

## **2024 ECONOMIC CONDITION FACTORS**

(THE ECF ADJUSTS ASSESSED VALUE TO THE MARKET)

2024 AGRICULTURAL ECF ADJUSTMENTS													
Parcel Number	Street Address	Sale Date	Sale Price	AV @ TIME OF SALE	Instr.	Community	VACANT/ IMPROVED	LAND TCV	Land Imp	Land Size'	Bldg RESIDUAL SALE	Bldg RESIDUAL Manual	ECF
T -20-25-300-004	12885 BUNTON RD	08/29/22	\$180,000	150,500	WD	AUGUSTA TWP	101	\$ 146,400	\$ -	40	\$33,600	\$154,600	0.22
F -06-18-100-003	3750 MUSBACH RD	09/15/21	\$340,000	208,000	WD	SYLVAN TWP	101	\$ 261,200	\$ 7,140	109.16	\$71,660	\$147,660	0.49
G -07-21-300-006	537 S FLETCHER RD	03/08/22	\$550,000	241,600	WD	UMA TWP	101	\$ 197,680	\$ -	31.49	\$352,320	\$285,520	1.23
T -20-14-400-023	9575 TALLADAY RD	12/16/21	\$275,000	126,000	WD	AUGUSTA TWP	101	\$ 197,400	\$ -	41.19	\$77,600	\$54,600	1.42
S -19-27-100-009	12320 PLATT RD	03/22/23	\$237,000	\$83,600	WD	YORK TWP	101	\$ 70,000	\$ -	2.07	\$167,000	\$97,200	1.72
Totals:			\$1,582,000	809,700							\$702,180	\$739,580	
Sales Comparison ECF Determination for 2024:							ECF	0.949	ROUNDED TO .95				
							Avg	1.015					
Due to the lack of Agricultural improved sales, the above sales within the same county were used.													

2024 AGRICULTURAL BUILDINGS ECF														Via Sale	Via Manual	ECF	
Parcel Number	Street Address	Sale Date	Sale Price	AV @ TIME OF SALE	Instr.	Terms of Sale	Adj. Sale \$	Uiber/Page	Community	VACANT/IMPROVED	LAND TCV	Land Imp	Land Size'	Bldg RESIDUAL	Bldg RESIDUAL		BLD SQ. FT
F 06-18-100-003	3750 MUSBACH RD	09/15/21	\$340,000	\$208,000	WD	03-ARM'S LENGTH	\$340,000	5445.487	SYLVAN TWP	101 AG IMP farm utility farm utility	\$ 261,200	\$ 7,140	109.16	\$71,660	\$147,660	0.49	2694 720 576
F 06-30-300-003	1655 RANK RD	02/08/23	\$375,000	\$177,800	WD	03-ARM'S LENGTH	\$375,000	5511.853	SYLVAN TWP	101 AG IMP Farm Utility Farm Utility	\$ 180,800	\$ 7,140	30	\$187,060	\$167,660	1.116	1247 4800 2268
G 07-21-300-006	537 S FLETCHER RD	03/08/22	\$550,000	\$241,600	WD	03-ARM'S LENGTH	\$550,000	5472.926	UMA TWP	101 AG IMP Farm Utility	\$ 197,680	\$ -	31.49	\$352,320	\$285,520	1.23	2028 1200
G 07-28-200-005	985 S FLETCHER RD	11/01/22	\$300,000	\$121,100	WD	03-ARM'S LENGTH	\$300,000	5502.402	UMA TWP	101 AG IMP Gen Purpose Barn farm utility farm utility	\$ 132,202	\$ -	21.37	\$167,798	\$109,998	1.53	1200 600 480 480
O 15-35-300-010	19821 SHARON VALLEY	01/04/22	\$255,000	\$114,000	WD	03-ARM'S LENGTH	\$255,000	5464.472	SHARON TWP	101 farm utility bldg	\$ 88,400	\$ -	10.69	\$166,600	\$139,600	1.19	1724 900
MULTIPARCEL SALE																	
T 20-14-400-023	9575 TALLADAY RD	12/16/21	\$275,000	\$126,000	WD	03-ARM'S LENGTH	\$184,309	5465.776	AUGUSTA TWP	101 general purpose barn general purpose barn	\$ 197,400	\$ -	41.19	\$77,600	\$54,600	1.42	2400 1500
T 20-25-300-004	12885 BUNTON RD	08/29/22	\$180,000	\$150,500	WD	03-ARM'S LENGTH	\$180,000	5497.147	AUGUSTA TWP	101	\$ 146,400	\$ -	40	\$33,600	\$154,600	0.22	802
T 20-34-100-007	13208 TUTTLE HILL RD	08/19/22	\$308,000	\$204,800	WD	03-ARM'S LENGTH	\$308,000	5495.077	AUGUSTA TWP	101 General Purpose Barn General Purpose Barn General Purpose Barn General Purpose Barn Milk House Poultry House	\$ 300,800	\$ -	80	\$7,200	\$108,800	0.07	1188 1080 512 1080 440 24 100
Totals:			\$2,583,000				\$2,492,309						TOTALS	\$1,063,838	\$1,168,438		
Rounded Sales Comparison ECF Determination for 2024: Due to the lack of Agricultural improved sales, the above sales with in the same county were used.														0.90	ECF AVERAGE	0.910 0.91	

AGRICULTURAL DESIGNER HOMES															
Parcel Number	Street Address	Sale Date	Sale Price	AV @ TIME OF SALE	Instr.	Community	VACANT/	LAND TCV	Land Imp	Land Size	Bldg RESIDUAL	Bldg RESIDUAL	ECF		
							IMPROVED				SALE	Manual			
T -20-25-300-004	12885 BUNTON RD	08/29/22	\$180,000	150,500	WD	AUGUSTA TWP	101	\$ 146,400	\$ -	40	\$33,600	\$154,600	0.22		
F -06-18-100-003	3750 MUSBACH RD	09/15/21	\$340,000	208,000	WD	SYLVAN TWP	101	\$ 261,200	\$ 7,140	109.16	\$71,660	\$147,660	0.49		
S -19-27-100-009	12320 PLATT RD	03/22/23	\$237,000	\$83,600	WD	YORK TWP	101	\$ 70,000	\$ -	2.07	\$167,000	\$97,200	1.72		
Totals:			\$757,000	442,100										\$272,260	\$399,460
Sales Comparison ECF Determination for 2024:								ECF	0.682						
Using the average rounded								Avg	0.807		ROUNDED TO .80				
Due to the lack of Agricultural improved sales, the above sales within the same county were used for the Designer Homes.															

2024 PROSPECT POINTE 1 ECF ADJUSTMENT																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.		
J-10-33-108-055	7958 HALLIE CT	01/20/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,300	43.23	\$358,870	\$50,000	\$300,000	\$411,827	0.728	1,869	\$160.51	108	72.8462	TWO-STORY	\$50,000	PROSPECT	401	83		
J-10-33-108-065	7943 HALLIE DR	08/27/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$167,400	42.92	\$396,325	\$50,000	\$340,000	\$461,767	0.736	2,487	\$136.71	108	14.5213	TWO-STORY	\$50,000	PROSPECT	401	83		
J-10-33-108-039	1978 FRANCES WAY	09/22/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$134,900	38.54	\$321,241	\$47,000	\$303,000	\$365,655	0.829	1,907	\$158.89	108	5.2865	TWO-STORY	\$47,000	PROSPECT	401	83		
J-10-33-108-029	1983 FRANCES WAY	07/19/22	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$160,600	37.79	\$369,818	\$50,000	\$375,000	\$426,424	0.879	2,198	\$170.61	108	7.0406	TWO-STORY	\$50,000	PROSPECT	401	83		
J-10-33-108-045	7988 HALLIE DR	09/23/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$152,000	37.53	\$351,589	\$47,000	\$358,000	\$406,119	0.882	2,249	\$159.18	108	13.1516	TWO-STORY	\$47,000	PROSPECT	401	92		
Totals:			\$1,920,000			\$1,920,000	\$766,200		\$1,797,843		\$1,676,000	\$2,071,791			\$157.18		0.1905							
								Sale. Ratio =>	39.91					E.C.F. =>	0.809	Std. Deviation=>		0.074758978						
								Std. Dev. =>	2.83					Ave. E.C.F. =>	0.811	Ave. Variance=>		22.5692	Coefficient of Var=>	27.83345567				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.811
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.829
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.728
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Range Maximum:	0.882
	2023 ECF:	0.750
	Sales Comparison ECF Determination for 2024:	0.809
	% Change:	7.87%

ECF OUTLIER REMOVED-DID NOT REPRESENT THE VALUE																						
J-10-33-108-052	7964 HALLIE CT	11/03/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$156,100	45.91	\$370,957	\$47,000	\$293,000	\$431,943	0.678	2,198	\$133.30	108	67.8331	TWO-STORY	\$47,000	PROSPECT	401	83
J-10-33-108-064	7941 HALLIE DR	05/07/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$168,100	44.83	\$397,828	\$50,000	\$325,000	\$463,771	0.701	2,198	\$147.86	108	70.0777	TWO-STORY	\$50,000	PROSPECT	401	83
J-10-33-108-048	7978 HALLIE DR	10/13/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$183,500	44.22	\$433,865	\$50,000	\$365,000	\$511,820	0.713	2,499	\$146.06	108	71.3141	TWO-STORY	\$50,000	PROSPECT	401	83

2024 PROSPECT POINTE 2 ECF ADJUSTMENT																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.		
J-10-33-109-170	1974 HUNTERS CREEK DR	05/05/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$168,400	43.74	\$418,103	\$50,000	\$335,000	\$490,804	0.683	2,456	\$136.40	109	15.8616	TWO-STORY	\$50,000	PROSPECT POINTE	401	92		
J-10-33-109-120	1901 FRANCES WAY	05/24/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$162,900	43.44	\$382,763	\$47,000	\$328,000	\$447,684	0.733	2,480	\$132.26	109	6.1744	TWO-STORY	\$47,000	PROSPECT POINTE	401	92		
J-10-33-109-144	7792 CAMILLE CT	10/07/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$164,300	42.13	\$385,768	\$47,000	\$343,000	\$451,691	0.759	2,352	\$145.83	109	3.5035	TWO-STORY	\$47,000	PROSPECT POINTE	401	91		
J-10-33-109-189	1899 HUNTERS CREEK DR	07/27/21	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$163,400	41.26	\$384,285	\$53,384	\$342,616	\$441,201	0.777	2,456	\$139.50	109	6.4617	TWO-STORY	\$47,000	PROSPECT POINTE	401	93		
J-10-33-109-186	1917 HUNTERS CREEK DR	05/03/22	\$391,500	WD	03-ARM'S LENGTH	\$391,500	\$160,100	40.89	\$358,557	\$47,000	\$344,500	\$415,409	0.829	2,290	\$150.44	109	#REF!	TWO-STORY	\$47,000	PROSPECT POINTE	401	93		
J-10-33-109-168	1962 HUNTERS CREEK DR	09/26/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$176,200	40.51	\$393,272	\$50,000	\$385,000	\$457,696	0.841	2,373	\$162.24	109	84.1170	TWO-STORY	\$50,000	PROSPECT POINTE	401	93		
J-10-33-109-172	1977 HUNTERS CREEK DR	05/17/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$184,900	39.76	\$412,850	\$55,922	\$409,078	\$475,904	0.860	2,740	\$149.30	109	6.5177	TWO-STORY	\$47,000	PROSPECT POINTE	401	91		
J-10-33-109-166	1950 HUNTERS CREEK DR	02/08/23	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$145,500	39.01	\$326,734	\$47,000	\$326,000	\$372,979	0.874	1,553	\$209.92	109	#REF!	RANCH/ONE STORY	\$47,000	PROSPECT POINTE	401	93		
Totals:			\$3,210,500			\$3,210,500	\$1,325,700		\$3,062,332		\$2,813,194	\$3,553,968			\$153.24		0.2706							
							Sale. Ratio =>	41.29					E.C.F. =>	0.792	Std. Deviation=>		0.06746915							
							Std. Dev. =>	1.67					Ave. E.C.F. =>	0.794	Ave. Variance=>		#REF!		Coefficient of Var=>		#REF!			

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.794
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.808
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.683
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Range Maximum:	0.874
	2023 ECF:	0.750
	Sales Comparison ECF Determination for 2024:	0.792
	% Change:	5.60%

ECF OUTLIER REMOVED-DID NOT REPRESENT THE VALUE																						
J-10-33-109-127	7979 JORDAN CT	10/06/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,900	47.35	\$362,042	\$47,000	\$278,000	\$420,056	0.662	2,318	\$119.93	109	66.1817	TWO-STORY	\$47,000	PROSPECT POINTE	401	92

2024 BROMLEY CONDOMINIUMS ECF ADJUSTMENT																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Co st Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
J-10-35-110-072	1984 N KENWYCK DR	01/13/23	\$208,000	WD	03-AR M'S LENGTH	\$208,000	\$96,300	46.30	\$220,318	\$14,000	\$194,000	\$254,714	0.762	1,275	\$152.16	110	5.7907	MULTHUNIT	\$14,000	BROMLEY PARK	401	81
J-10-35-110-028	1823 WEXFORD DR	10/06/22	\$230,000	WD	03-AR M'S LENGTH	\$230,000	\$103,500	45.00	\$236,867	\$14,000	\$216,000	\$275,144	0.785	1,371	\$157.55	110	2.4958	MULTHUNIT	\$14,000	BROMLEY PARK	401	82
J-10-35-110-092	1850 N KENWYCK DR	01/30/23	\$242,975	WD	03-AR M'S LENGTH	\$242,975	\$106,600	43.87	\$243,930	\$14,000	\$228,975	\$283,864	0.807	1,371	\$167.01	110	80.6636	MULTHUNIT	\$14,000	BROMLEY PARK	401	81
J-10-35-110-058	1863 N KENWYCK DR	07/22/22	\$230,000	WD	03-AR M'S LENGTH	\$230,000	\$94,000	40.87	\$215,050	\$14,000	\$216,000	\$248,210	0.870	1,181	\$182.90	110	1.1949	MULTHUNIT	\$14,000	BROMLEY PARK	401	82
J-10-35-110-034	1886 WEXFORD DR	12/16/22	\$229,900	WD	03-AR M'S LENGTH	\$229,900	\$92,800	40.37	\$212,235	\$14,000	\$215,900	\$244,735	0.882	1,193	\$180.97	110	86.9835	MULTHUNIT	\$14,000	BROMLEY PARK	401	82
Totals:			\$1,140,875			\$1,140,875	\$493,200		\$1,128,400		\$1,070,875	\$1,306,667			\$168.12		0.1599					
							Sale. Ratio =>	43.23				E.C.F. =>	0.820	Std. Deviation=>		0.052890369						
							Std. Dev. =>	2.58				Ave. E.C.F. =>	0.821	Ave. Variance=>		35.4257	Coefficient of Var=>	43.14177436				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.821
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.807
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.762
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Range Maximum:	0.882
	2023 ECF:	0.810
	Sales Comparison ECF Determination for 2024:	0.820
	% Change:	1.23%

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																						
J-10-35-110-062	1873 N KENWYCK DR	06/18/21	\$201,700	WD	03-AR M'S LENGTH	\$201,700	\$104,500	51.81	\$240,222	\$14,000	\$187,700	\$279,286	0.672	1,371	\$136.91	110	8.5225	MULTH-UNIT	\$14,000	BROMLEY PARK	401	82
J-10-35-110-049	1800 WEXFORD DR	11/22/21	\$208,000	WD	03-AR M'S LENGTH	\$208,000	\$107,100	51.49	\$246,123	\$14,000	\$194,000	\$286,572	0.677	1,371	\$141.50	110	67.6969	MULTH-UNIT	\$14,000	BROMLEY PARK	401	82
J-10-35-110-005	1991 WEXFORD DR	06/20/22	\$220,000	WD	03-AR M'S LENGTH	\$220,000	\$111,100	50.50	\$254,499	\$14,000	\$206,000	\$296,912	0.694	1,359	\$151.58	110	69.3807	MULTH-UNIT	\$14,000	BROMLEY PARK	401	82
J-10-35-110-090	1854 N KENWYCK DR	04/30/21	\$202,000	WD	03-AR M'S LENGTH	\$202,000	\$100,900	49.95	\$231,820	\$14,000	\$188,000	\$268,914	0.699	1,371	\$137.13	110	5.8185	MULTH-UNIT	\$14,000	BROMLEY PARK	401	81
J-10-35-110-023	1835 WEXFORD DR	09/27/22	\$212,000	WD	03-AR M'S LENGTH	\$212,000	\$103,700	48.92	\$237,450	\$14,000	\$198,000	\$275,864	0.718	1,371	\$144.42	110	71.7744	MULTH-UNIT	\$14,000	BROMLEY PARK	401	82
J-10-35-110-060	1869 N KENWYCK DR	07/23/21	\$206,000	WD	03-AR M'S LENGTH	\$206,000	\$97,800	47.48	\$224,817	\$14,000	\$192,000	\$260,268	0.738	1,193	\$160.94	110	73.7701	MULTH-UNIT	\$14,000	BROMLEY PARK	401	82
J-10-35-110-019	1851 WEXFORD CIR	05/05/21	\$200,000	WD	03-AR M'S LENGTH	\$200,000	\$92,600	46.30	\$212,945	\$14,000	\$186,000	\$245,611	0.757	1,181	\$157.49	110	75.7295	MULTH-UNIT	\$14,000	BROMLEY PARK	401	83



2024 PROSPECT POINTE EAST ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-34-295-083	8389 ARDMOOR DR	08/25/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$138,700	46.23	\$323,336	\$33,000	\$267,000	\$345,638	0.772	1,424	\$187.50	112	4.4528	RANCH/ONE STORY	\$33,000	PROSPECTI	401	94	
J-10-34-295-117	8198 STAMFORD RD	05/06/21	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$138,400	45.98	\$322,768	\$41,512	\$259,488	\$334,829	0.775	1,424	\$182.22	112	0.7814	RANCH/ONE STORY	\$33,000	PROSPECTI	401	91	
J-10-34-295-002	8063 BERKSHIRE DR	09/21/21	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$160,600	46.22	\$372,636	\$33,000	\$314,500	\$404,329	0.778	2,190	\$143.61	112	4.4933	TWO-STORY	\$33,000	PROSPECTI	401	83	
J-10-34-295-046	8223 STAMFORD RD	05/03/21	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$139,000	45.87	\$323,806	\$40,970	\$262,030	\$336,710	0.778	1,431	\$183.11	112	7.0858	RANCH/ONE STORY	\$33,000	PROSPECTI	401	92	
J-10-34-295-070	8322 STAMFORD RD	05/21/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,700	45.90	\$320,871	\$33,000	\$267,000	\$342,704	0.779	1,424	\$187.50	112	17.3324	RANCH/ONE STORY	\$33,000	PROSPECTI	401	93	
J-10-34-295-007	8184 BARRINGTON DR	06/18/21	\$381,500	WD	03-ARM'S LENGTH	\$381,500	\$176,800	46.34	\$407,773	\$37,394	\$344,106	\$440,927	0.780	2,364	\$145.56	112	4.7515	TWO-STORY	\$33,000	PROSPECTI	401	96	
J-10-34-295-026	2113 WILTSHIRE DR	07/13/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,100	46.49	\$346,336	\$33,000	\$292,000	\$373,019	0.783	1,431	\$204.05	112	9.8598	RANCH/ONE STORY	\$33,000	PROSPECTI	401	96	
J-10-34-295-076	8309 ARDMOOR DR	06/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$142,800	46.06	\$327,179	\$33,000	\$277,000	\$350,213	0.791	1,431	\$193.57	112	52.4938	RANCH/ONE STORY	\$33,000	PROSPECTI	401	92	
J-10-34-295-044	8209 STAMFORD RD	11/04/21	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$133,800	44.97	\$313,278	\$33,000	\$264,500	\$333,664	0.793	1,431	\$184.84	112	52.3287	RANCH/ONE STORY	\$33,000	PROSPECTI	401	91	
J-10-34-295-113	8322 ARDMOOR DR	05/28/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$139,000	44.55	\$324,143	\$33,000	\$279,000	\$346,599	0.805	1,431	\$194.97	112	12.5129	RANCH/ONE STORY	\$33,000	PROSPECTI	401	94	
J-10-34-295-033	2177 WILTSHIRE DR	05/03/21	\$330,005	WD	03-ARM'S LENGTH	\$330,005	\$28,300	8.58	\$338,276	\$36,047	\$293,958	\$359,796	0.817	1,912	\$153.74	112	13.6137	TWO-STORY	\$33,000	PROSPECTI	401	97	
J-10-34-295-053	8299 STAMFORD RD	10/05/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$149,300	43.91	\$342,112	\$33,000	\$307,000	\$367,990	0.834	1,431	\$214.54	112	15.3261	RANCH/ONE STORY	\$33,000	PROSPECTI	401	92	
J-10-34-295-085	8392 ARDMOOR DR	08/17/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$140,200	43.81	\$321,312	\$33,000	\$287,000	\$343,229	0.836	1,424	\$201.54	112	2.2937	RANCH/ONE STORY	\$33,000	PROSPECTI	401	93	
J-10-34-295-031	2157 WILTSHIRE DR	06/30/22	\$414,000	WD	03-ARM'S LENGTH	\$414,000	\$168,400	40.68	\$410,514	\$33,000	\$381,000	\$449,421	0.848	2,364	\$161.17	112	11.4978	TWO-STORY	\$33,000	PROSPECTI	401	97	
J-10-34-295-046	8223 STAMFORD RD	03/07/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$139,000	40.88	\$323,806	\$40,970	\$299,030	\$336,710	0.888	1,431	\$208.97	112	88.8095	RANCH/ONE STORY	\$33,000	PROSPECTI	401	92	
J-10-34-295-025	2099 WILTSHIRE DR	09/30/22	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$142,100	39.75	\$326,067	\$33,000	\$324,500	\$348,889	0.930	1,890	\$171.69	112	17.2769	TWO-STORY	\$33,000	PROSPECTI	401	97	
J-10-34-295-048	8241 STAMFORD RD	03/27/23	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$144,100	38.95	\$330,221	\$33,000	\$337,000	\$353,835	0.952	1,424	\$236.66	112	95.2423	RANCH/ONE STORY	\$33,000	PROSPECTI	401	92	
J-10-34-295-027	2127 WILTSHIRE DR	08/22/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$142,100	35.09	\$325,851	\$33,000	\$372,000	\$348,632	1.067	1,872	\$198.72	112	30.9702	TWO-STORY	\$33,000	PROSPECTI	401	95	
J-10-34-295-110	2101 SHEFFIELD DR	07/29/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$97,000	29.39	\$222,591	\$33,000	\$297,000	\$225,704	1.316	1,604	\$185.16	112	63.4885	TWO-STORY	\$33,000	PROSPECTI	401	83	
Totals:			\$6,384,005			\$6,384,005	\$2,608,400		\$6,322,876		\$5,725,112	\$6,742,837			\$186.27		1.0049						
							Sale. Ratio ==>	40.86				E.C.F. ==>	0.849		Std. Deviation==>	0.134915553							
							Std. Dev. ==>	9.08				Ave. E.C.F. ==>	0.859		Ave. Variance==>	26.5585	Coefficient of Var==>	30.91376379					

