY RD	05/30/24	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$86,670	47.49	\$173,348	\$99,467	\$83,033	\$51,129	1.624	709	\$117.11	R36	21.1773	Ranch	\$99,467	Land Table R36	401
92-17-34-226-005	206 SPRING PARK	06/05/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$130,760	46.70	\$261,523	\$108,827	\$171,173	\$105,672	1.620	1,371	\$124.85	R36	20.7626	Ranch	\$108,509	Land Table R36	401
92-17-34-227-003	235 SPRING PARK	02/12/24	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$105,810	47.77	\$211,613	\$99,769	\$121,731	\$77,401	1.573	1,017	\$119.70	R36	16.0511	Ranch	\$99,467	Land Table R36	401
92-17-35-151-001	690 GAMMA RD	07/28/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$150,320	55.67	\$300,645	\$100,192	\$169,808	\$138,722	1.224	1,396	\$121.64	R36	18.8136	Ranch	\$99,467	Land Table R36	401
92-17-35-151-021	1381 DELTA RD	08/23/23	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$185,500	49.14	\$371,006	\$108,509	\$268,991	\$181,659	1.481	2,219	\$121.22	R36	6.8522	BiLevel	\$108,509	Land Table R36	401
92-17-35-152-013	1185 BETA RD	01/25/24	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$126,350	51.15	\$252,706	\$100,672	\$146,328	\$105,214	1.391	1,063	\$137.66	R36	2.1459	Ranch	\$99,467	Land Table R36	401
92-17-35-152-014	1191 BETA RD	10/24/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$135,450	51.11	\$270,899	\$104,516	\$160,484	\$115,144	1.394	1,509	\$106.35	R36	1.8458	Ranch	\$99,467	Land Table R36	401
92-17-35-154-013	1110 SIGMA RD	02/07/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$123,320	52.48	\$246,647	\$99,914	\$135,086	\$101,545	1.330	1,345	\$100.44	R36	8.1924	Ranch	\$99,467	Land Table R36	401
92-17-35-155-008	551 GAMMA RD	04/17/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$190,060	50.68	\$380,122	\$102,624	\$272,376	\$192,040	1.418	1,880	\$144.88	R36	0.6102	Ranch	\$99,467	Land Table R36	401
Totals:			\$4,716,246			\$4,716,246	\$2,409,130		\$4,818,286		\$2,881,709	\$2,064,878			\$115.93		1.6643				
								Sale. Ratio =>	51.08					E.C.F. =>	1.396	Std. Deviation=>		0.144137129			
								Std. Dev. =>	3.19					Ave. E.C.F. =>	1.412	Ave. Variance=>		11.9698	Coefficient of Var=>	8.475806975	

R38 2026 ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-34-204-001	295 WELLSBORO ST	11/16/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$133,860	50.51	\$267,722	\$80,924	\$184,076	\$136,548	1.348	1,198	\$153.65	R38	12.6391	Ranch	\$78,401	Land Table R38	401
92-17-34-351-018	45250 W PONTIAC TRL	09/18/23	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$256,920	58.93	\$513,831	\$123,416	\$312,584	\$285,391	1.095	2,398	\$130.35	R38	12.6391	Ranch	\$117,603	Land Table R38	401
Totals:			\$701,000			\$701,000	\$390,780		\$781,553		\$496,660	\$421,939			\$142.00		4.4586				
								Sale. Ratio =>	55.75					E.C.F. =>	1.177	Std. Deviation=>	0.178744331				
								Std. Dev. =>	5.95					Ave. E.C.F. =>	1.222	Ave. Variance=>	12.6391	Coefficient of Var=>	10.34574686		