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/Mean:	0.859	AVERAGE ECF WAS USED DUE TO THE LARGE AMOUNT OF SALES AND NEWER CONSTRUCTION.
Median:	0.805	
Range Minimum:	0.681	
Range Maximum:	1.316	
2023 ECF:	0.840	
Sales Comparison ECF Determination for 2024:	0.859	
% Change:	2.26%	

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																						
J-10-34-295-031	2157 WILTSHIRE DR	04/22/21	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$46,100	13.60	\$410,514	\$33,000	\$306,000	\$449,421	0.681	2,364	\$129.44	112	68.0875	TWO-STORY	\$33,000	PROSPECTI	401	97
J-10-34-295-005	8099 B ERKSHIRE DR	08/19/21	\$336,750	WD	03-ARM'S LENGTH	\$336,750	\$13,500	4.01	\$405,915	\$33,000	\$303,750	\$443,946	0.684	2,620	\$115.94	112	68.4204	TWO-STORY	\$33,000	PROSPECTI	401	97
J-10-34-295-036	2184 WILTSHIRE DR	05/11/21	\$336,235	WD	03-ARM'S LENGTH	\$336,235	\$39,100	11.63	\$403,390	\$33,000	\$303,235	\$440,940	0.688	2,677	\$113.27	112	68.7701	TWO-STORY	\$33,000	PROSPECTI	401	96
J-10-34-295-024	2083 WILTSHIRE DR	08/10/21	\$365,286	WD	03-ARM'S LENGTH	\$365,286	\$22,800	6.24	\$423,729	\$42,445	\$322,841	\$453,910	0.711	2,660	\$121.37	112	71.1245	TWO-STORY	\$33,000	PROSPECTI	401	96
J-10-34-295-038	2164 WILTSHIRE DR	04/22/21	\$291,616	WD	03-ARM'S LENGTH	\$291,616	\$43,600	14.95	\$332,367	\$33,000	\$258,616	\$356,389	0.726	1,926	\$134.28	112	72.5656	TWO-STORY	\$33,000	PROSPECTI	401	97
J-10-34-295-003	8075 B ERKSHIRE DR	11/12/21	\$299,235	WD	03-ARM'S LENGTH	\$299,235	\$13,500	4.51	\$338,191	\$33,000	\$266,235	\$363,323	0.733	1,992	\$133.65	112	73.2778	TWO-STORY	\$33,000	PROSPECTI	401	97
J-10-34-295-018	2019 WILTSHIRE DR	04/23/21	\$317,290	WD	03-ARM'S LENGTH	\$317,290	\$52,900	16.67	\$358,667	\$34,143	\$283,147	\$386,338	0.733	2,271	\$124.68	112	73.2900	TWO-STORY	\$33,000	PROSPECTI	401	96
J-10-34-295-127	2004 WILTSHIRE DR	08/10/21	\$333,425	WD	03-ARM'S LENGTH	\$333,425	\$18,800	5.64	\$373,896	\$33,000	\$300,425	\$405,829	0.740	2,388	\$125.81	112	1.5807	TWO-STORY	\$33,000	PROSPECTI	401	96
J-10-34-295-068	8336 STAMFORD RD	05/21/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$137,900	47.72	\$321,166	\$33,000	\$256,000	\$343,055	0.746	1,424	\$179.78	112	74.6237	RANCH/ONE STORY	\$33,000	PROSPECTI	401	92
J-10-34-295-032	2165 WILTSHIRE DR	07/26/21	\$322,920	WD	03-ARM'S LENGTH	\$322,920	\$13,500	4.18	\$357,382	\$33,000	\$289,920	\$386,169	0.751	1,912	\$151.63	112	75.0759	TWO-STORY	\$33,000	PROSPECTI	401	97
J-10-34-295-019	2037 WILTSHIRE DR	07/09/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$148,800	48.63	\$336,300	\$33,000	\$273,000	\$361,071	0.756	1,912	\$142.78	112	75.6083	TWO-STORY	\$33,000	PROSPECTI	401	95
J-10-34-295-126	2020 WILTSHIRE DR	07/27/21	\$341,445	WD	03-ARM'S LENGTH	\$341,445	\$18,800	5.51	\$375,117	\$33,000	\$308,445	\$407,282	0.757	2,382	\$129.49	112	1.0913	TWO-STORY	\$33,000	PROSPECTI	401	96
J-10-34-295-035	2192 WILTSHIRE DR	04/30/21	\$305,630	WD	03-ARM'S LENGTH	\$305,630	\$23,900	7.82	\$331,324	\$43,043	\$262,587	\$343,192	0.765	1,912	\$137.34	112	76.5132	TWO-STORY	\$33,000	PROSPECTI	401	96
J-10-34-295-108	2089 SHEFFIELD DR	07/01/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,000	46.55	\$314,704	\$33,000	\$257,000	\$335,362	0.766	1,424	\$180.48	112	76.6336	RANCH/ONE STORY	\$33,000	PROSPECTI	401	93
J-10-34-295-001	8051 B ERKSHIRE DR	11/23/21	\$300,320	WD	03-ARM'S LENGTH	\$300,320	\$13,500	4.50	\$325,748	\$33,000	\$267,320	\$348,510	0.767	1,912	\$139.81	112	76.7038	TWO-STORY	\$33,000	PROSPECTI	401	97
J-10-34-295-025	2099 WILTSHIRE DR	04/16/21	\$301,030	WD	03-ARM'S LENGTH	\$301,030	\$40,400	13.42	\$326,067	\$33,000	\$268,030	\$348,889	0.768	1,890	\$141.81	112	76.8238	TWO-STORY	\$33,000	PROSPECTI	401	97

2024 AUTUMN WOODS CONDOS ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-34-390-044	8101 AUTUMN WOODS TRL	09/02/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,700	40.36	\$191,878	\$8,000	\$187,000	\$229,848	0.814	1,436	\$130.22	50	81.3583	MULTI-UNIT	\$8,000	WILLOW RUN	401	81	
J-10-34-390-041	8117 AUTUMN WOODS TRL	07/29/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,200	40.10	\$190,687	\$8,000	\$187,000	\$228,359	0.819	1,436	\$130.22	50	2.3003	MULTI-UNIT	\$8,000	WILLOW RUN	401	81	
J-10-34-390-050	8126 AUTUMN WOODS TRL	05/27/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,200	39.58	\$183,392	\$8,000	\$182,000	\$219,240	0.830	1,436	\$126.74	50	1.1924	MULTI-UNIT	\$8,000	WILLOW RUN	401	81	
J-10-34-390-036	8123 AUTUMN WOODS TRL	02/28/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$78,700	36.44	\$191,878	\$8,000	\$208,000	\$229,848	0.905	1,436	\$144.85	50	8.0434	MULTI-UNIT	\$8,000	WILLOW RUN	401	81	
Totals:			\$796,000			\$796,000	\$310,800		\$757,835		\$764,000	\$907,294			\$133.01		0.0175						
							Sale. Ratio =>	39.05					E.C.F. =>	0.842	Std. Deviation=>		0.04260193						
							Std. Dev. =>	1.82					Ave. E.C.F. =>	0.842	Ave. Variance=>		23.2236	Coefficient of Var=>	27.58508585				

>The adjusted sale minus the land and yard equals the building residual.	Average /Mean:	0.842
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.825
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.814
	Range Maximum:	0.905
	2023 ECF:	0.800
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Sales Comparison ECF Determination for 2024:	0.842
	% Change:	5.25%

ECF OUTLIER REMOVED-TOO LOW TO REPRESENT THE VALUE																						
J-10-34-390-032	8153 AUTUMN WOODS TRL	04/30/21	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$75,900	44.78	\$193,384	\$8,000	\$161,500	\$231,730	0.697	1,436	\$112.47	50	69.6932	MULTI-UNIT	\$8,000	WILLOW RUN	401	81
J-10-34-390-029	8167 AUTUMN WOODS TRL	04/09/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$76,900	42.72	\$195,830	\$8,000	\$172,000	\$234,788	0.733	1,436	\$119.78	50	73.2577	MULTI-UNIT	\$8,000	WILLOW RUN	401	81



2024 FAIRWAY GLENN'S ECF ADJUSTMENT																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
J-10-35-480-064	1679 FAIRWAY GLENS DR	12/28/21	\$318,490	PTA	03-ARMY'S LENGTH	\$318,490	\$6,000	1.88	\$355,334	\$35,000	\$283,490	\$410,685	0.690	2,212	\$128.16	51FWG	0.5430	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-056	1661 GREENWAY DR	11/19/21	\$280,990	WD	03-ARMY'S LENGTH	\$280,990	\$6,000	2.14	\$311,966	\$35,000	\$245,990	\$355,085	0.693	1,864	\$131.97	51FWG	2.2681	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-031	1649 GOLFVIEW DR	07/05/22	\$326,530	WD	03-ARMY'S LENGTH	\$326,530	\$39,400	12.07	\$362,495	\$35,000	\$291,530	\$419,865	0.694	2,288	\$127.42	51FWG	69.4342	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-041	1656 GREENWAY DR	11/17/21	\$284,490	WD	03-ARMY'S LENGTH	\$284,490	\$6,000	2.11	\$314,715	\$35,000	\$249,490	\$358,609	0.696	1,884	\$132.43	51FWG	9.1671	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-014	1642 GOLFVIEW DR	06/30/22	\$322,990	WD	03-ARMY'S LENGTH	\$322,990	\$17,700	5.48	\$357,394	\$35,000	\$287,990	\$413,326	0.697	2,212	\$130.19	51FWG	6.5067	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-061	1673 FAIRWAY GLENS DR	12/23/21	\$319,990	WD	03-ARMY'S LENGTH	\$319,990	\$6,000	1.88	\$351,708	\$35,000	\$284,990	\$406,036	0.702	2,212	\$128.84	51FWG	1.3562	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-062	1675 FAIRWAY GLENS DR	12/28/21	\$299,990	WD	03-ARMY'S LENGTH	\$299,990	\$6,000	2.00	\$329,107	\$35,000	\$264,990	\$377,060	0.703	2,040	\$129.90	51FWG	1.2667	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-038	1662 GREENWAY DR	10/22/21	\$276,490	WD	03-ARMY'S LENGTH	\$276,490	\$6,000	2.17	\$302,150	\$35,000	\$241,490	\$342,500	0.705	1,808	\$133.57	51FWG	3.2264	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-025	1637 GOLFVIEW DR	07/28/22	\$332,530	WD	03-ARMY'S LENGTH	\$332,530	\$17,700	5.32	\$362,225	\$35,000	\$297,530	\$419,519	0.709	2,288	\$130.04	51FWG	70.9217	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-023	1633 GOLFVIEW DR	12/29/21	\$282,990	WD	03-ARMY'S LENGTH	\$282,990	\$6,000	2.12	\$306,824	\$35,000	\$247,990	\$348,492	0.712	1,624	\$152.70	51FWG	9.2840	RANCH/ONE STORY	\$35,000	WILLOW R	401	97
J-10-35-480-024	1635 GOLFVIEW DR	06/08/22	\$287,530	WD	03-ARMY'S LENGTH	\$287,530	\$50,400	17.53	\$311,665	\$35,000	\$252,530	\$354,699	0.712	1,864	\$135.48	51FWG	9.3188	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-017	1636 GOLFVIEW DR	05/27/22	\$336,530	WD	03-ARMY'S LENGTH	\$336,530	\$42,100	12.51	\$363,737	\$35,000	\$301,530	\$421,458	0.715	2,288	\$131.79	51FWG	6.5018	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-026	1639 GOLFVIEW DR	06/01/22	\$307,530	WD	03-ARMY'S LENGTH	\$307,530	\$52,900	17.20	\$331,095	\$36,988	\$270,542	\$377,060	0.718	2,040	\$132.62	51FWG	9.8735	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-016	1638 GOLFVIEW DR	06/30/22	\$305,530	WD	03-ARMY'S LENGTH	\$305,530	\$43,100	14.11	\$327,481	\$35,000	\$270,530	\$374,976	0.721	2,040	\$132.61	51FWG	5.7027	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-020	1630 GOLFVIEW DR	06/30/22	\$334,530	WD	03-ARMY'S LENGTH	\$334,530	\$55,700	16.65	\$357,394	\$35,000	\$299,530	\$413,326	0.725	2,212	\$135.41	51FWG	7.3518	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-010	1650 GOLFVIEW DR	07/12/22	\$307,530	WD	03-ARMY'S LENGTH	\$307,530	\$37,200	12.10	\$327,481	\$35,000	\$272,530	\$374,976	0.727	2,040	\$133.59	51FWG	72.6794	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-028	1643 GOLFVIEW DR	06/30/22	\$336,530	WD	03-ARMY'S LENGTH	\$336,530	\$28,600	8.50	\$355,334	\$35,000	\$301,530	\$410,685	0.734	2,212	\$136.32	51FWG	10.2517	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-011	1648 GOLFVIEW DR	05/27/22	\$337,530	WD	03-ARMY'S LENGTH	\$337,530	\$57,000	16.89	\$355,033	\$35,000	\$302,530	\$410,299	0.737	2,212	\$136.77	51FWG	73.7341	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-013	1644 GOLFVIEW DR	04/04/22	\$313,530	WD	03-ARMY'S LENGTH	\$313,530	\$53,700	17.13	\$329,107	\$35,000	\$278,530	\$377,060	0.739	2,040	\$136.53	51FWG	73.8688	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-063	1677 FAIRWAY GLENS DR	01/10/22	\$298,490	WD	03-ARMY'S LENGTH	\$298,490	\$6,000	2.01	\$311,246	\$35,000	\$263,490	\$354,162	0.744	1,864	\$141.36	51FWG	2.8521	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-040	1658 GREENWAY DR	11/16/21	\$317,490	WD	03-ARMY'S LENGTH	\$317,490	\$6,000	1.89	\$329,107	\$35,000	\$282,490	\$377,060	0.749	2,040	\$138.48	51FWG	13.2861	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-029	1645 GOLFVIEW DR	06/30/22	\$321,530	WD	03-ARMY'S LENGTH	\$321,530	\$52,400	16.30	\$327,481	\$35,000	\$286,530	\$374,976	0.764	2,040	\$140.46	51FWG	11.3702	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-002	1666 GOLFVIEW DR	04/27/22	\$307,990	WD	03-ARMY'S LENGTH	\$307,990	\$49,400	16.04	\$312,814	\$35,000	\$272,990	\$356,172	0.766	1,884	\$144.90	51FWG	76.6456	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-012	1646 GOLFVIEW DR	03/31/22	\$307,990	WD	03-ARMY'S LENGTH	\$307,990	\$6,000	1.95	\$310,639	\$35,000	\$272,990	\$353,383	0.773	1,864	\$146.45	51FWG	77.2504	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-021	1628 GOLFVIEW DR	09/23/22	\$313,530	WD	03-ARMY'S LENGTH	\$313,530	\$15,500	4.94	\$311,665	\$35,000	\$278,530	\$354,699	0.785	1,864	\$149.43	51FWG	9.9612	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-027	1641 GOLFVIEW DR	07/05/22	\$312,990	WD	03-ARMY'S LENGTH	\$312,990	\$49,200	15.72	\$310,639	\$35,000	\$277,990	\$353,383	0.787	1,864	\$149.14	51FWG	2399892.1347	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-030	1647 GOLFVIEW DR	06/28/22	\$313,530	WD	03-ARMY'S LENGTH	\$313,530	\$35,100	11.20	\$310,917	\$35,000	\$278,530	\$353,740	0.787	1,864	\$149.43	51FWG	12.2721	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-032	1651 GOLFVIEW DR	12/28/22	\$328,990	WD	03-ARMY'S LENGTH	\$328,990	\$7,700	2.34	\$324,878	\$35,000	\$293,990	\$371,638	0.791	2,040	\$144.11	51FWG	12.6631	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-009	1652 GOLFVIEW DR	04/28/22	\$314,990	WD	03-ARMY'S LENGTH	\$314,990	\$50,400	16.00	\$310,917	\$35,000	\$279,990	\$353,740	0.792	1,864	\$150.21	51FWG	79.1514	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-015	1640 GOLFVIEW DR	07/27/22	\$315,530	WD	03-ARMY'S LENGTH	\$315,530	\$15,500	4.91	\$310,917	\$35,000	\$280,530	\$353,740	0.793	1,864	\$150.50	51FWG	79.3041	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-018	1634 GOLFVIEW DR	08/29/22	\$316,990	WD	03-ARMY'S LENGTH	\$316,990	\$49,200	15.52	\$310,639	\$35,000	\$281,990	\$353,383	0.798	1,864	\$151.28	51FWG	79.7972	TWO-STORY	\$35,000	WILLOW R	401	97
Totals:			\$9,682,290			\$9,682,290	\$879,900		\$10,194,104		\$8,595,302	\$11,675,790			\$138.45		0.1180					
							Sale. Ratio =>	9.09				E.C.F. =>	0.736		Std. Deviation=>	0.036168897						
							Std. Dev. =>	6.38				Ave. E.C.F. =>	0.737		Ave. Variance=>	774187.7143	Coefficient of Var=>	1049967.653				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.737
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.727
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.690
	Range Maximum:	0.798
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	2023 ECF:	0.780
	Sales Comparison ECF Determination for 2024:	0.736
	% Change:	-5.64%

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																						
J-10-35-480-052	1653 GREENWAY DR	07/15/21	\$287,990	PTA	03-ARMY'S LENGTH	\$287,990	\$6,000	2.08	\$355,173	\$35,000	\$252,990	\$410,478	0.616	2,212	\$114.37	51FWG	2855293.83670	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-052	1653 GREENWAY DR	07/12/21	\$287,990	WD	03-ARMY'S LENGTH	\$287,990	\$6,000	2.08	\$355,173	\$35,000	\$252,990	\$410,478	0.616	2,212	\$114.37	51FWG	2855293.83670	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-048	1642 GREENWAY DR	08/27/21	\$299,990	WD	03-ARMY'S LENGTH	\$299,990	\$6,000	2.00	\$369,038	\$35,000	\$264,990	\$428,254	0.619	2,288	\$115.82	51FWG	61.8769	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-054	1657 GREENWAY DR	10/22/21	\$290,490	WD	03-ARMY'S LENGTH	\$290,490	\$6,000	2.07	\$355,309	\$35,000	\$255,490	\$410,653	0.622	2,232	\$114.47	51FWG	2855293.7844	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-059	1669 FAIRWAY GLENS DR	06/09/21	\$266,490	WD	03-ARMY'S LENGTH	\$266,490	\$14,600	5.48	\$320,837	\$35,000	\$231,490	\$366,458	0.632	1,864	\$124.19	51FWG	3.2969	TWO-STORY	\$35,000	WILLOW R	401	96
J-10-35-480-042	1654 GREENWAY DR	06/09/21	\$276,490	WD	03-ARMY'S LENGTH	\$276,490	\$14,800	5.35	\$330,944	\$35,000	\$241,490	\$379,415	0.636	2,040	\$118.38	51FWG	63.6479	TWO-STORY	\$35,000	WILLOW R	401	96
J-10-35-480-058	1667 FAIRWAY GLENS DR	12/27/21	\$304,490	WD	03-ARMY'S LENGTH	\$304,490	\$6,000	1.97	\$364,309	\$35,000	\$269,490	\$422,191	0.638	2,288	\$117.78	51FWG	2855293.61687	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-060	1671 FAIRWAY GLENS DR	06/09/21	\$276,490	WD	03-ARMY'S LENGTH	\$276,490	\$15,100	5.46	\$325,089	\$35,000	\$241,490	\$371,909	0.649	2,040	\$118.38	51FWG	2399893.50674	TWO-STORY	\$35,000	WILLOW R	401	96
J-10-35-480-039	1660 GREENWAY DR	11/19/21	\$301,490	WD	03-ARMY'S LENGTH	\$301,490	\$6,000	1.99	\$354,578	\$35,000	\$266,490	\$409,715	0.650	2,232	\$119.40	51FWG	65.0427	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-051	1651 GREENWAY DR	08/30/21	\$266,990	WD	03-ARMY'S LENGTH	\$266,990	\$6,000	2.25	\$312,890	\$35,000	\$231,990	\$356,269	0.651	1,864	\$124.46	51FWG	65.1165	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-037	1664 GREENWAY DR	12/23/21	\$283,000	WD	03-ARMY'S LENGTH	\$283,000	\$6,000	2.12	\$326,919	\$35,000	\$248,000	\$374,255	0.663	1,624	\$152.71	51FWG	66.2650	RANCH/ONE STORY	\$35,000	WILLOW R	401	97
J-10-35-480-049	1638 GREENWAY DR	08/31/21	\$289,990	WD	03-ARMY'S LENGTH	\$289,990	\$6,000	2.07	\$334,341	\$35,000	\$254,990	\$383,771	0.664	2,040	\$125.00	51FWG	66.4434	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-055	1659 GREENWAY DR	11/19/21	\$284,490	WD	03-ARMY'S LENGTH	\$284,490	\$6,000	2.11	\$327,782	\$35,000	\$249,490	\$375,362	0.665	2,040	\$122.30	51FWG	66.4666	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-046	1646 GREENWAY DR	12/02/21	\$304,490	WD	03-ARMY'S LENGTH	\$304,490	\$6,000	1.97	\$350,727	\$35,000	\$269,490	\$404,778	0.666	2,288	\$117.78	51FWG	66.5772	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-053	1655 GREENWAY DR	07/19/21	\$274,990	WD	03-ARMY'S LENGTH	\$274,990	\$6,000	2.18	\$314,522	\$35,000	\$239,990	\$358,362	0.670	1,884	\$127.38	51FWG	66.9687	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-008	1654 GOLFVIEW DR	04/28/22	\$320,530	WD	03-ARMY'S LENGTH	\$320,530	\$56,800	17.72	\$366,098	\$35,000	\$285,530	\$424,485	0.673	2,288	\$124.79	51FWG	67.2651	TWO-STORY	\$35,000	WILLOW R	401	98
J-10-35-480-044	1650 GREENWAY DR	07/30/21	\$288,490	WD	03-ARMY'S LENGTH	\$288,490	\$14,800	5.13	\$326,074	\$35,000	\$253,490	\$373,172	0.679	2,040	\$124.26	51FWG	67.9285	TWO-STORY	\$35,000	WILLOW R	401	96
J-10-35-480-045	1648 GREENWAY DR	07/14/21	\$278,490	WD	03-ARMY'S LENGTH	\$278,490	\$14,400	5.17	\$314,207	\$35,000	\$243,490	\$375,958	0.680	1,864	\$130.63	51FWG	68.0220	TWO-STORY	\$35,000	WILLOW R	401	96
J-10-35-480-003	1664 GOLFVIEW DR	01/11/22	\$293,530	WD	03-ARMY'S LENGTH	\$293,530	\$6,000	2.04	\$329,107	\$35,000	\$258,530	\$377,060	0.686	2,040	\$126.73	51FWG	68.5646	TWO-STORY	\$35,000	WILLOW R	401	97



FOR THE LICENSED MOBILE HOME PARKS, 45% OF THE FARM BUILDINGS ECF OF .90 WAS USED.

THESE PARKS HAVE SMALLER SHEDS, DECKS, AND SOME CARPORTS.

**.90 X 45% = .40 ECF FOR 2024**

2024 ANN ARBOR SD ECF ADJUSTMENT																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
J 10 07 300 038	5347 KELSEY CIR	08/09/21	\$1,300,000	WD	03 ARM'S LENGTH	\$1,300,000	\$670,100	51.55	\$1,455,921	\$163,752	\$1,136,248	\$1,656,627	0.686	5,239	\$216.88	AA RE	53.4658	DESIGNER HOME	\$143,750	ANN ARBOR S.D. - RESIDENTIAL	401	80		
J 10 04 300 026	4145 HAWK'S CV	06/25/21	\$652,000	PTA	03 ARM'S LENGTH	\$652,000	\$313,400	48.07	\$694,510	\$175,851	\$476,149	\$664,947	0.716	2,748	\$173.27	AA RE	71.6070	DESIGNER HOME	\$115,000	ANN ARBOR S.D. - RESIDENTIAL	401	80		
J 10 07 200 017	3816 DIXBORO RD	11/17/21	\$600,000	WD	03 ARM'S LENGTH	\$600,000	\$298,200	49.70	\$636,385	\$180,450	\$419,550	\$485,037	0.865	2,025	\$207.19	AA RE	74.9885	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D. - RESIDENTIAL	401	92		
J 10 07 300 040	5333 KELSEY CIR	02/15/22	\$1,200,000	WD	03 ARM'S LENGTH	\$1,200,000	\$470,800	39.23	\$1,028,620	\$124,999	\$1,075,001	\$1,158,489	0.928	4,386	\$245.10	AA RE	60.3517	DESIGNER HOME	\$115,000	ANN ARBOR S.D. - RESIDENTIAL	401	91		
J 10 07 200 017	3816 DIXBORO RD	03/17/22	\$631,200	WD	03 ARM'S LENGTH	\$631,200	\$298,200	47.24	\$636,385	\$180,450	\$450,750	\$485,037	0.929	2,025	\$222.59	AA RE	105.6332	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D. - RESIDENTIAL	401	92		
J 10 09 400 054	7550 ELLEN'S WAY	07/30/21	\$572,000	WD	03 ARM'S LENGTH	\$572,000	\$250,000	43.71	\$571,463	\$122,170	\$449,830	\$477,971	0.941	2,175	\$206.82	AA RE	8.9017	RANCH/ONE STORY	\$119,400	ANN ARBOR S.D. - RESIDENTIAL	401	80		
J 10 06 100 017	5950 BECKY LN	11/15/21	\$768,000	WD	03 ARM'S LENGTH	\$768,000	\$349,800	45.55	\$759,987	\$184,002	\$583,998	\$612,750	0.953	3,254	\$179.47	AA RE	95.3077	TWO STORY	\$140,800	ANN ARBOR S.D. - RESIDENTIAL	401	75		
J 10 09 200 062	3757 OAKRIDGE CT	04/30/21	\$465,000	WD	03 ARM'S LENGTH	\$465,000	\$205,100	44.11	\$441,656	\$109,131	\$355,869	\$353,750	1.006	1,814	\$196.18	AA RE	52.5461	RANCH/ONE STORY	\$105,200	ANN ARBOR S.D. - RESIDENTIAL	401	76		
J 10 05 400 009	6659 WARREN RD	07/19/21	\$383,000	WD	03 ARM'S LENGTH	\$383,000	\$161,800	42.25	\$363,298	\$106,920	\$276,080	\$272,743	1.012	1,844	\$149.72	AA RE	1.6780	TWO STORY	\$105,000	ANN ARBOR S.D. - RESIDENTIAL	401	76		
J 10 09 400 009	3620 FRAINS LAKE RD	08/02/22	\$385,000	WD	03 ARM'S LENGTH	\$385,000	\$176,300	45.79	\$365,128	\$155,282	\$229,718	\$223,240	1.029	1,332	\$172.46	AA RE	56.5489	RANCH/ONE STORY	\$153,383	ANN ARBOR S.D. - RESIDENTIAL	401	54		
J 10 04 400 009	7549 WARREN RD	07/14/21	\$647,700	WD	03 ARM'S LENGTH	\$647,700	\$274,100	42.32	\$601,962	\$124,998	\$522,702	\$507,409	1.030	2,714	\$192.59	AA RE	3.7140	TWO STORY	\$119,893	ANN ARBOR S.D. - RESIDENTIAL	401	80		
J 10 03 400 002	8755 PLYMOUTH ANN ARBOR RD	08/17/22	\$650,000	WD	03 ARM'S LENGTH	\$650,000	\$256,700	39.49	\$545,012	\$117,073	\$532,927	\$455,254	1.171	2,956	\$180.29	AA RE	103.7052	HISTORICAL	\$106,200	ANN ARBOR S.D. - RESIDENTIAL	401	62		
J 10 06 100 011	4877 VORHIES RD	06/10/22	\$720,000	WD	03 ARM'S LENGTH	\$720,000	\$284,700	39.54	\$591,752	\$162,031	\$557,969	\$457,150	1.221	2,815	\$198.21	AA RE	76.5104	TWO STORY	\$140,850	ANN ARBOR S.D. - RESIDENTIAL	401	64		
J 10 03 100 012	8821 PLYMOUTH ANN ARBOR RD	08/31/21	\$827,000	WD	03 ARM'S LENGTH	\$827,000	\$295,500	35.73	\$658,347	\$159,109	\$667,891	\$531,104	1.258	3,379	\$197.66	AA RE	38.1552	TWO STORY	\$125,150	ANN ARBOR S.D. - RESIDENTIAL	401	72		
J 10 05 400 031	4472 WALDEN DR	12/02/22	\$820,000	WD	03 ARM'S LENGTH	\$820,000	\$299,500	36.52	\$626,731	\$136,227	\$683,773	\$521,813	1.310	2,712	\$252.13	AA RE	117.6818	TWO STORY	\$136,227	ANN ARBOR S.D. - RESIDENTIAL	401	95		
J 10 04 300 003	6985 WARREN RD	05/12/22	\$440,000	WD	03 ARM'S LENGTH	\$440,000	\$144,300	32.80	\$314,484	\$115,000	\$325,000	\$212,217	1.531	2,336	\$139.13	AA RE	153.1451	TWO STORY	\$115,000	ANN ARBOR S.D. - RESIDENTIAL	401	59		
J 10 09 200 005	7135 PLYMOUTH ANN ARBOR RD	08/24/22	\$260,000	WD	03 ARM'S LENGTH	\$260,000	\$90,000	34.62	\$198,136	\$109,287	\$150,713	\$94,520	1.595	1,008	\$149.52	AA RE	159.4506	RANCH/ONE STORY	\$105,000	ANN ARBOR S.D. - RESIDENTIAL	401	54		
J 10 04 300 015	7375 WARREN RD	12/14/22	\$370,000	WD	03 ARM'S LENGTH	\$370,000	\$134,200	36.27	\$270,835	\$132,712	\$237,288	\$146,939	1.615	1,618	\$146.66	AA RE	46.8485	RANCH/ONE STORY	\$130,250	ANN ARBOR S.D. - RESIDENTIAL	401	53		
J 10 18 100 027	5462 PLYMOUTH ANN ARBOR RD	02/22/22	\$350,000	WD	03 ARM'S LENGTH	\$350,000	\$101,000	28.86	\$225,226	\$113,058	\$236,942	\$119,328	1.986	1,185	\$199.95	AA RE	95.6626	TWO STORY	\$105,000	ANN ARBOR S.D. - RESIDENTIAL	401	45		
Totals:			\$12,040,900			\$12,040,900	\$5,073,700		\$10,985,838		\$9,368,398	\$9,436,326			\$190.83		15.3584							
							Sale Ratio =>	42.14				E.C.F. =>	0.993		Std. Deviation =>	0.336156								
							Std. Dev. =>	6.11				Ave. E.C.F. =>	1.146		Ave. Variance=>	72.4159		Coefficient of Var=>	63.1689093					

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/ Mean: 1.146

Median: 1.029

Range Minimum: 0.686

Range Maximum: 1.986

2023 ECF: 0.876

Sales Comparison ECF Determination for 2024: 0.993

% Change: 13.36%

Custom homes at .895, unique homes at 1.009, nbhd standard at .70, designer at .85 and estate at .237 received the same ratio increase.

ECF OUTLIERS REMOVED DID NOT REPRESENT THE VALUE																										
J	10	05	400	008	6645 WARREN RD	03/02/22	\$170,000	PTA	03 ARM'S LENGTH	\$170,000	\$99,100	58.29	\$224,685	\$115,000	\$55,000	\$116,686	0.471	2,006	\$27.42	AA RE	47.1350	TWO STORY	\$115,000	ANN ARBOR S.D. - RESIDENTIAL	401	45
J	10	03	300	037	4355 MARIO DR	04/19/21	\$522,500	WD	03 ARM'S LENGTH	\$522,500	\$313,600	60.02	\$678,483	\$141,493	\$381,007	\$571,266	0.667	2,455	\$155.20	AA RE	66.6952	TWO STORY	\$139,550	ANN ARBOR S.D. - RESIDENTIAL	401	78
J	10	09	100	011	3720 PROSPECT RD	04/21/21	\$770,000	WD	03 ARM'S LENGTH	\$770,000	\$414,200	53.79	\$848,141	\$148,461	\$621,539	\$744,340	0.835	3,385	\$183.62	AA RE	83.5020	RANCH/ONE STORY	\$137,665	ANN ARBOR S.D. - RESIDENTIAL	401	65
J	10	18	100	007	5580 PLYMOUTH ANN ARBOR RD	04/12/22	\$413,000	WD	03 ARM'S LENGTH	\$413,000	\$108,600	26.30	\$239,385	\$96,420	\$316,580	\$152,090	2.082	1,568	\$201.90	AA RE	208.1525	TWO STORY	\$91,350	ANN ARBOR S.D. - RESIDENTIAL	401	45
J	10	09	400	029	3624 PROSPECT RD	09/21/22	\$605,000	WD	03 ARM'S LENGTH	\$605,000	\$172,900	28.58	\$349,039	\$146,044	\$458,956	\$215,952	2.125	2,631	\$174.44	AA RE	212.5267	FARM HOUSE	\$125,000	ANN ARBOR S.D. - RESIDENTIAL	401	51

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-03-300-037	4355 MARIO DR	04/19/21	\$522,500	WD	03-ARMS LENGTH	\$522,500	\$313,600	60.02	\$678,483	\$141,493	\$381,007	\$571,266	0.667	2,455	\$155.20	AA-RE	0.5340	TWO-STORY	\$139,550	ANN ARBOR S.D. - I	401	78	
J-10-05-400-008	6645 WARREN RD	03/02/22	\$170,000	PTA	03-ARMS LENGTH	\$170,000	\$99,100	58.29	\$224,685	\$115,000	\$55,000	\$116,686	0.471	2,006	\$27.42	AA-RE	20.0942	TWO-STORY	\$115,000	ANN ARBOR S.D. - I	401	45	
J-10-07-200-017	3816 DIXBORO RD	11/17/21	\$600,000	WD	03-ARMS LENGTH	\$600,000	\$296,200	49.70	\$636,365	\$180,450	\$419,550	\$485,037	0.665	2,025	\$207.19	AA-RE	19.2693	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D. - I	401	92	
J-10-07-300-038	5347 KELSEY CIR	08/09/21	\$1,300,000	WD	03-ARMS LENGTH	\$1,300,000	\$670,100	51.55	\$1,455,921	\$163,752	\$1,136,248	\$1,655,627	0.686	5,239	\$216.88	AA-RE	1.3589	DESIGNER HOME	\$143,750	ANN ARBOR S.D. - I	401	80	
Totals:			\$2,592,500			\$2,592,500	\$1,381,000		\$2,986,474		\$1,991,805	\$2,829,618			\$151.87		3.1622						
								Sale Ratio =>	53.27					E.C.F. =>	0.704	Std. Deviation=>		0.160957					
								Std. Dev. =>	5.03					Ave. E.C.F. =>	0.672	Ave. Variance=>		10.3141	Coefficient of Var=>	15.34189191			
													2023 ECF:	0.690									
													Sales Comparison ECF Determination for 2024: 0.700 For Neighborhood Standard (ROUNDED)										
													The above sales were used to determine this ECF										

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Bldg Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Dopr.	
J 10 03 300 037	4355 MARIO DR	04/19/21	\$522,500	WD	03 ARM'S LENGTH	\$522,500	\$313,600	60.02	\$678,483	\$141,493	\$381,007	\$571,266	0.667	2,455	\$155.20	AA RE	24.9874	TWO STORY	\$139,550	ANN ARBOR S.D. - RESID	401	78
J 10 03 400 002	8755 PLYMOUTH ANN ARBOR RD	08/17/22	\$650,000	WD	03 ARM'S LENGTH	\$650,000	\$256,700	39.49	\$545,012	\$117,073	\$532,927	\$455,254	1.171	2,956	\$180.29	AA RE	25.3788	HISTORICAL	\$106,200	ANN ARBOR S.D. - RESID	401	62
J 10 04 300 026	4145 HAWK'S CV	06/25/21	\$652,000	PTA	03 ARM'S LENGTH	\$652,000	\$313,400	48.07	\$694,510	\$175,851	\$476,149	\$664,947	0.716	2,748	\$173.27	AA RE	20.0756	DESIGNER HOME	\$115,000	ANN ARBOR S.D. - RESID	401	80
J 10 04 400 009	7549 WARREN RD	07/14/21	\$647,700	WD	03 ARM'S LENGTH	\$647,700	\$274,100	42.32	\$601,962	\$124,998	\$522,702	\$507,409	1.030	2,714	\$192.59	AA RE	11.3314	TWO STORY	\$119,893	ANN ARBOR S.D. - RESID	401	80
J 10 05 400 008	6645 WARREN RD	03/02/22	\$170,000	PTA	03 ARM'S LENGTH	\$170,000	\$99,100	58.29	\$224,685	\$115,000	\$55,000	\$116,686	0.471	2,006	\$27.42	AA RE	44.5476	TWO STORY	\$115,000	ANN ARBOR S.D. - RESID	401	45
J 10 05 400 031	4472 WALDEN DR	12/02/22	\$820,000	WD	03 ARM'S LENGTH	\$820,000	\$299,500	36.52	\$626,731	\$136,227	\$683,773	\$521,813	1.310	2,712	\$252.13	AA RE	39.3554	TWO STORY	\$136,227	ANN ARBOR S.D. - RESID	401	95
J 10 06 100 011	4877 VORHIES DR	06/10/22	\$720,000	WD	03 ARM'S LENGTH	\$720,000	\$284,700	39.54	\$591,752	\$162,031	\$557,969	\$457,150	1.221	2,815	\$198.21	AA RE	30.3712	TWO STORY	\$140,850	ANN ARBOR S.D. - RESID	401	64
J 10 06 100 017	5950 BECKY LN	11/15/21	\$768,000	WD	03 ARM'S LENGTH	\$768,000	\$349,800	45.55	\$759,987	\$184,002	\$583,998	\$612,750	0.953	3,254	\$179.47	AA RE	3.6251	TWO STORY	\$140,800	ANN ARBOR S.D. - RESID	401	75
J 10 07 200 017	3816 DIXBORO RD	11/17/21	\$600,000	WD	03 ARM'S LENGTH	\$600,000	\$298,200	49.70	\$636,385	\$180,450	\$419,550	\$485,037	0.865	2,025	\$207.19	AA RE	5.1841	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D. - RESID	401	92
J 10 07 200 017	3816 DIXBORO RD	03/17/22	\$631,200	WD	03 ARM'S LENGTH	\$631,200	\$298,200	47.24	\$636,385	\$180,450	\$450,750	\$485,037	0.929	2,025	\$222.59	AA RE	1.2484	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D. - RESID	401	92
J 10 07 300 038	5347 KELSEY CIR	08/09/21	\$1,300,000	WD	03 ARM'S LENGTH	\$1,300,000	\$670,100	51.55	\$1,455,921	\$163,752	\$1,136,248	\$1,656,627	0.686	5,239	\$216.88	AA RE	23.0946	DESIGNER HOME	\$143,750	ANN ARBOR S.D. - RESID	401	80
J 10 07 300 040	5333 KELSEY CIR	02/15/22	\$1,200,000	WD	03 ARM'S LENGTH	\$1,200,000	\$470,800	39.23	\$1,028,620	\$124,999	\$1,075,001	\$1,158,489	0.928	4,386	\$245.10	AA RE	1.1108	DESIGNER HOME	\$115,000	ANN ARBOR S.D. - RESID	401	91
J 10 09 100 011	3720 PROSPECT RD	04/21/21	\$770,000	WD	03 ARM'S LENGTH	\$770,000	\$414,200	53.79	\$848,141	\$148,461	\$621,539	\$744,340	0.835	3,385	\$183.62	AA RE	8.1806	RANCH/ONE STORY	\$137,665	ANN ARBOR S.D. - RESID	401	65
J 10 09 400 009	3620 FRANKS LAKE RD	08/02/22	\$385,000	WD	03 ARM'S LENGTH	\$385,000	\$176,300	45.79	\$365,128	\$155,282	\$229,718	\$223,240	1.029	1,332	\$172.46	AA RE	11.2190	RANCH/ONE STORY	\$153,383	ANN ARBOR S.D. - RESID	401	54
J 10 09 400 054	7550 ELLEN'S WAY	07/30/21	\$572,000	WD	03 ARM'S LENGTH	\$572,000	\$250,000	43.71	\$571,463	\$122,170	\$449,830	\$477,971	0.941	2,175	\$206.82	AA RE	2.4297	RANCH/ONE STORY	\$119,400	ANN ARBOR S.D		

Ann Arbor Unique Architecture																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.			
J 10 03 100 012	8821 PLYMOUTH ANN ARBOR RD	08/31/21	\$827,000	WD	03 ARM'S LENGTH	\$827,000	\$295,500	35.73	\$658,347	\$159,109	\$667,891	\$531,104	1.258	3,379	\$197.66	AA RE	24.8827	TWO STORY	\$125,150	ANN ARBOR S.D.	RESID	401	72		
J 10 03 300 037	4355 MARIO DR	04/19/21	\$522,500	WD	03 ARM'S LENGTH	\$522,500	\$313,600	60.02	\$678,483	\$141,493	\$381,007	\$571,266	0.667	2,455	\$155.20	AA RE	34.1772	TWO STORY	\$139,550	ANN ARBOR S.D.	RESID	401	78		
J 10 03 400 002	8755 PLYMOUTH ANN ARBOR RD	08/17/22	\$650,000	WD	03 ARM'S LENGTH	\$650,000	\$256,700	39.49	\$545,012	\$117,073	\$532,927	\$455,254	1.171	2,956	\$180.29	AA RE	16.1889	HISTORICAL	\$106,200	ANN ARBOR S.D.	RESID	401	62		
J 10 04 300 003	6985 WARREN RD	05/12/22	\$440,000	WD	03 ARM'S LENGTH	\$440,000	\$144,300	32.80	\$314,484	\$115,000	\$325,000	\$212,217	1.531	2,336	\$139.13	AA RE	52.2727	TWO STORY	\$115,000	ANN ARBOR S.D.	RESID	401	59		
J 10 04 300 015	7375 WARREN RD	12/14/22	\$370,000	WD	03 ARM'S LENGTH	\$370,000	\$134,200	36.27	\$270,835	\$132,712	\$237,288	\$146,939	1.615	1,618	\$146.66	AA RE	60.6146	RANCH/ONE STORY	\$130,250	ANN ARBOR S.D.	RESID	401	53		
J 10 04 300 026	4145 HAWK'S CV	06/25/21	\$652,000	PTA	03 ARM'S LENGTH	\$652,000	\$313,400	48.07	\$694,510	\$175,851	\$476,149	\$664,947	0.716	2,748	\$173.27	AA RE	29.2654	DESIGNER HOME	\$115,000	ANN ARBOR S.D.	RESID	401	80		
J 10 04 400 009	7549 WARREN RD	07/14/21	\$647,700	WD	03 ARM'S LENGTH	\$647,700	\$274,100	42.32	\$601,962	\$124,998	\$522,702	\$507,409	1.030	2,714	\$192.59	AA RE	2.1416	TWO STORY	\$119,893	ANN ARBOR S.D.	RESID	401	80		
J 10 05 400 008	6645 WARREN RD	03/02/22	\$170,000	PTA	03 ARM'S LENGTH	\$170,000	\$99,100	58.29	\$224,685	\$115,000	\$55,000	\$116,686	0.471	2,006	\$27.42	AA RE	53.7375	TWO STORY	\$115,000	ANN ARBOR S.D.	RESID	401	45		
J 10 05 400 009	6659 WARREN RD	07/19/21	\$383,000	WD	03 ARM'S LENGTH	\$383,000	\$161,800	42.25	\$363,298	\$106,920	\$276,080	\$272,743	1.012	1,844	\$149.72	AA RE	0.3512	TWO STORY	\$105,000	ANN ARBOR S.D.	RESID	401	76		
J 10 05 400 031	4472 WALDEN DR	12/02/22	\$820,000	WD	03 ARM'S LENGTH	\$820,000	\$299,500	36.52	\$626,731	\$136,227	\$683,773	\$521,813	1.310	2,712	\$252.13	AA RE	30.1655	TWO STORY	\$136,227	ANN ARBOR S.D.	RESID	401	95		
J 10 06 100 011	4877 VORHIES RD	06/10/22	\$720,000	WD	03 ARM'S LENGTH	\$720,000	\$284,700	39.54	\$591,752	\$162,031	\$557,969	\$457,150	1.221	2,815	\$198.21	AA RE	21.1814	TWO STORY	\$140,850	ANN ARBOR S.D.	RESID	401	64		
J 10 06 100 017	5950 BECKY LN	11/15/21	\$768,000	WD	03 ARM'S LENGTH	\$768,000	\$349,800	45.55	\$759,987	\$184,002	\$583,998	\$612,750	0.953	3,254	\$179.47	AA RE	5.5647	TWO STORY	\$140,800	ANN ARBOR S.D.	RESID	401	75		
J 10 07 200 017	3816 DIXBORO RD	11/17/21	\$600,000	WD	03 ARM'S LENGTH	\$600,000	\$298,200	49.70	\$636,385	\$180,450	\$419,550	\$485,037	0.865	2,025	\$207.19	AA RE	14.3739	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D.	RESID	401	92		
J 10 07 200 017	3816 DIXBORO RD	03/17/22	\$631,200	WD	03 ARM'S LENGTH	\$631,200	\$298,200	47.24	\$636,385	\$180,450	\$450,750	\$485,037	0.929	2,025	\$222.59	AA RE	7.9414	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D.	RESID	401	92		
J 10 07 300 038	5347 KELSEY CIR	08/09/21	\$1,300,000	WD	03 ARM'S LENGTH	\$1,300,000	\$670,100	51.55	\$1,455,921	\$163,752	\$1,136,248	\$1,656,627	0.686	5,239	\$216.88	AA RE	32.2844	DESIGNER HOME	\$143,750	ANN ARBOR S.D.	RESID	401	80		
J 10 07 300 040	5333 KELSEY CIR	02/15/22	\$1,200,000	WD	03 ARM'S LENGTH	\$1,200,000	\$470,800	39.23	\$1,028,620	\$124,999	\$1,075,001	\$1,158,489	0.928	4,386	\$245.10	AA RE	8.0790	DESIGNER HOME	\$115,000	ANN ARBOR S.D.	RESID	401	91		
J 10 09 100 011	3720 PROSPECT RD	04/21/21	\$770,000	WD	03 ARM'S LENGTH	\$770,000	\$414,200	53.79	\$848,141	\$148,461	\$621,539	\$744,340	0.835	3,385	\$183.62	AA RE	17.3705	RANCH/ONE STORY	\$137,665	ANN ARBOR S.D.	RESID	401	65		
J 10 09 200 062	3757 OAKRIDGE CT	04/30/21	\$465,000	WD	03 ARM'S LENGTH	\$465,000	\$205,100	44.11	\$441,656	\$109,131	\$355,869	\$353,750	1.006	1,814	\$196.18	AA RE	0.2734	RANCH/ONE STORY	\$105,200	ANN ARBOR S.D.	RESID	401	76		
J 10 09 400 009	3620 FRAINS LAKE RD	08/02/22	\$385,000	WD	03 ARM'S LENGTH	\$385,000	\$176,300	45.79	\$365,128	\$155,282	\$229,718	\$223,240	1.029	1,332	\$172.46	AA RE	2.0292	RANCH/ONE STORY	\$153,383	ANN ARBOR S.D.	RESID	401	54		
J 10 09 400 054	7550 ELLEN'S WAY	07/30/21	\$572,000	WD	03 ARM'S LENGTH	\$572,000	\$250,000	43.71	\$571,463	\$122,170	\$449,830	\$477,971	0.941	2,175	\$206.82	AA RE	6.7601	RANCH/ONE STORY	\$119,400	ANN ARBOR S.D.	RESID	401	80		
Totals:			\$12,893,400			\$12,893,400	\$5,709,600		\$12,313,785		\$10,038,289	\$10,654,770			\$182.13		6.6584								
								Sale. Ratio =>	44.28					E.C.F. =>	0.942	Std. Deviation=>		0.2839866							
								Std. Dev. =>	7.43					Ave. E.C.F. =>	1.009	Ave. Variance=>		20.9828	Coefficient of Var=>		20.80129329				
2023 ECF: 0.990																									
Sales Comparison ECF Determination for 2024: 1.009 for Unique Architecture																									
The above sales were used to determine this ECF																									