R43 2026 ECF STUDY																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
92-17-34-376-034	204 OSPREY ST	11/11/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$190,310	47.58	\$380,613	\$126,633	\$273,367	\$169,320	1.614	1,443	\$189.44	R43	10.9126	Ranch	\$124,153	Land Table R43	401	
92-17-34-377-001	711 S PONTIAC TRL	05/01/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$142,960	48.46	\$285,923	\$104,228	\$190,772	\$121,130	1.575	1,046	\$182.38	R43	6.9563	Ranch	\$104,228	Land Table R43	401	
92-17-34-377-005	118 DEKALB ST	09/24/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$93,980	45.84	\$187,954	\$106,033	\$98,967	\$54,614	1.812	816	\$121.28	R43	30.6745	Ranch	\$104,228	Land Table R43	401	
92-17-34-379-012	148 COALMONT ST	08/31/23	\$609,000	WD	03-ARM'S LENGTH	\$609,000	\$302,070	49.60	\$604,145	\$199,260	\$409,740	\$269,923	1.518	2,259	\$181.38	R43	1.2613	Colonial/2Sty	\$199,260	Land Table R43	401	
92-17-35-303-022	950 LEON RD	04/12/24	\$507,500	WD	03-ARM'S LENGTH	\$507,500	\$244,880	48.25	\$489,767	\$125,202	\$382,298	\$243,043	1.573	1,793	\$213.22	R43	6.7589	Colonial/2Sty	\$124,153	Land Table R43	401	
92-17-35-303-025	304 ARVIDA ST	12/18/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$264,940	58.88	\$529,873	\$174,505	\$275,495	\$236,912	1.163	2,258	\$122.01	R43	34.2515	Colonial/2Sty	\$173,814	Land Table R43	401	
92-17-35-303-028	320 ARVIDA ST	07/31/23	\$563,000	WD	03-ARM'S LENGTH	\$563,000	\$309,630	55.00	\$619,265	\$180,752	\$382,248	\$292,342	1.308	2,873	\$133.05	R43	19.7836	Colonial/2Sty	\$173,814	Land Table R43	401	
92-17-35-352-023	133 WELFARE BLVD	12/14/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,610	52.81	\$211,219	\$111,893	\$88,107	\$66,217	1.331	659	\$133.70	R43	17.4800	Ranch	\$111,893	Land Table R43	401	
92-17-35-353-012	126 WELFARE BLVD	08/25/23	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$118,110	47.43	\$236,222	\$112,475	\$136,525	\$82,498	1.655	1,074	\$127.12	R43	14.9515	Ranch	\$111,893	Land Table R43	401	
Totals:			\$3,478,500			\$3,478,500	\$1,772,490		\$3,544,981		\$2,237,519	\$1,536,000			\$155.95		4.8655					
								Sale. Ratio =>	50.96					E.C.F. =>	1.457	Std. Deviation=>		0.20153563				
								Std. Dev. =>	4.26					Ave. E.C.F. =>	1.505	Ave. Variance=>		15.8923	Coefficient of Var=>		10.5570202	

R48 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-35-177-003	1675 NORTH DR	04/01/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$179,190	49.78	\$358,380	\$106,728	\$253,272	\$236,293	1.072	1,559	\$162.46	R48	3.1625	Ranch	\$105,575	Land Table R48	401
92-17-35-177-007	1436 OAK GROVE DR	11/22/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$169,030	46.31	\$338,057	\$118,736	\$246,264	\$205,935	1.196	1,543	\$159.60	R48	9.2351	Ranch	\$117,305	Land Table R48	401
92-17-35-177-010	1418 OAK GROVE DR	12/01/23	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$183,270	50.63	\$366,538	\$117,305	\$244,695	\$234,022	1.046	1,564	\$156.45	R48	5.7873	Ranch	\$117,305	Land Table R48	401
92-17-35-178-027	558 RIDGE RD	11/22/24	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$162,020	44.76	\$324,048	\$120,388	\$241,612	\$191,230	1.263	1,769	\$136.58	R48	15.9981	Ranch	\$117,305	Land Table R48	401
92-17-35-179-006	1610 OAK GROVE DR	12/11/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$174,170	54.43	\$348,347	\$105,575	\$214,425	\$227,955	0.941	1,554	\$137.98	R48	16.2835	Ranch	\$105,575	Land Table R48	401
Totals:			\$1,769,000			\$1,769,000	\$867,680			\$1,735,370	\$1,200,268	\$1,095,435			\$150.62	0.7781					
								Sale. Ratio =>	49.05			E.C.F. =>	1.096	Std. Deviation=>		0.12746303					
								Std. Dev. =>	3.80			Ave. E.C.F. =>	1.103	Ave. Variance=>		10.0933	Coefficient of Var=>		9.146780937		