Ann Arbor Designer																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.		
J 10 03 300 037	4355 MARIO DR	04/19/21	\$522,500	WD	03 ARM'S LENGTH	\$522,500	\$313,600	60.02	\$678,483	\$141,493	\$381,007	\$571,266	0.667	2,455	\$155.20	AA RE	19.6238	TWO STORY	\$139,550	ANN ARBOR S.D. - RESID	401	78		
J 10 03 400 002	8755 PLYMOUTH ANN ARBOR RD	08/17/22	\$650,000	WD	03 ARM'S LENGTH	\$650,000	\$256,700	39.49	\$545,012	\$117,073	\$532,927	\$455,254	1.171	2,956	\$180.29	AA RE	30.7424	HISTORICAL	\$106,200	ANN ARBOR S.D. - RESID	401	62		
J 10 04 300 026	4145 HAWK'S CV	06/25/21	\$652,000	PTA	03 ARM'S LENGTH	\$652,000	\$313,400	48.07	\$694,510	\$175,851	\$476,149	\$664,947	0.716	2,748	\$173.27	AA RE	14.7120	DESIGNER HOME	\$115,000	ANN ARBOR S.D. - RESID	401	80		
J 10 04 400 009	7549 WARREN RD	07/14/21	\$647,700	WD	03 ARM'S LENGTH	\$647,700	\$274,100	42.32	\$601,962	\$124,998	\$522,702	\$507,409	1.030	2,714	\$192.59	AA RE	16.6950	TWO STORY	\$119,893	ANN ARBOR S.D. - RESID	401	80		
J 10 05 400 008	6645 WARREN RD	03/02/22	\$170,000	PTA	03 ARM'S LENGTH	\$170,000	\$99,100	58.29	\$224,685	\$115,000	\$55,000	\$116,686	0.471	2,006	\$27.42	AA RE	39.1840	TWO STORY	\$115,000	ANN ARBOR S.D. - RESID	401	45		
J 10 06 100 017	5950 BECKY LN	11/15/21	\$768,000	WD	03 ARM'S LENGTH	\$768,000	\$349,800	45.55	\$759,987	\$184,002	\$583,998	\$612,750	0.953	3,254	\$179.47	AA RE	8.9887	TWO STORY	\$140,800	ANN ARBOR S.D. - RESID	401	75		
J 10 07 200 017	3816 DIXBORO RD	11/17/21	\$600,000	WD	03 ARM'S LENGTH	\$600,000	\$298,200	49.70	\$636,385	\$180,450	\$419,550	\$485,037	0.865	2,025	\$207.19	AA RE	0.1795	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D. - RESID	401	92		
J 10 07 200 017	3816 DIXBORO RD	03/17/22	\$631,200	WD	03 ARM'S LENGTH	\$631,200	\$298,200	47.24	\$636,385	\$180,450	\$450,750	\$485,037	0.929	2,025	\$222.59	AA RE	6.6120	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D. - RESID	401	92		
J 10 07 300 038	5347 KELSEY CIR	08/09/21	\$1,300,000	WD	03 ARM'S LENGTH	\$1,300,000	\$670,100	51.55	\$1,455,921	\$163,752	\$1,136,248	\$1,656,627	0.686	5,239	\$216.88	AA RE	17.7310	DESIGNER HOME	\$143,750	ANN ARBOR S.D. - RESID	401	80		
J 10 07 300 040	5333 KELSEY CIR	02/15/22	\$1,200,000	WD	03 ARM'S LENGTH	\$1,200,000	\$470,800	39.23	\$1,028,620	\$124,999	\$1,075,001	\$1,158,489	0.928	4,386	\$245.10	AA RE	6.4744	DESIGNER HOME	\$115,000	ANN ARBOR S.D. - RESID	401	91		
J 10 09 100 011	3720 PROSPECT RD	04/21/21	\$770,000	WD	03 ARM'S LENGTH	\$770,000	\$414,200	53.79	\$848,141	\$148,461	\$621,539	\$744,340	0.835	3,385	\$183.62	AA RE	2.8170	RANCH/ONE STORY	\$137,665	ANN ARBOR S.D. - RESID	401	65		
J 10 09 400 009	3620 FRAINS LAKE RD	08/02/22	\$385,000	WD	03 ARM'S LENGTH	\$385,000	\$176,300	45.79	\$365,128	\$155,282	\$229,718	\$223,240	1.029	1,332	\$172.46	AA RE	16.5826	RANCH/ONE STORY	\$153,383	ANN ARBOR S.D. - RESID	401	54		
J 10 09 400 054	7550 ELLEN'S WAY	07/30/21	\$572,000	WD	03 ARM'S LENGTH	\$572,000	\$250,000	43.71	\$571,463	\$122,170	\$449,830	\$477,971	0.941	2,175	\$206.82	AA RE	7.7933	RANCH/ONE STORY	\$119,400	ANN ARBOR S.D. - RESID	401	80		
Totals:			\$8,868,400			\$8,868,400	\$4,184,500		\$9,046,682		\$6,934,419	\$8,159,054			\$181.76		1.3285							
								Sale. Ratio =>	47.18			E.C.F. =>	0.850	Std. Deviation=>		0.1867541								
								Std. Dev. =>	6.52			Ave. E.C.F. =>	0.863	Ave. Variance=>		14.4720	Coefficient of Var=>		16.76569322					
2023 ECF: 0.780																								
Sales Comparison ECF Determination for 2024: 0.850 for Designer Homes																								
The above sales were used to determine this ECF																								

**Sales Comparison ECF Determination for 2024: 0.237 For Estate**  
**Determined by previous Michigan Tax Tribunal**



2024 ARBOR HILLS ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Use Code	Land Value	Land Table	Property Class	Building Depr.
J-10-08-480-019	6739 FLEMING CREEK DR	05/28/21	\$905,950	WD	03-ARMS LENGTH	\$905,950	\$466,400	51.48	\$1,016,508	\$185,033	\$720,917	\$1,123,615	0.642	5,432	\$132.72	ARBOR	0.0000	TWO-STORY		\$160,000	ARBOR HIL	401	84
J-10-08-480-020	6725 FLEMING CREEK DR	11/04/22	\$912,516	WD	03-ARMS LENGTH	\$912,516	\$452,100	49.54	\$999,744	\$169,178	\$743,338	\$1,122,387	0.662	5,122	\$145.13	ARBOR	21.7793	TWO-STORY		\$160,000	ARBOR HIL	401	84
J-10-17-201-124	3318 WOODHILL CIR	06/30/22	\$1,070,000	WD	03-ARMS LENGTH	\$1,070,000	\$486,800	45.50	\$1,097,470	\$235,000	\$835,000	\$1,134,829	0.736	4,651	\$179.53	GLEN	73.5794	TWO-STORY		\$235,000	GLENNBOI	401	81
J-10-18-401-058	5417 WALDENHILL CT	12/06/21	\$870,000	WD	03-ARMS LENGTH	\$870,000	\$371,400	42.69	\$838,708	\$235,000	\$635,000	\$794,353	0.799	3,985	\$159.35	GLEN	2.5444	TWO-STORY		\$235,000	GLENNBOI	401	77
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	WD	03-ARMS LENGTH	\$960,000	\$401,100	41.78	\$918,132	\$215,000	\$745,000	\$925,174	0.805	3,701	\$201.30	GLEN	4.2254	TWO-STORY		\$215,000	GLENNBOI	401	75
J-10-18-401-073	5403 WALDENHILL CT	08/08/22	\$1,050,000	WD	03-ARMS LENGTH	\$1,050,000	\$445,100	42.39	\$1,003,821	\$236,592	\$813,408	\$1,009,512	0.806	4,052	\$200.74	GLEN	77.4663	TWO-STORY		\$235,000	GLENNBOI	401	78
J-10-17-201-098	3348 STIRLING CT	06/25/21	\$1,100,000	WD	03-ARMS LENGTH	\$1,100,000	\$404,300	36.75	\$1,007,944	\$318,284	\$781,716	\$907,447	0.861	3,976	\$196.61	GLEN	9.8445	TWO-STORY		\$235,000	GLENNBOI	401	94
J-10-18-401-033	5309 BETHENY CIR	04/22/22	\$844,000	WD	03-ARMS LENGTH	\$844,000	\$336,600	39.88	\$760,909	\$235,000	\$609,000	\$691,986	0.880	3,150	\$193.33	GLEN	23.8471	TWO-STORY		\$235,000	GLENNBOI	401	72
Totals:			\$7,712,466			\$7,712,466	\$3,363,800		\$7,643,236		\$5,883,379	\$7,709,301			\$176.09		1.0796						
								Sale. Ratio =>	43.62			E.C.F. =>	0.763		Std. Deviation=>	0.0870113							
								Std. Dev. =>	4.89			Ave. E.C.F. =>	0.774		Ave. Variance=>	26.6608	Coefficient of Var=>	34.44772412					
>The adjusted sale minus the land and yard equals the building residual.												Average/Mean:		0.774									
>Dividing the total of the building residuals by the total of the cost manuals will equal the												Median:		0.802									
Economic Condition Factor, known as the ECF, for this ECF neighborhood.												Range Minimum:		0.642		DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM							
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for												Range Maximum:		0.880		OTHERS WERE USED TO DETERMINE THIS ECF.							
the average, which is also called the mean.												2023 ECF:		0.740									
>This Neighborhood ECF was determined by using the 2 year sales study												Sales Comparison ECF Determination for 2024:		0.763									
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.												% Change:		3.11%									
Due to the lack of sales for a determination this subdivision was combined with the Glennborough subdivision.																							
These subdivisions have similar homes and locations, with many of them built by the same builder.																							
ECF OUTLIER REMOVED-DO NOT REPRESENT THE VALUE																							
J-10-08-480-034	3629 NORTHBROOKE DR	11/07/22	\$899,000	WD	03-ARMS LENGTH	\$899,000	\$456,600	50.79	\$1,066,678	\$173,310	\$725,690	\$1,207,254	0.601	5,223	\$138.94	ARBOR	60.1108	TWO-STORY		\$160,000	ARBOR HIL	401	83
J-10-08-480-005	7258 BRENTWOOD CT	08/20/21	\$990,000	WD	03-ARMS LENGTH	\$990,000	\$536,600	54.20	\$1,163,446	\$174,096	\$815,904	\$1,336,960	0.610	5,597	\$145.78	ARBOR	61.0268	TWO-STORY		\$160,000	ARBOR HIL	401	84

2024 AUTUMN HILLS SUB ECF ADJUSTMENT																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.		
J-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03-ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	40.2021	TWO STORY	\$135,000	FLEMING MEADOWS	401	75		
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	75.5345	TWO STORY	\$115,000	TANGLEWOOD SUB	401	72		
J-10-07-100-012	5514 WARREN RD	09/21/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	79.4599	TWO STORY	\$115,000	FOXHOLLOW	401	66		
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03-ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	26.3055	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71		
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03-ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	85.5925	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91		
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	77.3147	TWO STORY	\$135,000	FLEMING MEADOWS	401	78		
J-10-07-461-006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03-ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	92.7024	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65		
J-10-18-262-005	3275 CHERRY HILL RD	06/15/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$184,000	49.73	\$404,707	\$92,450	\$277,550	\$260,214	1.067	2,197	\$126.33	DIXBO	29.8288	RANCH/ONE STORY	\$85,000	DIXBORO AREA	401	65		
J-10-18-231-015	3380 DIXBORO RD	03/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$122,600	61.30	\$259,710	\$70,000	\$130,000	\$114,283	1.138	1,330	\$97.74	DIXHG	24.2007	TWO STORY	\$70,000	DIXBORO HEIGHTS SUB	401	50		
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$209,100	46.36	\$458,018	\$42,500	\$408,500	\$346,265	1.180	2,352	\$173.68	DIXBO	6.3689	MODULAR/MANUFAC	\$42,500	DIXBORO AREA	401	88		
J-10-18-260-006	5124 CHURCH ST	06/11/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$111,380	42.94	\$253,739	\$77,386	\$187,614	\$146,961	1.277	1,330	\$141.06	DIXBO	17.4552	RANCH/ONE STORY	\$67,500	DIXBORO AREA	401	45		
J-10-18-200-011	3342 BEAUMONT AVE	09/03/21	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$173,500	53.80	\$376,314	\$73,589	\$248,911	\$182,364	1.365	1,215	\$204.87	DIXHG	136.4910	TWO STORY	\$70,000	DIXBORO HEIGHTS SUB	401	61		
J-10-18-261-002	5164 PLYMOUTH ANN ARBOR RD	07/15/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$135,800	38.25	\$318,962	\$78,083	\$276,917	\$200,733	1.380	1,274	\$217.36	DIXBO	40.5512	FARM HOUSE	\$76,500	DIXBORO AREA	401	69		
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	\$317,799	1.447	2,117	\$217.29	AUTHI	73.3434	TWO STORY	\$115,000	AUTUMN HILLS SUB	401	71		
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$190,400	37.70	\$409,661	\$88,399	\$416,601	\$267,718	1.556	1,558	\$267.39	DIXBO	155.6117	TWO STORY	\$85,000	DIXBORO AREA	401	65		
J-10-18-155-013	5347 PLYMOUTH ANN ARBOR RD	11/02/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$220,000	35.20	\$475,196	\$85,000	\$540,000	\$325,163	1.661	4,081	\$132.32	DIXBO	94.6682	TWO STORY	\$85,000	DIXBORO AREA	401	63		
Totals:			\$8,998,530			\$8,998,530	\$3,969,000		\$8,779,241		\$7,385,207	\$7,582,191			\$190.40		14.2023							
								Sale. Ratio =>	44.11					E.C.F. =>	0.974	Std. Deviation=>	0.30376601							
								Std. Dev. =>	7.62					Ave. E.C.F. =>	1.116	Ave. Variance=>	65.9769	Coefficient of Var=>	59.11683195					

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.116	
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	1.102	DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.714	OTHERS WERE USED TO DETERMINE THIS ECF.
	Range Maximum:	1.661	
	2023 ECF:	0.890	
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Sales Comparison ECF Determination for 2024:	0.974	
	% Change:	9.44%	

2024 BLUE HURON POND ECF ADJUSTMENT																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.		
J-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03-ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	9.3363	TWO-STORY	\$135,000	FLEMING MEADOWS	401	75		
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	75.5345	TWO-STORY	\$115,000	TANGLEWOOD SUB	401	72		
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,264	\$139.07	BURROA	6.4663	TWO-STORY	\$160,000	BURR OAKS #6	401	60		
J-10-07-100-012	5514 WARREN RD	09/21/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	79.4599	TWO-STORY	\$115,000	FOXHOLLOW	401	66		
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03-ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	85.2988	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71		
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03-ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	5.1567	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91		
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	0.0000	TWO-STORY	\$135,000	FLEMING MEADOWS	401	78		
Totals:			\$5,290,130			\$5,290,130	\$2,422,800		\$5,394,296		\$4,353,251	\$5,412,082			\$207.56		0.3027							
								Sale. Ratio =>	45.80					E.C.F. =>	0.804	Std. Deviation=>	0.061524404							
								Std. Dev. =>	4.81					Ave. E.C.F. =>	0.807	Ave. Variance=>	37.3218	Coefficient of Var=>	46.22550264					

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.807	
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.795	DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.714	OTHERS WERE USED TO DETERMINE THIS ECF.
	Range Maximum:	0.888	
	2023 ECF:	0.760	
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Sales Comparison ECF Determination for 2024:	0.804	
	% Change:	5.79%	

2024 BROOKSIDE 3 ECF ADJUSTMENT																										
		Asd. when	Asd/Adj.	Cur.	Land +	Bldg.					Floor													Land	Property	Building
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Table	Class	Depr.				
J-10-34-180-247	8717 BARRINGTON DR	04/30/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$130,800	42.06	\$310,105	\$37,372	\$273,628	\$336,707	0.813	2,508	\$109.10	BRK3	73.4880	TWO-STORY	\$33,000	BROOKSID	401	83				
J-10-34-180-356	1759 BRIDGEWATER DR	02/03/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$128,900	41.58	\$305,687	\$33,000	\$277,000	\$336,651	0.823	2,060	\$134.47	BRK3	2.7676	TWO-STORY	\$33,000	BROOKSID	401	84				
J-10-34-180-274	1668 SAVANNAH CT	02/10/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$133,800	41.81	\$313,820	\$33,000	\$287,000	\$346,691	0.828	2,060	\$139.32	BRK3	3.7039	TWO-STORY	\$33,000	BROOKSID	401	85				
J-10-34-180-334	8861 SOMERSET LN	09/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$12,500	4.17	\$292,374	\$33,000	\$267,000	\$320,215	0.834	1,371	\$194.75	BRK3	8.8718	RANCH/ONE STORY	\$33,000	BROOKSID	401	97				
J-10-34-180-258	1908 CARLISLE CT	07/26/22	\$322,200	WD	03-ARM'S LENGTH	\$322,200	\$133,900	41.56	\$313,859	\$38,400	\$283,800	\$340,073	0.835	2,169	\$130.84	BRK3	75.6749	TWO-STORY	\$33,000	BROOKSID	401	83				
J-10-34-180-258	1908 CARLISLE CT	01/05/23	\$326,600	WD	03-ARM'S LENGTH	\$326,600	\$133,900	41.00	\$313,859	\$38,400	\$288,200	\$340,073	0.847	2,169	\$132.87	BRK3	76.9688	TWO-STORY	\$33,000	BROOKSID	401	83				
J-10-34-180-340	8864 SOMERSET LN	10/07/21	\$310,932	WD	03-ARM'S LENGTH	\$310,932	\$12,500	4.02	\$297,701	\$33,000	\$277,932	\$326,791	0.850	1,353	\$205.42	BRK3	12.2729	RANCH/ONE STORY	\$33,000	BROOKSID	401	97				
J-10-34-180-333	8859 SOMERSET LN	11/04/21	\$314,237	WD	03-ARM'S LENGTH	\$314,237	\$12,500	3.98	\$298,220	\$33,000	\$281,237	\$327,432	0.859	1,407	\$199.88	BRK3	1.7145	RANCH/ONE STORY	\$33,000	BROOKSID	401	97				
J-10-34-180-249	8723 BARRINGTON DR	04/08/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$135,900	39.97	\$318,561	\$33,000	\$307,000	\$352,544	0.871	2,056	\$149.32	BRK3	87.0812	TWO-STORY	\$33,000	BROOKSID	401	83				
J-10-34-180-270	8763 BARRINGTON DR	08/15/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$137,600	39.88	\$322,678	\$33,000	\$312,000	\$357,627	0.872	2,176	\$143.38	BRK3	0.3646	TWO-STORY	\$33,000	BROOKSID	401	85				
J-10-34-180-348	1760 BRIDGEWATER DR	09/30/22	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$132,400	39.76	\$310,621	\$33,000	\$300,000	\$342,742	0.875	2,056	\$145.91	BRK3	87.5294	TWO-STORY	\$33,000	BROOKSID	401	84				
J-10-34-180-332	8855 SOMERSET LN	02/25/22	\$324,744	WD	03-ARM'S LENGTH	\$324,744	\$12,500	3.85	\$302,970	\$33,000	\$291,744	\$333,296	0.875	1,391	\$209.74	BRK3	17.7131	RANCH/ONE STORY	\$33,000	BROOKSID	401	98				
J-10-34-180-371	1867 TELFORD CT	08/29/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$133,900	39.38	\$313,886	\$37,133	\$302,867	\$341,670	0.886	2,205	\$137.35	BRK3	16.6030	TWO-STORY	\$33,000	BROOKSID	401	83				
J-10-34-180-341	8860 SOMERSET LN	08/29/22	\$326,001	WD	03-ARM'S LENGTH	\$326,001	\$123,700	37.94	\$290,260	\$33,000	\$293,001	\$317,605	0.923	1,546	\$189.52	BRK3	4.6470	RANCH/ONE STORY	\$33,000	BROOKSID	401	85				
J-10-34-180-304	8732 BARRINGTON DR	10/05/22	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$115,000	36.22	\$269,787	\$33,000	\$284,500	\$292,330	0.973	1,736	\$163.88	BRK3	10.8352	TWO-STORY	\$33,000	BROOKSID	401	83				
J-10-34-180-360	1779 BRIDGEWATER DR	08/08/22	\$327,650	WD	03-ARM'S LENGTH	\$327,650	\$111,000	33.88	\$260,423	\$35,834	\$291,816	\$277,270	1.052	1,380	\$211.46	BRK3	105.2460	RANCH/ONE STORY	\$33,000	BROOKSID	401	83				
Totals:			\$5,168,864			\$5,168,864	\$1,600,800		\$4,834,811		\$4,618,725	\$5,289,718			\$162.33		0.2911									
								Sale. Ratio =>	30.97	E.C.F. =>				0.873	Std. Deviation=>				0.06181823							
								Std. Dev. =>	16.06	Ave. E.C.F. =>				0.876	Ave. Variance=>				36.5926	Coefficient of Var=>				41.76941461		

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/Mean: 0.876

Median: 0.865

Range Minimum: 0.813

Range Maximum: 1.052

2023 ECF: 0.810

Sales Comparison ECF Determination for 2024: 0.873

% Change: 7.78%

ECF OUTLIERS REMOVED-TOO LOW TO REPRESENT THE VALUE																							
J-10-34-180-332	8855 SOMERSET LN	06/01/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,500	41.67	\$302,970	\$33,000	(\$3,000)	\$333,296	(0.009)	1,391	(\$2.16)	BRK3	85.6466	RANCH/ONE STORY	\$33,000	BROOKSID	401		
J-10-34-180-339	8866 SOMERSET LN	08/18/21	\$344,835	WD	03-ARM'S LENGTH	\$344,835	\$12,500	3.62	\$386,554	\$33,000	\$311,835	\$436,486	0.714	2,257	\$138.16	BRK3	11.3405	TWO-STORY	\$33,000	BROOKSID	401	97	
J-10-34-180-287	1665 SAVANNAH CT	09/10/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$150,300	45.55	\$361,580	\$33,000	\$297,000	\$405,654	0.732	2,480	\$119.76	BRK3	73.2150	TWO-STORY	\$33,000	BROOKSID	401	84	
J-10-34-180-281	1651 SAVANNAH CT	09/28/22	\$350,000	CD	03-ARM'S LENGTH	\$350,000	\$162,500	46.43	\$380,907	\$33,000	\$317,000	\$429,515	0.738	2,480	\$127.82	BRK3	73.8042	TWO-STORY	\$33,000	BROOKSID	401	84	
J-10-34-180-256	1918 CARLISLE CT	03/03/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$159,600	45.34	\$377,382	\$33,000	\$319,000	\$425,163	0.750	2,488	\$128.22	BRK3	75.0301	TWO-STORY	\$33,000	BROOKSID	401	83	
J-10-34-180-250	8725 BARRINGTON DR	10/15/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$133,300	44.88	\$315,750	\$33,000	\$264,000	\$349,074	0.756	2,206	\$119.67	BRK3	75.6286	TWO-STORY	\$33,000	BROOKSID	401	83	
J-10-34-180-330	8851 SOMERSET LN	07/30/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$12,500	3.38	\$385,041	\$33,000	\$336,900	\$434,619	0.775	2,275	\$148.09	BRK3	77.5163	TWO-STORY	\$33,000	BROOKSID	401	97	



2024 BROMLEY PARK SUBDIVISION ECF ADJUSTMENTS																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-36-202-235	9676 WEXFORD DR	04/08/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$142,900	41.91	\$347,415	\$33,000	\$308,000	\$383,433	0.803	2,302	\$133.80	BRM	4.1689	TWO-STORY	\$33,000	BROMLEY PARK	401	81	
J-10-36-202-207	9677 WEXFORD DR	10/06/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$126,200	42.78	\$298,017	\$33,000	\$262,000	\$323,191	0.811	1,814	\$144.43	BRM	6.4101	TWO-STORY	\$33,000	BROMLEY PARK	401	81	
J-10-36-201-094	9939 W AVONDALE CIR	05/16/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$111,900	42.71	\$264,489	\$36,427	\$225,573	\$278,124	0.811	1,536	\$146.86	BRM	5.9966	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-201-030	9866 HIGH MEADOW DR	04/19/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$134,700	43.45	\$312,577	\$33,000	\$277,000	\$340,948	0.812	1,804	\$153.55	BRM	81.2442	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-201-026	9882 HIGH MEADOW DR	09/30/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$149,900	42.71	\$353,804	\$38,135	\$312,865	\$384,962	0.813	2,163	\$144.64	BRM	5.8301	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-202-239	9559 GLENHILL DR	12/09/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$140,900	42.70	\$332,504	\$33,000	\$297,000	\$365,249	0.813	1,795	\$165.46	BRM	6.0062	TWO-STORY	\$33,000	BROMLEY PARK	401	81	
J-10-36-201-049	9867 HIGH MEADOW DR	05/27/22	\$314,433	MLC	03-ARM'S LENGTH	\$314,433	\$132,200	42.04	\$306,764	\$36,174	\$278,259	\$329,988	0.843	1,790	\$155.45	BRM	78.3484	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-201-115	9737 RAVENSHIRE DR	11/05/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$128,000	41.29	\$302,181	\$36,808	\$273,192	\$323,626	0.844	1,790	\$152.62	BRM	2.9045	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-201-049	9867 HIGH MEADOW DR	03/07/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$129,900	41.24	\$306,764	\$36,174	\$278,826	\$329,988	0.845	1,790	\$155.77	BRM	4.1689	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-202-174	10247 E AVONDALE CIR	11/17/21	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$136,900	40.62	\$323,224	\$33,000	\$304,000	\$353,932	0.859	1,802	\$168.70	BRM	11.0813	TWO-STORY	\$33,000	BROMLEY PARK	401	81	
J-10-36-202-154	10193 E AVONDALE CIR	04/30/21	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$117,600	40.41	\$277,681	\$33,000	\$258,000	\$298,391	0.865	1,494	\$172.69	BRM	86.4636	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-202-214	9659 WEXFORD DR	09/21/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$129,300	41.05	\$300,066	\$33,000	\$282,000	\$325,690	0.866	1,790	\$157.54	BRM	7.9444	TWO-STORY	\$33,000	BROMLEY PARK	401	81	
J-10-36-201-111	9756 RAVENSHIRE DR	09/08/22	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$131,600	40.74	\$305,373	\$33,709	\$289,291	\$331,298	0.873	1,836	\$157.57	BRM	87.3206	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-201-037	9842 HIGH MEADOW DR	09/29/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$136,300	40.69	\$316,166	\$33,000	\$302,000	\$345,324	0.875	1,804	\$167.41	BRM	12.3071	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-201-016	10156 E AVONDALE CIR	07/14/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$131,900	39.97	\$311,406	\$33,000	\$297,000	\$339,520	0.875	1,790	\$165.92	BRM	8.3909	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-201-088	9955 W AVONDALE CIR	08/22/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$115,000	40.49	\$267,000	\$38,792	\$245,208	\$278,302	0.881	1,536	\$159.64	BRM	88.1085	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-201-116	9741 RAVENSHIRE DR	07/08/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$145,300	40.36	\$336,980	\$33,000	\$327,000	\$370,707	0.882	2,156	\$151.67	BRM	47.5515	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-202-247	9539 GLENHILL DR	10/07/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$131,000	40.31	\$303,995	\$37,379	\$287,621	\$325,141	0.885	1,814	\$158.56	BRM	6.0695	TWO-STORY	\$33,000	BROMLEY PARK	401	81	
J-10-36-201-002	10113 E AVONDALE CIR	07/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$130,600	40.18	\$303,132	\$35,539	\$289,461	\$326,333	0.887	1,795	\$161.26	BRM	88.7011	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-201-044	9855 HIGH MEADOW DR	09/24/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$109,500	38.42	\$258,486	\$33,000	\$252,000	\$274,983	0.916	1,494	\$168.67	BRM	12.5564	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-202-205	9790 RAVENSHIRE DR	06/15/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,700	38.98	\$294,103	\$33,798	\$291,202	\$317,445	0.917	1,790	\$162.68	BRM	4.8330	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-201-015	10158 E AVONDALE CIR	03/31/22	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$128,500	38.13	\$303,288	\$33,000	\$304,000	\$329,620	0.922	1,790	\$169.83	BRM	92.2276	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-202-145	10167 E AVONDALE CIR	09/09/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$128,900	37.92	\$299,221	\$33,000	\$306,900	\$324,660	0.945	1,790	\$171.45	BRM	94.5297	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-202-158	10205 E AVONDALE CIR	09/17/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$112,500	36.76	\$265,702	\$33,000	\$273,000	\$283,783	0.962	1,494	\$182.73	BRM	55.5420	TWO-STORY	\$33,000	BROMLEY PARK	401	80	
J-10-36-202-167	10231 E AVONDALE CIR	11/09/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$133,500	37.08	\$309,892	\$35,484	\$324,516	\$334,644	0.970	1,790	\$181.29	BRM	46.1631	TWO-STORY	\$33,000	BROMLEY PARK	401	81	
Totals:			\$8,006,333			\$8,006,333	\$3,241,700		\$7,600,230		\$7,145,914	\$8,219,282			\$160.41		0.1609						
							Sale. Ratio ==>	40.49				E.C.F. ==>	0.869		Std. Deviation==>	0.04807275							
							Std. Dev. ==>	1.82				Ave. E.C.F. ==>	0.871		Ave. Variance==>	37.7947	Coefficient of Var==>	43.39147726					

>The adjusted sale minus the land and yard equals the building residual. Average/Mean: 0.871

>Dividing the total of the building residuals by the total of the cost manuals will equal the Median: 0.873

Economic Condition Factor, known as the ECF, for this ECF neighborhood. Range Minimum: 0.803

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean. Range Maximum: 0.970

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements. 2023 ECF: 0.820

Sales Comparison ECF Determination for 2024: 0.869

% Change: 5.98%

ECF OUTLIERS REMOVED-TOO LOW TO REPRESENT THE VALUE																						
J-10-36-202-224	9636 WEXFORD DR	05/19/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$137,700	78.69	\$319,387	\$33,000	\$142,000	\$349,252	0.407	1,802	\$78.80	BRM	#REF!	TWO-STORY	\$33,000	BROMLEY PARK	401	81
J-10-36-202-131	9785 RAVENSHIRE DR	10/14/21	\$197,500	LC	03-ARM'S LENGTH	\$197,500	\$126,500	64.05	\$298,477	\$33,000	\$164,500	\$323,752	0.508	1,790	\$91.90	BRM	35.6532	TWO-STORY	\$33,000	BROMLEY PARK	401	80
J-10-36-202-244	9545 GLENHILL DR	05/07/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$149,800	47.56	\$353,406	\$33,000	\$282,000	\$390,739	0.722	1,795	\$157.10	BRM	6.5417	TWO-STORY	\$33,000	BROMLEY PARK	401	81
J-10-36-202-249	9535 GLENHILL DR	07/22/21	\$316,500	WD	03-ARM'S LENGTH	\$316,500	\$147,400	46.57	\$347,977	\$35,945	\$280,555	\$380,527	0.737	2,302	\$121.87	BRM	4.8284	TWO-STORY	\$33,000	BROMLEY PARK	401	81
J-10-36-202-258	9560 GLENHILL DR	04/05/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$125,700	45.71	\$296,954	\$34,265	\$240,735	\$320,352	0.751	1,790	\$134.49	BRM	3.4095	TWO-STORY	\$33,000	BROMLEY PARK	401	81
J-10-36-202-209	9671 WEXFORD DR	11/16/21	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$125,400	45.11	\$296,232	\$34,087	\$243,913	\$319,689	0.763	1,790	\$136.26	BRM	76.2970	TWO-STORY	\$33,000	BROMLEY PARK	401	81
J-10-36-201-047	9863 HIGH MEADOW DR	09/29/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$128,100	45.75	\$297,253	\$36,808	\$243,192	\$317,616	0.766	1,790	\$135.86	BRM	76.5680	TWO-STORY	\$33,000	BROMLEY PARK	401	80
J-10-36-202-132	9789 RAVENSHIRE DR	03/09/22	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$134,800	43.98	\$318,233	\$38,838	\$267,662	\$340,726	0.786	1,795	\$149.12	BRM	78.5565	TWO-STORY	\$33,000	BROMLEY PARK	401	80
J-10-36-201-082	9969 W AVONDALE CIR	05/13/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$159,000	44.79	\$368,448	\$33,000	\$322,000	\$409,083	0.787	2,126	\$151.46	BRM	78.7126	TWO-STORY	\$33,000	BROMLEY PARK	401	80
J-10-36-201-033	9852 HIGH MEADOW DR	12/15/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$140,100	43.78	\$330,576	\$33,000	\$287,000	\$362,898	0.791	2,143	\$133.92	BRM	79.0857	TWO-STORY	\$33,000	BROMLEY PARK	401	80
J-10-36-202-221	9639 WEXFORD DR	12/13/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$126,600	43.66	\$298,999	\$33,000	\$257,000	\$324,389	0.792	1,732	\$148.38	BRM	79.2259	TWO-STORY	\$33,000	BROMLEY PARK	401	81
J-10-36-201-083	9967 W AVONDALE CIR	08/19/22	\$350,500	WD	03-ARM'S LENGTH	\$350,500	\$155,700	44.42	\$360,816	\$35,539	\$314,961	\$396,679	0.794	2,126	\$148.15	BRM	79.3994	TWO-STORY	\$33,000	BROMLEY PARK	401	80

2024 BROOKSIDE ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-34-180-050	8601 SOMERSET LN	12/28/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$130,800	41.92	\$322,332	\$33,000	\$279,000	\$314,491	0.887	1,988	\$140.34	BROOK	10.2411	TWO-STORY	\$33,000	BROOKSID	401	78	
J-10-34-180-150	1785 SAVANNAH LN	05/14/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,100	41.13	\$279,375	\$33,000	\$242,000	\$267,799	0.904	1,539	\$157.24	BROOK	7.5950	TWO-STORY	\$33,000	BROOKSID	401	81	
J-10-34-180-006	8591 BARRINGTON DR	12/06/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$109,400	40.52	\$270,073	\$33,000	\$237,000	\$257,688	0.920	1,461	\$162.22	BROOK	6.2352	TWO-STORY	\$33,000	BROOKSID	401	78	
J-10-34-180-133	8269 S WARWICK CT	09/01/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$145,300	41.51	\$348,173	\$33,000	\$317,000	\$342,579	0.925	2,298	\$137.95	BROOK	8.7121	TWO-STORY	\$33,000	BROOKSID	401	81	
J-10-34-180-171	1698 SAVANNAH LN	03/22/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$139,300	39.80	\$343,409	\$33,000	\$317,000	\$337,401	0.940	2,255	\$140.58	BROOK	3.3165	TWO-STORY	\$33,000	BROOKSID	401	80	
J-10-34-180-034	8544 BARRINGTON DR	07/29/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$157,800	40.46	\$381,474	\$33,000	\$357,000	\$378,776	0.943	2,290	\$155.90	BROOK	94.2509	TWO-STORY	\$33,000	BROOKSID	401	78	
J-10-34-180-063	8582 SOMERSET LN	05/26/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$118,200	39.40	\$291,580	\$33,000	\$267,000	\$281,065	0.950	1,714	\$155.78	BROOK	2.9957	TWO-STORY	\$33,000	BROOKSID	401	78	
J-10-34-180-240	1882 SAVANNAH LN	06/01/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$156,400	40.10	\$378,296	\$33,000	\$357,000	\$375,322	0.951	2,312	\$154.41	BROOK	2.1516	TWO-STORY	\$33,000	BROOKSID	401	79	
J-10-34-180-111	8585 ERAL CT	09/16/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$126,700	39.59	\$306,533	\$33,000	\$287,000	\$297,318	0.965	1,818	\$157.87	BROOK	2.4263	TWO-STORY	\$33,000	BROOKSID	401	79	
J-10-34-180-038	8582 BARRINGTON DR	07/22/22	\$318,500	WD	03-ARM'S LENGTH	\$318,500	\$125,500	39.40	\$303,503	\$33,000	\$285,500	\$294,025	0.971	1,762	\$162.03	BROOK	97.1006	TWO-STORY	\$33,000	BROOKSID	401	78	
J-10-34-180-224	8472 PRESTON CT	07/15/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$118,400	39.34	\$286,480	\$33,000	\$268,000	\$275,522	0.973	1,714	\$156.36	BROOK	3.7689	TWO-STORY	\$33,000	BROOKSID	401	79	
J-10-34-180-116	1857 SAVANNAH LN	11/16/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,300	39.10	\$283,752	\$33,000	\$267,000	\$272,557	0.980	1,528	\$174.74	BROOK	0.9945	RANCH/ONE STORY	\$33,000	BROOKSID	401	79	
J-10-34-180-070	8513 BERKSHIRE DR	06/17/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$124,800	39.00	\$301,861	\$33,000	\$287,000	\$292,240	0.982	1,818	\$157.87	BROOK	98.2069	TWO-STORY	\$33,000	BROOKSID	401	79	
J-10-34-180-018	8551 BARRINGTON DR	08/19/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$104,600	38.04	\$258,440	\$34,016	\$240,984	\$243,939	0.988	1,372	\$175.64	BROOK	17.9171	TWO-STORY	\$33,000	BROOKSID	401	78	
J-10-34-180-158	1735 SAVANNAH LN	07/07/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$148,700	38.62	\$359,974	\$33,000	\$352,000	\$355,407	0.990	2,276	\$154.66	BROOK	99.0415	TWO-STORY	\$33,000	BROOKSID	401	81	
J-10-34-180-093	1914 SAVANNAH LN	05/04/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$121,700	38.03	\$294,325	\$33,000	\$287,000	\$284,049	1.010	1,609	\$178.37	BROOK	101.0389	TWO-STORY	\$33,000	BROOKSID	401	79	
J-10-34-180-007	8589 BARRINGTON DR	10/13/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$102,600	38.01	\$248,267	\$33,000	\$236,900	\$233,986	1.012	1,372	\$172.67	BROOK	13.6299	TWO-STORY	\$33,000	BROOKSID	401	78	
J-10-34-180-065	1943 SAVANNAH LN	03/06/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,000	37.67	\$273,312	\$33,000	\$267,000	\$261,209	1.022	1,530	\$174.51	BROOK	102.2171	TWO-STORY	\$33,000	BROOKSID	401	79	
J-10-34-180-085	1907 SAVANNAH LN	04/28/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$136,900	37.51	\$331,308	\$33,000	\$332,000	\$324,248	1.024	2,032	\$163.39	BROOK	102.3908	TWO-STORY	\$33,000	BROOKSID	401	79	
J-10-34-180-013	8571 BARRINGTON DR	11/18/21	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$114,400	36.32	\$282,344	\$33,000	\$282,000	\$271,026	1.040	1,738	\$162.26	BROOK	16.4335	TWO-STORY	\$33,000	BROOKSID	401	78	
J-10-34-180-169	1674 SAVANNAH CT	03/03/23	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$114,700	35.29	\$277,794	\$33,000	\$292,000	\$266,080	1.097	1,546	\$188.87	BROOK	11.7799	TWO-STORY	\$33,000	BROOKSID	401	81	
J-10-34-180-097	1922 SAVANNAH LN	05/24/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$110,900	34.66	\$268,122	\$36,936	\$283,064	\$251,289	1.126	1,484	\$190.74	BROOK	23.9301	TWO-STORY	\$33,000	BROOKSID	401	79	
J-10-34-180-121	1833 SAVANNAH LN	12/13/22	\$332,000	CD	03-ARM'S LENGTH	\$332,000	\$111,700	33.64	\$270,439	\$33,000	\$299,000	\$258,086	1.159	1,536	\$194.66	BROOK	0.0000	TWO-STORY	\$33,000	BROOKSID	401	80	
Totals:			\$7,403,400			\$7,403,400	\$2,862,200		\$6,961,166		\$6,639,448	\$6,736,102			\$163.87		0.3907						
							Sale. Ratio ==>	38.66				E.C.F. ==>	0.986		Std. Deviation==>	0.067662021							
							Std. Dev. ==>	2.12				Ave. E.C.F. ==>	0.990		Ave. Variance==>	35.9293	Coefficient of Var==>	36.30845659					

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.990
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.980
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.887
	Range Maximum:	1.159
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	2023 ECF:	0.920
	Sales Comparison ECF Determination for 2024:	0.986
	% Change:	7.17%

ECF OUTLIERS REMOVED-TOO LOW TO REPRESENT THE VALUE																						
J-10-34-180-137	8262 S WARWICK CT	04/30/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$157,500	58.33	\$388,226	\$33,000	\$237,000	\$386,115	0.614	2,472	\$95.87	BROOK	28.9857	TWO-STORY	\$33,000	BROOKSID	401	81
J-10-34-180-057	8606 SOMERSET LN	01/21/22	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$141,800	47.58	\$349,165	\$33,000	\$265,000	\$343,658	0.771	1,790	\$148.04	BROOK	24.1338	TWO-STORY	\$33,000	BROOKSID	401	78
J-10-34-180-120	1837 SAVANNAH LN	12/30/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$127,400	45.50	\$314,521	\$33,000	\$247,000	\$306,001	0.807	1,818	\$135.86	BROOK	80.7187	TWO-STORY	\$33,000	BROOKSID	401	81
J-10-34-180-010	8581 BARRINGTON DR	11/19/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$145,000	45.60	\$357,052	\$34,208	\$283,792	\$350,917	0.809	2,310	\$122.85	BROOK	80.8715	TWO-STORY	\$33,000	BROOKSID	401	78
J-10-34-180-022	8533 BARRINGTON DR	08/11/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$126,300	45.11	\$311,393	\$33,000	\$247,000	\$302,601	0.816	1,714	\$144.11	BROOK	81.6256	TWO-STORY	\$33,000	BROOKSID	401	78
J-10-34-180-067	8525 BERKSHIRE DR	12/17/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$122,900	44.05	\$303,274	\$33,000	\$246,000	\$293,776	0.837	1,818	\$135.31	BROOK	83.7372	TWO-STORY	\$33,000	BROOKSID	401	79
J-10-34-180-233	1725 BRIDGEWATER DR	04/20/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$156,800	44.93	\$379,162	\$36,812	\$312,188	\$372,120	0.839	2,112	\$147.82	BROOK	3.7210	TWO-STORY	\$33,000	BROOKSID	401	80
J-10-34-180-148	8298 S WARWICK CT	11/02/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$133,500	43.77	\$329,335	\$35,362	\$269,638	\$319,536	0.844	1,818	\$148.32	BROOK	84.3843	TWO-STORY	\$33,000	BROOKSID	401	80
J-10-34-180-170	1680 SAVANNAH LN	02/18/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$153,600	43.89	\$378,588	\$33,000	\$317,000	\$375,639	0.844	2,468	\$128.44	BROOK	84.3895	TWO-STORY	\$33,000	BROOKSID	401	80
J-10-34-180-008	8587 BARRINGTON DR	06/01/21	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$122,500	43.44	\$302,007	\$33,000	\$249,000	\$292,399	0.852	1,714	\$145.27	BROOK	85.1576	TWO-STORY	\$33,000	BROOKSID	401	78
J-10-34-180-076	1929 SAVANNAH LN	05/12/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$144,200	42.41	\$355,363	\$33,000	\$307,000	\$350,395	0.876	2,345	\$130.92	BROOK	87.6155	TWO-STORY	\$33,000	BROOKSID	401	79

2024 BURR OAKS #6 ECF ADJUSTMENT																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03-ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	14.1000	TWO-STORY	\$135,000	FLEMING MEADOWS	401	75
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	3.2534	TWO-STORY	\$135,000	FLEMING MEADOWS	401	78
J-10-07-100-012	5514 WARREN RD	09/21/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	6.0423	TWO-STORY	\$115,000	FOXHOLLOW	401	66
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03-ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	0.2034	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	9.9678	TWO-STORY	\$115,000	TANGLEWOOD SUB	401	72
J-10-07-461-006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03-ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	7.2002	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03-ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	0.0902	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	\$317,799	1.447	2,117	\$217.29	AUTHI	59.2434	TWO-STORY	\$115,000	AUTUMN HILLS SUB	401	71
J-10-28-300-015	2037 HUNTERS CREEK DR	11/15/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$318,800	45.54	\$694,241	\$113,768	\$586,232	\$753,861	0.778	3,160	\$185.52	HUNCK	7.7383	TWO-STORY	\$110,000	HUNTERS CREEK EQUESTRI	401	79
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$256,500	54.00	\$565,511	\$152,070	\$322,930	\$536,936	0.601	2,380	\$135.68	HUNCK	25.3592	TWO-STORY	\$120,000	HUNTERS CREEK EQUESTRI	401	78
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,264	\$139.07	BUROA	6.3761	TWO-STORY	\$160,000	BURR OAKS #6	401	60
Totals:			\$7,710,030			\$7,710,030	\$3,477,800		\$7,717,699		\$6,262,197	\$7,602,954			\$195.08		3.1369					
							Sale. Ratio =>	45.11				E.C.F. =>	0.824		Std. Deviation=>	0.21565149						
							Std. Dev. =>	6.22				Ave. E.C.F. =>	0.855		Ave. Variance=>	12.6886	Coefficient of Var=>	14.84005287				

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/Mean: 0.855

Median: 0.795

Range Minimum: 0.714

Range Maximum: 1.447

2023 ECF: 0.800

Sales Comparison ECF Determination for 2024: 0.824

% Change: 3.00%

DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.