R49 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-35-251-010	520 DECKER RD	11/01/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$157,740	45.07	\$315,474	\$92,633	\$257,367	\$143,306	1.796	1,518	\$169.54	R49	21.4117	CapeCod	\$92,633	Land Table R49	401
92-17-35-251-022	672 DECKER RD	10/31/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$144,790	54.64	\$289,588	\$85,463	\$179,537	\$131,270	1.368	1,221	\$147.04	R49	21.4117	RaisedRanch	\$84,550	Land Table R49	401
Totals:			\$615,000			\$615,000	\$302,530		\$605,062		\$436,904	\$274,576			\$158.29		0.9386				
Sale. Ratio =>								49.19	E.C.F. =>				1.591	Std. Deviation=>		0.302806645					
Std. Dev. =>								6.77	Ave. E.C.F. =>				1.582	Ave. Variance=>		21.4117	Coefficient of Var=>	13.53619436			

R55 2026 ECF STUDY																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
92-17-35-176-016	827 WOODS CT	06/23/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$87,100	67.00	\$174,202	\$54,277	\$75,723	\$118,153	0.641	1,058	\$71.57	R55	27.1976	TwHse/Duplex	\$54,277	Land Table R55	401
92-17-35-176-023	759 WOODS CT	08/02/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,690	52.26	\$193,374	\$54,277	\$130,723	\$137,041	0.954	1,042	\$125.45	R55	4.1027	TwHse/Duplex	\$54,277	Land Table R55	401
92-17-35-176-032	704 WOODS CT	10/13/23	\$228,500	WD	03-ARM'S LENGTH	\$228,500	\$104,440	45.71	\$208,879	\$54,277	\$174,223	\$152,317	1.144	1,123	\$155.14	R55	23.0949	TwHse/Duplex	\$54,277	Land Table R55	401
Totals:			\$543,500			\$543,500	\$288,230		\$576,455		\$380,669	\$407,511			\$117.39		2.1264				
								Sale. Ratio =>	53.03					E.C.F. =>	0.934	Std. Deviation=>	0.25396064				
								Std. Dev. =>	10.91					Ave. E.C.F. =>	0.913	Ave. Variance=>	18.1318	Coefficient of Var=>	19.86242767		

R59 2026 ECF STUDY																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
92-17-33-477-014	104 CHESTNUT RDG	02/28/25	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$270,590	49.65	\$541,184	\$78,185	\$466,815	\$415,246	1.124	2,421	\$192.82	R59	2.3763	Contemporary	\$71,287	Land Table R59	401	
92-17-35-328-009	1584 BEACHWOOD DR	09/08/23	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$246,410	47.94	\$492,819	\$76,419	\$437,581	\$373,453	1.172	2,341	\$186.92	R59	2.3763	Colonial/2Sty	\$74,107	Land Table R49	407	
Totals:			\$1,059,000			\$1,059,000	\$517,000		\$1,034,003		\$904,396	\$788,699			\$189.87		0.1259					
Sale. Ratio =>								48.82					E.C.F. =>	1.147	Std. Deviation=>		0.033606643					
Std. Dev. =>								1.21					Ave. E.C.F. =>	1.148	Ave. Variance=>		2.3763	Coefficient of Var=>	2.070074366			