2024 CREEKSIDE SUB ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03-ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	71.4022	TWO-STORY	\$135,000	FLEMING MEADOWS	401	75	
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	75.5345	TWO-STORY	\$115,000	TANGLEWOOD SUB	401	72	
J-10-28-300-015	2037 HUNTERS CREEK DR	11/15/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$318,800	45.54	\$694,241	\$113,768	\$586,232	\$753,861	0.778	3,160	\$185.52	HUNCK	10.9917	TWO-STORY	\$110,000	HUNTERS CREEK EQUESTRI	401	79	
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,264	\$139.07	BUROA	6.4663	TWO-STORY	\$160,000	BURR OAKS #6	401	60	
J-10-07-100-012	5514 WARREN RD	09/21/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	0.0000	TWO-STORY	\$115,000	FOXHOLLOW	401	66	
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03-ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	5.8389	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71	
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03-ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	85.5925	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91	
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	7.5557	TWO-STORY	\$135,000	FLEMING MEADOWS	401	78	
J-10-07-461-006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03-ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	21.3002	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65	
Totals:			\$6,660,030			\$6,660,030	\$3,035,400		\$6,754,347		\$5,479,267	\$6,748,219			\$199.21		0.5416						
							Sale. Ratio =>	45.58			E.C.F. =>		0.812	Std. Deviation=>		0.06801832							
							Std. Dev. =>	4.21			Ave. E.C.F. =>		0.817	Ave. Variance=>		31.6313		Coefficient of Var=>		38.6987583			

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/Mean: 0.817

Median: 0.795

Range Minimum: 0.714

Range Maximum: 0.927

2023 ECF: 0.800

Sales Comparison ECF Determination for 2024: 0.812

% Change: 1.50%

DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.



2024 DIXBORO AREA ECF ADJUSTMENT																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J-10-18-262-005	3275 CHERRY HILL RD	06/15/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$184,000	49.73	\$404,707	\$92,450	\$277,550	\$260,214	1.067	2,197	\$126.33	DIXBO	106.6621	RANCH/ONE STORY	\$85,000	DIXBORO AREA	401	65
J-10-18-231-015	3380 DIXBORO RD	03/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$122,600	61.30	\$259,710	\$70,000	\$130,000	\$114,283	1.138	1,330	\$97.74	DIXHG	13.2655	TWO-STORY	\$70,000	DIXBORO HEIGHTS S	401	50
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$209,100	46.36	\$458,018	\$42,500	\$408,500	\$346,265	1.180	2,352	\$173.68	DIXBO	8.6293	MODULAR/MANUFAC	\$42,500	DIXBORO AREA	401	88
J-10-18-260-006	5124 CHURCH ST	06/11/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$113,800	42.94	\$253,739	\$77,386	\$187,614	\$146,961	1.277	1,330	\$141.06	DIXBO	127.6626	RANCH/ONE STORY	\$67,500	DIXBORO AREA	401	45
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$190,400	37.70	\$409,661	\$88,399	\$416,601	\$267,718	1.556	1,558	\$267.39	DIXBO	155.6117	TWO-STORY	\$85,000	DIXBORO AREA	401	65
J-10-18-261-002	5164 PLYMOUTH-ANN ARBOR RD	07/15/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$135,800	38.25	\$318,962	\$78,083	\$276,917	\$200,733	1.380	1,274	\$217.36	DIXBO	15.1353	FARM HOUSE	\$76,500	DIXBORO AREA	401	69
Totals:			\$2,146,000			\$2,146,000	\$955,700		\$2,104,797		\$1,697,182	\$1,336,174			\$170.60		0.4155					
							Sale. Ratio=>	44.53			E.C.F. =>	1.270	Std. Deviation=>		0.17937104							
							Std. Dev. =>	8.79			Ave. E.C.F. =>	1.266	Ave. Variance=>		71.1611	Coefficient of Var=>		56.208251				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.266	
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	1.228	
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	1.067	DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM THE NEIGHBORING ECF WERE USED TO DETERMINE THIS ECF.
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Range Maximum:	1.556	
	2023 ECF:	1.176	Custom homes at 1.09 and Unique homes at 1.01, received the same .094 increase.
	Sales Comparison ECF Determination for 2024:	1.270	
	% Change:	7.99%	

ECF OUTLIERS REMOVE-D-DID NOT REPRESENT THE VALUE																						
J-10-18-261-007	5020 PLYMOUTH-ANN ARBOR RD	02/15/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$119,200	29.80	\$254,209	\$75,000	\$325,000	\$149,341	2.176	1,754	\$185.29	DIXBO		SALTBOX	\$75,000	DIXBORO AREA	401	51
J-10-18-260-016	5045 PLYMOUTH-ANN ARBOR RD	05/20/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$117,400	29.72	\$248,533	\$77,201	\$317,799	\$142,777	2.226	1,652	\$192.37	DIXBO		TWO-STORY	\$75,000	DIXBORO AREA	401	47
J-10-18-130-014	5345 CHURCH ST	05/25/21	\$386,500	WD	03-ARM'S LENGTH	\$386,500	\$69,700	18.03	\$206,738	\$46,040	\$340,460	\$133,915	2.542	1,208	\$281.84	DIXBO	254.2359	RANCH/ONE STORY	\$42,500	DIXBORO AREA	401	54
J-10-18-261-006	5052 PLYMOUTH-ANN ARBOR RD	03/31/23	\$1,250,000	PTA	03-ARM'S LENGTH	\$1,250,000	\$120,200	9.62	\$895,741	\$75,000	\$1,175,000	\$683,951	1.718	3,819	\$307.67	DIXBO		TWO-STORY	\$75,000	DIXBORO AREA	401	95
J-10-18-155-008	5260 CHURCH ST	10/14/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$185,300	28.51	\$398,725	\$86,118	\$563,882	\$306,477	1.840	2,489	\$226.55	DIXBO	183.9881	CUSTOM	\$85,000	DIXBORO AREA	401	71
J-10-18-155-013	5347 PLYMOUTH-ANN ARBOR RD	11/02/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$220,000	35.20	\$475,196	\$85,000	\$540,000	\$325,163	1.661	4,081	\$132.32	DIXBO	166.0704	TWO-STORY	\$85,000	DIXBORO AREA	401	63

2024 DIXBORO HEIGHTS ECF ADJUSTMENT																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.			
J-10-18-261-002	5164 PLYMOUTH-ANN ARBOR RD	07/15/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$135,800	38.25	\$318,962	\$78,083	\$276,917	\$200,733	1.380	1,274	\$217.36	DIXBO	46.0348	FARM HOUSE	\$76,500	DIXBORO AREA	401	69			
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$190,400	37.70	\$409,661	\$88,399	\$416,601	\$267,718	1.556	1,558	\$267.39	DIXBO	9.6883	TWO-STORY	\$85,000	DIXBORO AREA	401	65			
J-10-18-155-013	5347 PLYMOUTH-ANN ARBOR RD	11/02/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$220,000	35.20	\$475,196	\$85,000	\$540,000	\$325,163	1.661	4,081	\$132.32	DIXBO	11.9280	TWO-STORY	\$85,000	DIXBORO AREA	401	63			
J-10-18-200-015	3335 ALAN MARK DR	09/23/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$141,600	43.57	\$299,948	\$70,000	\$255,000	\$149,317	1.708	1,170	\$217.95	DIXHG	170.7777	RANCH/ONE STORY	\$70,000	DIXBORO HEIGHTS S	401	58			
J-10-18-261-006	5052 PLYMOUTH-ANN ARBOR RD	03/31/23	\$1,250,000	PTA	03-ARM'S LENGTH	\$1,250,000	\$120,200	9.62	\$895,741	\$75,000	\$1,175,000	\$683,951	1.718	3,819	\$307.67	DIXBO	50.7887	TWO-STORY	\$75,000	DIXBORO AREA	401	95			
J-10-18-200-007	3362 BEAUMONT AVE	05/12/21	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$200,800	44.42	\$438,656	\$70,000	\$382,000	\$222,082	1.720	2,056	\$185.80	DIXHG	82.2273	TWO-STORY	\$70,000	DIXBORO HEIGHTS S	401	59			
J-10-18-155-008	5260 CHURCH ST	10/14/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$185,300	28.51	\$398,725	\$86,118	\$563,882	\$306,477	1.840	2,489	\$226.55	DIXBO	174.1272	CUSTOM	\$85,000	DIXBORO AREA	401	71			
J-10-18-231-017	3366 DIXBORO RD	10/05/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$118,000	39.46	\$249,982	\$70,000	\$229,000	\$108,423	2.112	1,090	\$210.09	DIXHG	33.2117	TWO-STORY	\$70,000	DIXBORO HEIGHTS S	401	53			
J-10-18-261-007	5020 PLYMOUTH-ANN ARBOR RD	02/15/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$119,200	29.80	\$254,209	\$75,000	\$325,000	\$149,341	2.176	1,754	\$185.29	DIXBO	217.6230	SALTBOX	\$75,000	DIXBORO AREA	401	51			
J-10-18-260-016	5045 PLYMOUTH-ANN ARBOR RD	05/20/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$117,400	29.72	\$248,533	\$77,201	\$317,799	\$142,777	2.226	1,652	\$192.37	DIXBO	29.9338	TWO-STORY	\$75,000	DIXBORO AREA	401	47			
J-10-18-231-028	3357 BEAUMONT AVE	08/08/22	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$107,100	35.35	\$225,990	\$70,000	\$233,000	\$93,970	2.480	1,270	\$183.46	DIXHG	6.2841	TWO-STORY	\$70,000	DIXBORO HEIGHTS S	401	45			
J-10-18-130-014	5345 CHURCH ST	05/25/21	\$386,500	WD	03-ARM'S LENGTH	\$386,500	\$69,700	18.03	\$206,738	\$46,040	\$340,460	\$133,915	2.542	1,208	\$281.84	DIXBO	88.9359	RANCH/ONE STORY	\$42,500	DIXBORO AREA	401	54			
Totals:			\$5,945,500			\$5,945,500	\$1,725,500		\$4,422,341		\$5,054,659	\$2,783,867			\$217.34		11.0812								
							Sale. Ratio ==>	29.02								E.C.F. ==>	1.816	Std. Deviation==>		0.3717251					
							Std. Dev. ==>	10.24								Ave. E.C.F. ==>	1.927								

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.927	
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	1.780	
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	1.380	DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM THE NEIGHBORING ECF WERE USED TO DETERMINE THIS ECF.
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Range Maximum:	2.542	
	2023 ECF:	1.653	Ranch homes are at 1.696 and received the same ratio increase of .156
	Sales Comparison ECF Determination for 2024:	1.816	
	% Change:	9.86%	

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																						
J-10-18-231-015	3380 DIXBORO RD	03/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$122,600	61.30	\$259,710	\$70,000	\$130,000	\$114,283	1.138	1,330	\$97.74	DIXHG	97.4574	TWO-STORY	\$70,000	DIXBORO HEIGHTS S	401	50
J-10-18-200-011	3342 BEAUMONT AVE	09/03/21	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$173,500	53.80	\$376,314	\$73,589	\$248,911	\$182,364	1.365	1,215	\$204.87	DIXHG	136.4910	TWO-STORY	\$70,000	DIXBORO HEIGHTS S	401	61

2024 FLEMING MEADOWS ECF ADJUSTMENT																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J 10 28300 034	2015 PADDOCK WAY	01/12/23	\$475,000	WD	03 ARM'S LENGTH	\$475,000	\$256,500	54.00	\$565,511	\$152,070	\$322,930	\$536,936	0.601	2,380	\$135.68	HUNCK	18.9831	TWO STORY	\$120,000	HUNTERS CREEK EQUESTRIAN #25	401	78
J 10 03110 021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03 ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	71.4022	TWO STORY	\$135,000	FLEMING MEADOWS	401	75
J 10 07453 058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03 ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	75.5345	TWO STORY	\$115,000	TANGLEWOOD SUB	401	72
J 10 28300 015	2037 HUNTERS CREEK DR	11/15/21	\$700,000	WD	03 ARM'S LENGTH	\$700,000	\$318,800	45.54	\$694,241	\$113,768	\$586,232	\$753,861	0.778	3,160	\$185.52	HUNCK	10.9917	TWO STORY	\$110,000	HUNTERS CREEK EQUESTRIAN #25	401	79
J 10 30300 006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03 ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,264	\$139.07	BURQA	79.1261	TWO STORY	\$160,000	BURR OAKS #6	401	60
J 10 07100 012	5514 WARREN RD	09/21/21	\$755,000	WD	03 ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	1.0149	TWO STORY	\$115,000	FOXHOLLOW	401	66
J 10 07452 064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03 ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	6.8538	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71
J 10 03110 023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03 ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	10.9557	TWO STORY	\$135,000	FLEMING MEADOWS	401	78
Totals:		\$5,819,130				\$5,819,130	\$2,737,500		\$6,067,558		\$4,731,413		\$6,082,497		\$192.17		0.6018					
							Sale. Ratio =>		47.04		E.C.F. =>		0.778		Std. Deviation=>		0.08747126					
							Std. Dev. =>		4.67		Ave. E.C.F. =>		0.772		Ave. Variance=>		34.3578		Coefficient of Var=>		44.5132038	

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/Mean: 0.772

Median: 0.784

Range Minimum: 0.601

Range Maximum: 0.888

2023 ECF: 0.740

Sales Comparison ECF Determination for 2024: 0.778

% Change: 5.14%

DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.

2024 FLEMING RIDGE CONDOS ECF ADJUSTMENT																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/A dj.	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	Building Depr.
J 10 03110 021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03 ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	34.7680	TWO STORY	\$135,000	FLEMING MEADOWS	401	75
J 10 07453 058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03 ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	75.5345	TWO STORY	\$115,000	TANGLEWOOD SUB	401	72
J 10 30300 006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03 ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,264	\$139.07	BURQA	6.4663	TWO STORY	\$160,000	BURR OAKS #6	401	60
J 10 07100 012	5514 WARREN RD	09/21/21	\$755,000	WD	03 ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	79.4599	TWO STORY	\$115,000	FOXHOLLOW	401	66
J 10 07452 064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03 ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	20.8714	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71
J 10 09400 053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03 ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	85.5925	RANCH/ONE STORY	\$115,000	#5 BLUE HUDON POND	401	91
J 10 03110 023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03 ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	66.8560	TWO STORY	\$135,000	FLEMING MEADOWS	401	78
J 10 07461 006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03 ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	92.7024	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65
J 10 18262 005	3275 CHERRY HILL RD	06/15/21	\$370,000	WD	03 ARM'S LENGTH	\$370,000	\$184,000	49.73	\$404,707	\$92,450	\$277,550	\$260,214	1.067	2,197	\$126.33	DIXBO	29.8288	RANCH/ONE STORY	\$85,000	DIXBORO AREA	401	65
J 10 18231 015	3380 DIXBORO RD	03/31/22	\$200,000	WD	03 ARM'S LENGTH	\$200,000	\$122,600	61.30	\$259,710	\$70,000	\$130,000	\$114,283	1.138	1,330	\$97.74	DIXHG	24.2007	TWO STORY	\$70,000	DIXBORO HEIGHTS SUB	401	50
J 10 18130 005	3436 CUMMINGS DR	09/22/22	\$451,000	WD	03 ARM'S LENGTH	\$451,000	\$209,100	46.36	\$458,018	\$42,500	\$408,500	\$346,265	1.180	2,352	\$173.68	DIXBO	11.8030	MODULAR/MANUFAC	\$42,500	DIXBORO AREA	401	88
J 10 18260 006	5124 CHURCH ST	06/11/21	\$265,000	WD	03 ARM'S LENGTH	\$265,000	\$113,800	42.94	\$253,739	\$77,386	\$187,614	\$146,961	1.277	1,330	\$141.06	DIXBO	27.9803	RANCH/ONE STORY	\$67,500	DIXBORO AREA	401	45
J 10 18200 011	3342 BEAUMONT AVE	09/03/21	\$322,500	WD	03 ARM'S LENGTH	\$322,500	\$173,500	53.80	\$376,314	\$73,589	\$248,911	\$182,364	1.365	1,215	\$204.87	DIXHG	136.4910	TWO STORY	\$70,000	DIXBORO HEIGHTS SUB	401	61
J 10 18261 002	5164 PLYMOUTH ANN ARBOR RD	07/15/21	\$355,000	WD	03 ARM'S LENGTH	\$355,000	\$135,800	38.25	\$318,962	\$78,083	\$276,917	\$200,733	1.380	1,274	\$217.36	DIXBO	44.7415	FARM HOUSE	\$76,500	DIXBORO AREA	401	69
J 10 18133 012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03 ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	\$317,799	1.447	2,117	\$217.29	AUTHI	73.3434	TWO STORY	\$115,000	AUTUMN HILLS SUB	401	71
J 10 07300 006	3556 DIXBORO LN	07/25/22	\$505,000	WD	03 ARM'S LENGTH	\$505,000	\$190,400	37.70	\$409,661	\$88,399	\$416,601	\$267,718	1.556	1,558	\$267.39	DIXBO	155.6117	TWO STORY	\$85,000	DIXBORO AREA	401	65
Totals:			\$9,003,530			\$9,003,530	\$4,031,700		\$8,939,058		\$7,299,128	\$7,830,695			\$190.82		12.9585					
								Sale. Ratio =>	44.78				0.932		Std. Deviation=>	0.27636793						
								Std. Dev. =>	7.18				Ave. E.C.F. =>	1.062	Ave. Variance=>	60.3907	Coefficient of Var=>	56.88100603				

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/Mean: 1.062

Median: 0.997

Range Minimum: 0.714

Range Maximum: 1.556

2023 ECF: 0.890

Sales Comparison ECF Determination for 2024: 0.932

% Change: 4.72%

DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.

2024 FORD ROAD ESTATES ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-08-462-003	3562 GALPIN DR	02/04/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$204,400	48.67	\$425,618	\$114,724	\$305,276	\$282,631	1.080	1,973	\$154.73	FORD	9.0954	RANCH/ONE STORY	\$85,000	FORD ROAD ESTATES	401	55	
J-10-18-231-015	3380 DIXBORO RD	03/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$122,600	61.30	\$259,710	\$70,000	\$130,000	\$114,283	1.138	1,330	\$97.74	DIXHG	113.7526	TWO-STORY	\$70,000	DIXBORO HEIGHTS SUB	401	49	
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$209,100	46.36	\$458,018	\$42,500	\$408,500	\$346,265	1.180	2,352	\$173.68	DIXBO	0.8656	MODULAR/MANUFAC	\$42,500	DIXBORO AREA	401	88	
J-10-32-415-001	6970 HICKORY RUN	07/29/22	\$360,850	WD	03-ARM'S LENGTH	\$360,850	\$138,600	38.41	\$306,656	\$42,919	\$317,931	\$269,119	1.181	1,719	\$184.95	HICRU	118.1375	MULTI-UNIT	\$41,000	HICKORY RUN SUB	401	54	
J-10-18-260-006	5124 CHURCH ST	06/11/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$113,800	42.94	\$253,739	\$77,386	\$187,614	\$146,961	1.277	1,330	\$141.06	DIXBO	10.5550	RANCH/ONE STORY	\$67,500	DIXBORO AREA	401	71	
Totals:			\$1,696,850			\$1,696,850	\$788,500		\$1,703,741	\$1,349,321	\$1,159,259				\$150.43		0.7125						
							Sale. Ratio =>	46.47					E.C.F. =>	1.164	Std. Deviation=>		0.07197214						
							Std. Dev. =>	8.61					Ave. E.C.F. =>	1.171	Ave. Variance=>		50.4812	Coefficient of Var=>	43.10667542				

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/Mean: 1.171

Median: 1.180

Range Minimum: 1.080

Range Maximum: 1.277

2023 ECF: 1.100

Sales Comparison ECF Determination for 2024: 1.164

% Change: 5.82%

DUE TO THE LACK OF ENOUGH SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.

2024 FOXHOLLOW ECF ADJUSTMENT																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03-ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	38.2916	TWO STORY	\$135,000	FLEMING MEADOWS	401	75
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	75.5345	TWO STORY	\$115,000	TANGLEWOOD SUB	401	72
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,264	\$139.07	BUROA	6.4663	TWO STORY	\$160,000	BURR OAKS #6	401	60
J-10-07-100-012	5514 WARREN RD	09/21/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	79.4599	TWO STORY	\$115,000	FOXHOLLOW	401	66
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03-ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	24.3950	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03-ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	85.5925	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	77.3147	TWO STORY	\$135,000	FLEMING MEADOWS	401	78
J-10-07-461-006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03-ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	92.7024	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65
J-10-18-262-005	3275 CHERRY HILL RD	06/15/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$184,000	49.73	\$404,707	\$92,450	\$277,550	\$260,214	1.067	2,197	\$126.33	DIXBO	29.8288	RANCH/ONE STORY	\$85,000	DIXBORO AREA	401	65
J-10-18-231-015	3380 DIXBORO RD	03/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$122,600	61.30	\$259,710	\$70,000	\$130,000	\$114,283	1.138	1,330	\$97.74	DIXHG	24.2007	TWO STORY	\$70,000	DIXBORO HEIGHTS SUB	401	50
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$209,100	46.36	\$458,018	\$42,500	\$408,500	\$346,265	1.180	2,352	\$173.68	DIXBO	8.2794	MODULAR/MANUFAC	\$42,500	DIXBORO AREA	401	88
J-10-18-260-006	5124 CHURCH ST	06/11/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$113,800	42.94	\$253,739	\$77,386	\$187,614	\$146,961	1.277	1,330	\$141.06	DIXBO	21.0005	RANCH/ONE STORY	\$67,500	DIXBORO AREA	401	45
J-10-18-200-011	3342 BEAUMONT AVE	09/03/21	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$173,500	53.80	\$376,314	\$73,589	\$248,911	\$182,364	1.365	1,215	\$204.87	DIXHG	136.4910	TWO STORY	\$70,000	DIXBORO HEIGHTS SUB	401	61
J-10-18-261-002	5164 PLYMOUTH ANN ARBOR RD	07/15/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$135,800	38.25	\$318,962	\$78,083	\$276,917	\$200,733	1.380	1,274	\$217.36	DIXBO	41.8367	FARM HOUSE	\$76,500	DIXBORO AREA	401	69
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	\$317,799	1.447	2,117	\$217.29	AUTHI	73.3434	TWO STORY	\$115,000	AUTUMN HILLS SUB	401	71
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$190,400	37.70	\$409,661	\$88,399	\$416,601	\$267,718	1.556	1,558	\$267.39	DIXBO	155.6117	TWO STORY	\$85,000	DIXBORO AREA	401	65
J-10-18-155-013	5347 PLYMOUTH ANN ARBOR RD	11/02/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$220,000	35.20	\$475,196	\$85,000	\$540,000	\$325,163	1.661	4,081	\$132.32	DIXBO	94.6682	TWO STORY	\$85,000	DIXBORO AREA	401	63
Totals:			\$9,628,530			\$9,628,530	\$4,251,700		\$9,414,254		\$7,839,128	\$8,155,858			\$187.38		13.5773					
							Sale. Ratio =>	44.16				E.C.F. =>	0.961		Std. Deviation=>	0.30448572						
							Std. Dev. =>	7.38				Ave. E.C.F. =>	1.097		Ave. Variance=>	62.6481	Coefficient of Var=>	57.11176887				

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/Mean: 1.097

Median: 1.067

Range Minimum: 0.714

Range Maximum: 1.661

2023 ECF: 0.890

Sales Comparison ECF Determination for 2024: 0.961

% Change: 7.98%

DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.



2024 GALE ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J-10-30-330-001	2086 VALLEYVIEW DR	05/26/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$552,900	73.72	\$1,199,583	\$182,476	\$567,524	\$1,155,803	0.491	3,744	\$151.58	GEDG1	32.1287	TWO-STORY	\$180,000	GEDDES GLENN #1	401	75
J-10-08-480-034	3629 NORTHBROOKE DR	11/07/22	\$899,000	WD	03-ARM'S LENGTH	\$899,000	\$456,600	50.79	\$1,066,678	\$173,310	\$725,690	\$1,207,254	0.601	5,223	\$138.94	ARBOR	28.6449	TWO-STORY	\$160,000	ARBOR HILLS	401	83
J-10-30-350-026	2342 HIGHLAND DR	06/10/21	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$722,100	58.95	\$1,709,627	\$180,000	\$1,045,000	\$1,738,213	0.601	5,516	\$189.45	WOOD	17.2059	TWO-STORY	\$180,000	GEDDES GLENN #1	401	92
J-10-08-480-005	7258 BRENTWOOD CT	08/20/21	\$990,000	WD	03-ARM'S LENGTH	\$990,000	\$536,600	54.20	\$1,163,446	\$174,096	\$815,904	\$1,336,960	0.610	5,597	\$145.78	ARBOR	13.3781	TWO-STORY	\$160,000	ARBOR HILLS	401	84
J-10-08-480-019	6739 FLEMING CREEK DR	05/28/21	\$905,950	WD	03-ARM'S LENGTH	\$905,950	\$466,400	51.48	\$1,016,508	\$185,033	\$720,917	\$1,123,615	0.642	5,432	\$132.72	ARBOR	10.2445	TWO-STORY	\$160,000	ARBOR HILLS	401	84
J-10-08-480-020	6725 FLEMING CREEK DR	11/04/22	\$912,516	WD	03-ARM'S LENGTH	\$912,516	\$452,100	49.54	\$999,744	\$169,178	\$743,338	\$1,122,387	0.662	5,122	\$145.13	ARBOR	8.1766	TWO-STORY	\$160,000	ARBOR HILLS	401	84
J-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03-ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	1.4022	TWO-STORY	\$135,000	FLEMING MEADOWS	401	75
J-10-30-331-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	WD	03-ARM'S LENGTH	\$1,420,000	\$736,800	51.89	\$1,586,126	\$216,639	\$1,203,361	\$1,556,235	0.773	6,397	\$188.11	GEDG1	3.8251	TWO-STORY	\$180,000	GEDDES GLENN #1	401	75
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,264	\$139.07	BUROA	4.7212	TWO-STORY	\$160,000	BURR OAKS #6	401	60
J-10-07-100-012	5514 WARREN RD	09/21/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	5.9599	TWO-STORY	\$115,000	FOXHOLLOW	401	66
J-10-30-331-028	1895 VALLEYVIEW DR	07/14/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$390,500	58.28	\$710,833	\$180,000	\$490,000	\$603,219	0.812	3,040	\$161.18	GEDG1	7.6922	TWO-STORY	\$180,000	GEDDES GLENN #1	401	75
J-10-30-350-013	2275 HIGHLAND DR	03/07/22	\$1,285,000	WD	03-ARM'S LENGTH	\$1,285,000	\$588,000	45.76	\$1,334,530	\$180,000	\$1,105,000	\$1,311,966	0.842	4,896	\$225.69	WOOD	84.2248	TWO-STORY	\$180,000	GEDDES GLENN #1	401	93
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03-ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	9.2965	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	PTA	03-ARM'S LENGTH	\$1,950,000	\$876,800	44.96	\$1,955,510	\$188,982	\$1,761,018	\$2,007,418	0.877	6,408	\$274.82	WOOD	87.7255	TWO-STORY	\$180,000	GEDDES GLENN #1	401	92
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	88.7557	TWO-STORY	\$135,000	FLEMING MEADOWS	401	78
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$523,700	39.52	\$1,169,472	\$180,000	\$1,145,000	\$1,206,673	0.949	4,880	\$234.63	TOWFA	21.3504	TWO-STORY	\$180,000	TOWSLEY FARMS SUB	401	78
Totals:						\$16,073,596	\$7,969,300		\$17,593,559		\$13,382,067	\$18,197,335			\$186.56		0.8664					
							Sale. Ratio=>	49.58				E.C.F. =>	0.735		Std. Deviation=>	0.13002468						
							Std. Dev. =>	8.71				Ave. E.C.F. =>	0.744		Ave. Variance=>	26.5458	Coefficient of Var=>	35.677408				

>The adjusted sale minus the land and yard equals the building residual.

Average/Mean: 0.744

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

Median: 0.782

DUE TO THE LACK OF ENOUGH SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

Range Minimum: 0.491

Range Maximum: 0.949

2023 ECF: 0.700

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Sales Comparison ECF Determination for 2024: 0.735

% Change: 5.00%

2024 GEDDES GLENN ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J-10-30-331-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	WD	03-ARM'S LENGTH	\$1,420,000	\$736,800	51.89	\$1,586,126	\$216,639	\$1,203,361	\$1,556,235	0.773	6,397	\$188.11	GEDG1	25.3224	TWO STORY	\$180,000	GEDDES GLENN #1	401	75
J-10-30-331-028	1895 VALLEYVIEW DR	07/14/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$390,500	58.28	\$710,833	\$180,000	\$490,000	\$603,219	0.812	3,040	\$161.18	GEDG1	21.4670	TWO STORY	\$180,000	GEDDES GLENN #1	401	75
J-10-19-310-013	5144 PHEASANT TRL	02/11/22	\$767,500	WD	03-ARM'S LENGTH	\$767,500	\$349,700	45.56	\$784,709	\$157,032	\$610,468	\$697,419	0.875	2,090	\$292.09	MAT	24.3293	RANCH/ONE STORY	\$155,000	MATTHAI FARMS/MEADOWLAND	401	68
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	PTA	03-ARM'S LENGTH	\$1,950,000	\$876,800	44.96	\$1,955,510	\$188,982	\$1,761,018	\$2,007,418	0.877	6,408	\$274.82	WOOD	14.9220	TWO STORY	\$180,000	GEDDES GLENN #1	401	92
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	84.8557	TWO STORY	\$135,000	FLEMING MEADOWS	401	78
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$523,700	39.52	\$1,169,472	\$180,000	\$1,145,000	\$1,206,673	0.949	4,880	\$234.63	TOWFA	7.8088	TWO STORY	\$180,000	TOWSLEY FARMS SUB	401	78
J-10-19-310-015	5128 PHEASANT TRL	01/14/22	\$723,000	WD	03-ARM'S LENGTH	\$723,000	\$298,200	41.24	\$674,381	\$155,000	\$568,000	\$577,090	0.984	1,545	\$367.64	MAT	6.5249	RANCH/ONE STORY	\$155,000	MATTHAI FARMS/MEADOWLAND	401	78
J-10-30-350-006	2153 PARK VIEW CT	02/25/22	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$568,400	38.54	\$1,291,592	\$189,709	\$1,285,291	\$1,252,140	1.026	4,229	\$303.92	WOOD	9.3385	TWO STORY	\$180,000	GEDDES GLENN #1	401	93
J-10-19-310-047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$613,700	40.91	\$1,341,222	\$215,828	\$1,284,172	\$1,250,438	1.027	4,930	\$260.48	MAT	98.7978	TWO STORY	\$175,000	MATTHAI FARMS/MEADOWLAND	401	79
J-10-19-310-010	5168 PHEASANT TRL	06/09/21	\$662,850	WD	03-ARM'S LENGTH	\$662,850	\$248,400	37.47	\$563,598	\$155,000	\$507,850	\$453,998	1.119	1,469	\$345.71	MAT	111.8618	RANCH/ONE STORY	\$155,000	MATTHAI FARMS/MEADOWLAND	401	73
Totals:						\$11,293,350	\$4,918,400		\$10,767,510		\$9,516,409	\$10,349,652			\$261.52		1.3600					
							Sale. Ratio =>	43.55				E.C.F. =>	0.919		Std. Deviation=>	0.107231573						
							Std. Dev. =>	6.69				Ave. E.C.F. =>	0.933		Ave. Variance=>	40.5228	Coefficient of Var=>	43.42859805				

>The adjusted sale minus the land and yard equals the building residual.

Average/Mean: 0.933

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

Median: 0.773

DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

Range Minimum: 1.119

Range Maximum: 1.026

2023 ECF: 0.880

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Sales Comparison ECF Determination for 2024: 0.919

% Change: 3.90%

ECF OUTLIER REMOVED TOO LOW TO REPRESENT THE VALUE

J-10-30-330-001	2086 VALLEYVIEW DR	05/26/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$552,900	73.72	\$1,199,583	\$182,476	\$567,524	\$1,155,803	0.491	3,744	\$151.58	GEDG1	49.1021	TWO STORY	\$180,000	GEDDES GLENN #1	401	75
J-10-30-350-026	2342 HIGHLAND DR	06/10/21	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$722,100	58.95	\$1,709,627	\$180,000	\$1,045,000	\$1,738,213	0.601	5,516	\$189.45	WOOD	60.1192	TWO STORY	\$180,000	GEDDES GLENN #1	401	92

2024 GLENNBOROUGH SITE CONDO ECF ADJUSTMENT																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J-10-18-401-042	3016 ANDORA DR	09/27/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$469,000	49.37	\$1,058,872	\$235,000	\$715,000	\$1,084,042	0.660	4,552	\$157.07	GLEN	22.0508	TWO-STORY	\$235,000	GLENN BOROUGH S	401	81
J-10-17-201-124	3318 WOODHILL CIR	06/30/22	\$1,070,000	WD	03-ARM'S LENGTH	\$1,070,000	\$486,800	45.50	\$1,097,470	\$235,000	\$835,000	\$1,134,829	0.736	4,651	\$179.53	GLEN	73.5794	TWO-STORY		GLENN BOROUGH S	401	81
J-10-18-401-058	5417 WALDENHILL CT	12/06/21	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$371,400	42.69	\$838,708	\$235,000	\$635,000	\$794,353	0.799	3,985	\$159.35	GLEN	11.4189	TWO-STORY	\$235,000	GLENN BOROUGH S	401	77
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$401,100	41.78	\$918,132	\$215,000	\$745,000	\$925,174	0.805	3,701	\$201.30	GLEN	0.1254	TWO-STORY	\$215,000	GLENN BOROUGH S	401	75
J-10-18-401-073	5403 WALDENHILL CT	08/08/22	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$445,100	42.39	\$1,003,821	\$236,592	\$813,408	\$1,009,512	0.806	4,052	\$200.74	GLEN	10.7838	TWO-STORY	\$235,000	GLENN BOROUGH S	401	78
J-10-17-201-098	3348 STIRLING CT	06/25/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$404,300	36.75	\$1,007,944	\$318,284	\$781,716	\$907,447	0.861	3,976	\$196.61	GLEN	5.7445	TWO-STORY	\$235,000	GLENN BOROUGH S	401	94
J-10-18-401-033	5309 BETHENY CIR	04/22/22	\$844,000	WD	03-ARM'S LENGTH	\$844,000	\$336,600	39.88	\$760,909	\$235,000	\$609,000	\$691,986	0.880	3,150	\$193.33	GLEN	22.0508	TWO-STORY	\$235,000	GLENN BOROUGH S	401	72
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	WD	03-ARM'S LENGTH	\$1,383,900	\$531,200	38.38	\$1,196,699	\$270,333	\$1,113,567	\$1,218,903	0.914	5,468	\$203.65	GLEN	85.0090	TWO-STORY	\$235,000	GLENN BOROUGH S	401	77
Totals:			\$8,227,900			\$8,227,900	\$3,445,500		\$7,882,555	\$6,247,691	\$7,766,245				\$186.45		0.3140					
							Sale. Ratio =>	41.88				E.C.F. =>	0.804		Std. Deviation=>	0.08152999						
							Std. Dev. =>	4.00				Ave. E.C.F. =>	0.808		Ave. Variance=>	28.8453	Coefficient of Var=>	35.7170021				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.808
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.805
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.660
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Range Maximum:	0.914
	2023 ECF:	0.756
	Sales Comparison ECF Determination for 2024:	0.804
	% Change:	6.35%

Ranch homes .751 and designer .768 were calculated accordingly.

ECF OUTLIERS REMOVED-TOO LOW TO REPRESENT THE VALUE																						
J-10-18-401-047	3032 ANDORA DR	09/10/21	\$995,000	WD	03-ARM'S LENGTH	\$995,000	\$517,600	52.02	\$1,254,624	\$239,010	\$755,990	\$1,336,334	0.566	4,824	\$156.71	GLEN	23.3674	TWO-STORY	\$235,000	GLENN BOROUGH S	401	73
J-10-18-401-067	3109 WESTLOCH CIR	05/12/21	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$410,200	51.92	\$926,602	\$235,000	\$555,000	\$910,003	0.610	3,532	\$157.13	GLEN	60.9888	TWO-STORY	\$235,000	GLENN BOROUGH S	401	81





2024 GEDDES RIDGE 1,2 ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-35-220-009	1946 ANDOVER DR	09/16/21	\$186,300	WD	03-ARM'S LENGTH	\$186,300	\$106,400	57.11	\$245,145	\$29,000	\$157,300	\$187,952	0.837	1,414	\$111.24	GRD	44.7091	RANCH/ONE STORY	\$29,000	GRD GEDDES RIDGE 1,2	401	66	
J-10-35-225-038	1971 ANDOVER DR	12/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,200	44.48	\$249,718	\$29,000	\$221,000	\$191,929	1.151	1,416	\$156.07	GRD	41.0035	RANCH/ONE STORY	\$29,000	GRD GEDDES RIDGE 1,2	401	67	
J-10-35-225-025	1875 ASHLEY DR	07/05/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$102,200	41.71	\$229,362	\$29,000	\$216,000	\$174,228	1.240	1,364	\$158.36	GRD	123.9756	SALTBOX	\$29,000	GRD GEDDES RIDGE 1,2	401	65	
J-10-35-232-005	9144 ASCOT DR	12/05/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$77,300	41.56	\$173,011	\$29,000	\$157,000	\$125,227	1.254	1,221	\$128.58	GRD	13.5841	TWO-STORY	\$29,000	GRD GEDDES RIDGE 1,2	401	56	
J-10-35-232-010	9084 ASCOT DR	05/05/21	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$79,100	40.98	\$176,734	\$29,000	\$164,000	\$128,464	1.277	1,221	\$134.32	GRD	11.2946	TWO-STORY	\$29,000	GRD GEDDES RIDGE 1,2	401	56	
J-10-35-225-015	9239 ABBEY LN	10/17/22	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$83,400	40.70	\$186,307	\$29,000	\$175,900	\$136,789	1.286	1,308	\$134.48	GRD	27.5579	TRI-LEVEL	\$29,000	GRD GEDDES RIDGE 1,2	401	57	
J-10-35-231-009	9090 ARLINGTON DR	12/06/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$84,400	39.07	\$188,356	\$29,000	\$187,000	\$138,570	1.349	1,224	\$152.78	GRD	7.9357	TWO-STORY	\$29,000	GRD GEDDES RIDGE 1,2	401	56	
J-10-35-231-003	9166 ARLINGTON DR	01/05/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,600	38.86	\$182,586	\$29,000	\$181,000	\$133,553	1.355	1,064	\$170.11	GRD	135.5267	RANCH/ONE STORY	\$29,000	GRD GEDDES RIDGE 1,2	401	56	
J-10-35-225-036	1959 ANDOVER DR	09/22/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$103,600	37.67	\$232,589	\$29,000	\$246,000	\$177,034	1.390	1,416	\$173.73	GRD	23.9564	RANCH/ONE STORY	\$29,000	GRD GEDDES RIDGE 1,2	401	67	
J-10-35-225-037	1965 ANDOVER DR	05/20/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$103,300	36.89	\$231,728	\$29,000	\$251,000	\$176,285	1.424	1,364	\$184.02	GRD	27.3829	SALTBOX	\$29,000	GRD GEDDES RIDGE 1,2	401	64	
J-10-35-230-004	9213 ARLINGTON DR	04/20/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$81,000	34.47	\$181,395	\$31,589	\$203,411	\$130,266	1.562	1,064	\$191.18	GRD	0.0000	RANCH/ONE STORY	\$29,000	GRD GEDDES RIDGE 1,2	401	55	
Totals:			\$2,481,200			\$2,481,200	\$1,013,500		\$2,276,931		\$2,159,611	\$1,700,297			\$158.36		1.3869						
							Sale. Ratio =>	40.85					E.C.F. =>	1.270		Std. Deviation=>	0.11429747						
							Std. Dev. =>	2.86					Ave. E.C.F. =>	1.284		Ave. Variance=>	41.2217	Coefficient of Var=>	32.10400024				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.284
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	1.286
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.837
	Range Maximum:	1.562
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	2023 ECF:	1.150
	Sales Comparison ECF Determination for 2024:	1.270
	% Change:	10.43%

ECF OUTLIERS REMOVED-TOO LOW TO REPRESENT THE VALUE																						
J-10-35-225-037	1965 ANDOVER DR	05/20/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$103,300	36.89	\$231,728	\$29,000	\$251,000	\$176,285	1.424	1,364	\$184.02	GRD	142.3829	SALTBOX	\$29,000	GRD GEDDES RIDGE 1,2	401	64
J-10-35-230-004	9213 ARLINGTON DR	04/20/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$81,000	34.47	\$181,395	\$31,589	\$203,411	\$130,266	1.562	1,064	\$191.18	GRD	156.1504	RANCH/ONE STORY	\$29,000	GRD GEDDES RIDGE 1,2	401	55

2024 HICKORY RIDGE ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Deprec.	
J-10-18-401-058	5417 WALDENHILL CT	12/06/21	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$371,400	42.69	\$838,708	\$235,000	\$635,000	\$794,353	0.799	3,983	\$159.35	GLEN	12.7631	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	77	
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$401,100	41.78	\$918,132	\$215,000	\$745,000	\$925,174	0.805	3,701	\$201.30	GLEN	4.8746	TWO STORY	\$215,000	GLENNBOROUGH SITE CONDO	401	75	
J-10-18-401-073	5403 WALDENHILL CT	08/08/22	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$445,100	42.39	\$1,003,821	\$236,592	\$813,408	\$1,009,512	0.806	4,052	\$200.74	GLEN	12.1280	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	78	
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03-ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	85.2988	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71	
J-10-17-201-098	3348 STIRLING CT	06/25/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$404,300	36.75	\$1,007,944	\$318,284	\$781,716	\$907,447	0.861	3,976	\$196.61	GLEN	82.5037	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	94	
J-10-18-401-033	5309 BETHENY CIR	04/22/22	\$844,000	WD	03-ARM'S LENGTH	\$844,000	\$336,600	39.88	\$760,909	\$235,000	\$609,000	\$691,986	0.880	3,150	\$193.33	GLEN	4.6948	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	72	
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	WD	03-ARM'S LENGTH	\$1,383,900	\$531,200	38.38	\$1,196,699	\$270,333	\$1,113,567	\$1,218,903	0.914	5,468	\$203.65	GLEN	91.3582	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	77	
J-10-07-461-006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03-ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	92.7024	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65	
Totals:			\$7,856,800			\$7,856,800	\$3,245,900		\$7,437,662		\$6,085,719	\$7,124,088			\$198.48		0.1443						
								Sale. Ratio =>	41.31			E.C.F. =>	0.854	Std. Deviation=>		0.0496888							
								Std. Dev. =>	3.28			Ave. E.C.F. =>	0.856	Ave. Variance=>		48.2905	Coefficient of Var=>	56.43463234					

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.856
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.857
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.799
	Range Maximum:	0.927
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	2023 ECF:	0.824
	Sales Comparison ECF Determination for 2024:	0.854
	% Change:	3.64%

DUE TO THE LACK OF ENOUGH SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.

2024 HICKORY RUN SUB ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-21-300-004	2668 STOMMEL RD	06/23/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$184,300	75.22	\$392,690	\$120,500	\$124,500	\$249,716	0.499	1,896	\$65.66	YP-RE	135.5157	RANCH/ONE STORY	\$120,500	YPSILANTI S.D. - RESIDENTIAL	401	71	
J-10-29-300-002	6200 GEDDES RD	08/23/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$392,900	52.39	\$874,981	\$408,325	\$341,675	\$512,809	0.666	3,341	\$102.27	YP-RE	118.7442	CUSTOM	\$301,950	YPSILANTI S.D. - RESIDENTIAL	401	53	
J-10-17-400-009	6823 CHERRY HILL RD	09/13/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$171,200	47.56	\$384,589	\$293,015	\$66,985	\$92,499	0.724	960	\$69.78	YP-RE	50.7212	FARM HOUSE	\$275,000	YPSILANTI S.D. - RESIDENTIAL	401	45	
J-10-33-200-003	7330 GEDDES RD	03/17/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$115,200	52.36	\$239,338	\$127,105	\$92,895	\$113,367	0.819	1,994	\$46.59	YP-RE	46.6994	TWO-STORY	\$120,000	WILLOW RUN	1	45	
J-10-20-400-005	6735 VREELAND RD	02/23/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,700	49.80	\$175,500	\$55,284	\$94,716	\$110,290	0.859	1,101	\$86.03	YP-RE	85.8791	RANCH/ONE STORY	\$55,000	YPSILANTI S.D. - RESIDENTIAL	401	45	
J-10-32-200-024	6188 RIVERWOOD DR	12/07/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$292,800	45.05	\$648,835	\$146,250	\$503,750	\$552,291	0.912	2,070	\$243.36	YP-RE	91.2109	CUSTOM	\$146,250	YPSILANTI S.D. - RESIDENTIAL	401	73	
J-10-33-200-005	7330 GEDDES RD	03/17/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$0	0.00	\$204,338	\$92,105	\$127,895	\$113,367	1.128	1,994	\$64.14	YP-RE	52.6572	TWO-STORY	\$85,000	WILLOW RUN	401	45	
J-10-16-400-023	3227 PROSPECT RD	11/01/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$83,200	42.02	\$193,188	\$91,256	\$106,744	\$93,516	1.141	1,188	\$89.85	YP-RE	15.3457	RANCH/ONE STORY	\$70,000	YPSILANTI S.D. - RESIDENTIAL	401	45	
J-10-32-415-001	6970 HICKORY RUN	07/29/22	\$360,850	WD	03-ARM'S LENGTH	\$360,850	\$138,600	38.41	\$306,656	\$42,919	\$317,931	\$269,119	1.181	1,719	\$184.95	HICRU	118.1375	MULTI-UNIT	\$41,000	HICKORY RUN SUB	401	63	
J-10-30-101-016	2324 HICKMAN RD	09/30/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$183,900	33.74	\$451,364	\$84,700	\$460,300	\$370,368	1.243	2,287	\$201.27	YP-RE	8.1403	TWO-STORY	\$84,700	YPSILANTI S.D. - RESIDENTIAL	401	68	
J-10-32-300-009	6166 FIRST ST	04/23/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$111,600	24.00	\$370,528	\$55,000	\$410,000	\$318,715	1.286	1,907	\$215.00	YP-RE	5.5033	FARM HOUSE	\$55,000	YPSILANTI S.D. - RESIDENTIAL	401	80	
J-10-33-300-006	1678 LEFORGE RD	07/12/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$54,800	36.53	\$121,964	\$26,400	\$123,600	\$87,673	1.410	880	\$140.45	YP-RE	140.9778	RANCH/ONE STORY	\$26,400	YPSILANTI S.D. - RESIDENTIAL	401	49	
J-10-16-400-009	7785 CHERRY HILL RD	11/05/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$99,700	33.23	\$217,008	\$93,405	\$206,595	\$124,852	1.655	1,975	\$104.61	YP-RE	165.4726	TWO-STORY	\$87,400	YPSILANTI S.D. - RESIDENTIAL	401	45	
J-10-33-400-019	1597 PROSPECT RD	03/04/22	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$65,400	36.74	\$125,986	\$55,000	\$123,000	\$73,825	1.666	849	\$144.88	YP-RE	166.6103	TWO-STORY	\$55,000	YPSILANTI S.D. - RESIDENTIAL	401	50	
J-10-32-300-046	6167 FIRST ST	04/28/22	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$181,700	30.33	\$396,691	\$107,952	\$491,048	\$264,898	1.854	2,636	\$186.29	YP-RE	80.4505	RANCH/ONE STORY	\$62,200	YPSILANTI S.D. - RESIDENTIAL	401	59	
J-10-33-400-014	1571 PROSPECT RD	04/30/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$90,800	26.55	\$199,390	\$114,759	\$227,241	\$85,486	2.658	1,256	\$180.92	YP-RE	265.8229	TWO-STORY	\$80,000	YPSILANTI S.D. - RESIDENTIAL	401	45	
Totals:			\$5,732,850			\$5,732,850	\$2,240,800		\$5,303,046		\$3,818,875	\$3,432,790			\$132.88		11.8913						
								Sale. Ratio ==>	39.09			E.C.F. ==>	1.112	Std. Deviation==>		0.53985941							
								Std. Dev. ==>	16.24			Ave. E.C.F. ==>	1.231	Ave. Variance==>		96.7430	Coefficient of Var==>		78.56457861				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.231
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	1.161
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.499
	Range Maximum:	2.658
	2023 ECF:	0.988
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Sales Comparison ECF Determination for 2024:	1.112
	% Change:	12.55%

DUE TO THE LACK OF ENOUGH SALES IN THIS ECF NEIGHBORHOOD, SALES FROM THE SAME SCHOOL DISTRICT WERE USED TO DETERMINE THIS ECF.

2024 HUNTERS CREEK EQUESTRIAN ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$256,500	54.00	\$565,511	\$152,070	\$322,930	\$53,696	0.601	2,380	\$135.68	HUNCK	18.9831	TWO-STORY	\$120,000	HUNTERS CREEK EQUESTRIAN #25	401	78	
J-10-28-300-015	2037 HUNTERS CREEK DR	11/15/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$318,800	45.54	\$694,241	\$113,768	\$586,232	\$75,3861	0.778	3,160	\$185.52	HUNCK	10.9917	TWO-STORY	\$110,000	HUNTERS CREEK EQUESTRIAN #25	401	79	
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$57,3,668	0.791	3,264	\$139.07	BURROA	6.4663	TWO-STORY	\$160,000	BURR OAKS #6	401	60	
J-10-07-100-012	55 14 WARREN RD	09/21/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	0.0000	TWO-STORY	\$115,000	FOXHOLLOW	401	66	
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03-ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	5.8389	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71	
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03-ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	85.5925	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91	
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	8.3557	TWO-STORY	\$135,000	FLEMING MEADOWS	401	78	
Totals:			\$4,985,000			\$4,985,000	\$2,277,600		\$5,048,562		\$4,041,591	\$5,027,246			\$204.02		0.9452						
							Sale. Ratio =>	45.69				E.C.F. =>	0.804	Std. Deviation=>		0.094361013							
							Std. Dev. =>	5.35				Ave. E.C.F. =>	0.794	Ave. Variance=>		19.4612		Coefficient of Var=>		24.49530939			

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.794
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.795
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.601
	Range Maximum:	0.888
	2023 ECF:	0.766
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Sales Comparison ECF Determination for 2024:	0.804
	% Change:	4.96%

DUE TO THE LACK OF ENOUGH SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.

2024 LAKEVIEW ESTATES CONDOS ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-34-310-112	8347 LAKEVIEW CT	08/15/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$61,100	43.96	\$144,163	\$9,000	\$130,000	\$93,216	1.395	1,050	\$123.81	LVE	24.1559	MULTI-UNIT	\$9,000	LVE LAKEV	401	59	
J-10-34-310-120	8329 LAKEVIEW CT	11/19/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$54,200	41.06	\$136,597	\$9,000	\$123,000	\$87,998	1.398	1,050	\$117.14	LVE	20.9266	MULTI-UNIT	\$9,000	LVE LAKEV	401	59	
J-10-34-310-097	8397 LAKEVIEW CT	06/23/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$58,200	40.99	\$146,082	\$9,000	\$133,000	\$94,539	1.407	1,050	\$126.67	LVE	60.7531	MULTI-UNIT	\$9,000	LVE LAKEV	401	56	
J-10-34-310-088	8419 LAKEVIEW CT	03/31/22	\$139,800	WD	03-ARM'S LENGTH	\$139,800	\$56,700	40.56	\$142,449	\$9,000	\$130,800	\$92,034	1.421	1,050	\$124.57	LVE	12.3504	MULTI-UNIT	\$9,000	LVE LAKEV	401	56	
J-10-34-310-057	8372 LAKEVIEW DR	04/01/22	\$130,100	WD	03-ARM'S LENGTH	\$130,100	\$55,400	42.58	\$130,187	\$9,000	\$121,100	\$83,577	1.449	1,050	\$115.33	LVE	28.5424	MULTI-UNIT	\$9,000	LVE LAKEV	401	53	
J-10-34-310-043	1927 SHEFFIELD DR	06/27/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,000	42.07	\$143,380	\$9,903	\$135,097	\$92,053	1.468	1,050	\$128.66	LVE	1.7599	MULTI-UNIT	\$9,000	LVE LAKEV	401	53	
J-10-34-310-014	1815 SHEFFIELD DR	12/15/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,300	37.36	\$131,060	\$9,000	\$131,000	\$84,179	1.556	1,050	\$124.76	LVE	2.0202	MULTI-UNIT	\$9,000	LVE LAKEV	401	53	
J-10-34-310-003	1785 SHEFFIELD DR	07/14/21	\$141,501	WD	03-ARM'S LENGTH	\$141,501	\$51,300	36.25	\$128,554	\$9,000	\$132,501	\$82,451	1.607	1,050	\$126.19	LVE	160.7027	MULTI-UNIT	\$9,000	LVE LAKEV	401	53	
J-10-34-310-069	8346 LAKEVIEW DR	04/01/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$52,800	37.99	\$124,208	\$9,000	\$130,000	\$79,454	1.636	875	\$148.57	LVE	157.6861	MULTI-UNIT	\$9,000	LVE LAKEV	401	54	
J-10-34-310-048	8396 LAKEVIEW DR	11/03/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$50,500	35.56	\$126,637	\$9,000	\$133,000	\$81,129	1.639	1,050	\$126.67	LVE	163.9365	MULTI-UNIT	\$9,000	LVE LAKEV	401	53	
J-10-34-310-046	1935 SHEFFIELD DR	05/14/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$47,500	34.67	\$119,200	\$9,000	\$128,000	\$76,000	1.684	1,050	\$121.90	LVE	168.4211	MULTI-UNIT	\$9,000	LVE LAKEV	401	53	
J-10-34-310-023	1873 SHEFFIELD DR	10/07/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$50,900	34.63	\$127,610	\$9,000	\$138,000	\$81,800	1.687	1,050	\$131.43	LVE	168.7042	MULTI-UNIT	\$9,000	LVE LAKEV	401	53	
J-10-34-310-042	1925 SHEFFIELD DR	09/15/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$44,900	33.76	\$112,668	\$9,000	\$124,000	\$71,495	1.734	1,050	\$118.10	LVE	50.1061	MULTI-UNIT	\$9,000	LVE LAKEV	401	53	
Totals:			\$1,807,401			\$1,807,401	\$696,800		\$1,712,795		\$1,689,498	\$1,099,926			\$125.68		0.8709						
							Sale Ratio =>	38.55				E.C.F. =>	1.536	Std. Deviation=>		0.341385349							
							Std. Dev. =>	3.92				Ave. E.C.F. =>	1.545										

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/Mean: 1.545  
Median: 0.825  
Range Minimum: 1.395  
Range Maximum: 1.734  
2023 ECF: 1.450  
Sales Comparison ECF Determination for 2024: 1.536  
% Change: 5.93%

ECF OUTLIERS REMOVED																						
J-10-34-310-129	8310 LAKEVIEW DR	12/15/21	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$57,300	46.21	\$144,204	\$9,000	\$115,000	\$93,244	1.233	1,050	\$109.52	LVE	21.5638	MULTI-UNIT	\$9,000	LVE LAKEV	401	59
J-10-34-310-088	8419 LAKEVIEW CT	10/29/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,700	43.62	\$142,449	\$9,000	\$121,000	\$92,034	1.315	1,050	\$115.24	LVE	15.2864	MULTI-UNIT	\$9,000	LVE LAKEV	401	56
J-10-34-310-090	8413 LAKEVIEW CT	02/04/22	\$123,200	WD	03-ARM'S LENGTH	\$123,200	\$52,000	42.21	\$130,645	\$9,711	\$113,489	\$83,403	1.361	1,100	\$103.17	LVE	136.0734	MULTI-UNIT	\$9,000	LVE LAKEV	401	55
J-10-34-310-110	8361 LAKEVIEW CT	01/21/22	\$138,900	WD	03-ARM'S LENGTH	\$138,900	\$57,600	41.47	\$145,003	\$9,000	\$129,900	\$93,795	1.385	1,050	\$123.71	LVE	138.4933	MULTI-UNIT	\$9,000	LVE LAKEV	401	59
J-10-34-310-128	8312 LAKEVIEW DR	10/15/21	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$55,800	41.36	\$140,493	\$9,000	\$125,900	\$90,685	1.388	1,050	\$119.90	LVE	138.8325	MULTI-UNIT	\$9,000	LVE LAKEV	401	59
J-10-34-310-007	1795 SHEFFIELD DR	06/03/22	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$48,100	31.34	\$113,016	\$9,000	\$144,500	\$71,735	2.014	906	\$159.49	LVE	201.4354	MULTI-UNIT	\$9,000	LVE LAKEV	401	53



2024 MATTHAI/MEADOWLAND/STONES/WALNUT ECF ADJUSTMENT																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.		
J-10-19-310-010	5168 PHEASANT TRL	06/09/21	\$662,850	WD	03-ARM'S LENGTH	\$662,850	\$248,400	37.47	\$563,598	\$155,000	\$507,850	\$453,998	1.119	1,469	\$345.71	MAT	13.5386	RANCH/ONE STORY	\$155,000	MATTHAI	401	73		
J-10-19-310-015	5128 PHEASANT TRL	01/14/22	\$723,000	WD	03-ARM'S LENGTH	\$723,000	\$298,200	41.24	\$674,381	\$155,000	\$568,000	\$577,090	0.984	1,545	\$367.64	MAT	0.1017	RANCH/ONE STORY	\$155,000	MATTHAI	401	78		
J-10-19-310-047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$613,700	40.91	\$1,341,222	\$215,828	\$1,284,172	\$1,250,438	1.027	4,930	\$260.48	MAT	4.3746	TWO-STORY	\$175,000	MATTHAI	401	79		
J-10-19-400-020	5636 MEADOW LN	03/03/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$594,700	49.56	\$1,323,697	\$175,000	\$1,025,000	\$1,276,330	0.803	5,280	\$194.13	MAT	18.0148	TWO-STORY	\$175,000	MATTHAI	401	76		
Totals:			\$4,085,850			\$4,085,850	\$1,755,000		\$3,902,898		\$3,385,022	\$3,557,856			\$291.99		3.1810							
								Sale. Ratio =>	42.95				E.C.F. =>	0.951	Std. Deviation=>	0.132536053								
								Std. Dev. =>	5.13				Ave. E.C.F. =>	0.983	Ave. Variance=>	9.0074	Coefficient of Var=>	9.161021476						

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.983
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	1.006
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.803
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Range Maximum:	1.119
	2023 ECF:	0.900
	Sales Comparison ECF Determination for 2024:	0.951
	% Change:	5.67%

OUTLIER																						
J-10-19-310-013	5144 PHEASANT TRL	02/11/22	\$767,500	WD	03-ARM'S LENGTH	\$767,500	\$349,700	45.56	\$784,709	\$157,032	\$610,468	\$697,419	0.875	2,090	\$292.09	MAT	87.5325	RANCH/ONE STORY	\$155,000	MATTHAI	401	68

2024 MYSTIC FOREST ECF ADJUSTMENT																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Cur. Appraisals	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	Building Degr.		
J-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03 ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	71.4022	TWO STORY	\$135,000	FLEMING MEADOWS	401	75		
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03 ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	75.5345	TWO STORY	\$115,000	TANGLEWOOD SUB	401	72		
J-10-28-300-015	2037 HUNTERS CREEK DR	11/15/21	\$700,000	WD	03 ARM'S LENGTH	\$700,000	\$318,800	45.54	\$694,241	\$113,768	\$586,232	\$753,861	0.778	3,160	\$185.52	HUNCK	10.9917	TWO STORY	\$110,000	HUNTERS CREEK EQUESTRIAN #25	401	79		
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03 ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,264	\$139.07	BURQA	6.4663	TWO STORY	\$160,000	BURR OAKS #6	401	60		
J-10-07-100-012	5514 WARREN RD	09/21/21	\$755,000	WD	03 ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	0.0000	TWO STORY	\$115,000	FOXHOLLOW	401	66		
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03 ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	5.8389	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71		
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03 ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	85.5925	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91		
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03 ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	7.5557	TWO STORY	\$135,000	FLEMING MEADOWS	401	78		
J-10-07-461-006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03 ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	21.3002	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65		
Totals:			\$6,660,030			\$6,660,030	\$3,035,400		\$6,754,347		\$5,479,267	\$6,748,219			\$199.21		0.5416							
									Sale. Ratio =>	45.58				E.C.F. =>	0.812				Std. Deviation=>	0.068018317				
									Std. Dev. =>	4.21				Ave. E.C.F. =>	0.817				Ave. Variance=>	31.6313	Coefficient of Var=>	38.6987583		

Average/Mean: 0.817

Median: 0.795

DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM

Range Minimum: 0.714

Designer home .722 similar calculation. See below.

2023 ECF: 0.785

**Sales Comparison ECF Determination for 2024: 0.812**

% Change: 3.44%

DESIGNER HOME ECF																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Main. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dept.
J-10-18-401-047	3032 ANDORA DR	09/10/21	\$995,000	WD	03 ARM'S LENGTH	\$995,000	\$517,600	52.02	\$1,254,624	\$239,010	\$755,990	\$133,634	0.566	4,824	\$156.71	GLEN	21.1920	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	73
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	WD	03 ARM'S LENGTH	\$475,000	\$256,500	54.00	\$565,511	\$152,070	\$322,930	\$53,693	0.601	2,380	\$135.68	HUNCK	10.0470	TWO STORY	\$120,000	HUNTERS CREEK EQUESTRIAN #25	401	78
J-10-18-401-067	3109 WESTLOCH CIR	05/12/21	\$790,000	WD	03 ARM'S LENGTH	\$790,000	\$410,200	51.92	\$926,602	\$235,000	\$555,000	\$91,003	0.610	3,532	\$157.13	GLEN	16.7751	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	81
J-10-17-201-126	3302 WOODHILL CIR	07/30/21	\$807,500	WD	03 ARM'S LENGTH	\$807,500	\$412,900	51.13	\$927,836	\$235,000	\$572,500	\$91,626	0.628	4,427	\$129.32	GLEN	22.4990	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	80
J-10-18-401-042	3016 ANDORA DR	09/27/21	\$950,000	WD	03 ARM'S LENGTH	\$950,000	\$469,000	49.37	\$1,058,872	\$235,000	\$715,000	\$108,402	0.660	4,552	\$157.07	GLEN	14.6175	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	81
J-10-17-201-013	3380 WOODHILL CIR	05/18/22	\$880,000	WD	03 ARM'S LENGTH	\$880,000	\$413,400	46.98	\$937,114	\$190,000	\$690,000	\$98,045	0.702	3,839	\$179.73	GLEN	15.1087	TWO STORY	\$190,000	GLENNBOROUGH SITE CONDO	401	74
J-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03 ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$108,582	0.714	4,603	\$168.40	FLEM	71.4022	TWO STORY	\$135,000	FLEMING MEADOWS	401	75
J-10-17-201-124	3318 WOODHILL CIR	06/30/22	\$1,070,000	WD	03 ARM'S LENGTH	\$1,070,000	\$486,800	45.50	\$1,097,470	\$235,000	\$835,000	\$113,829	0.736	4,651	\$179.53	GLEN	73.5794	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	81
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03 ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	75.5345	TWO STORY	\$115,000	TANGLEWOOD SUB	401	72
J-10-28-300-015	2037 HUNTERS CREEK DR	11/15/21	\$700,000	WD	03 ARM'S LENGTH	\$700,000	\$318,800	45.54	\$694,241	\$113,768	\$586,232	\$75,861	0.778	3,160	\$185.52	HUNCK	2.8105	TWO STORY	\$110,000	HUNTERS CREEK EQUESTRIAN #25	401	79
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03 ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$57,368	0.791	3,264	\$139.07	BURQA	1.3993	TWO STORY	\$160,000	BURR OAKS #6	401	60
J-10-18-401-058	5417 WALDENHILL CT	12/06/21	\$870,000	WD	03 ARM'S LENGTH	\$870,000	\$371,400	42.69	\$838,708	\$235,000	\$635,000	\$79,435	0.799	3,985	\$159.35	GLEN	0.6351	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	77
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	WD	03 ARM'S LENGTH	\$960,000	\$401,100	41.78	\$918,132	\$215,000	\$745,000	\$92,174	0.805	3,701	\$201.30	GLEN	80.5254	TWO STORY	\$215,000	GLENNBOROUGH SITE CONDO	401	75
J-10-18-401-073	5403 WALDENHILL CT	08/08/22	\$1,050,000	WD	03 ARM'S LENGTH	\$1,050,000	\$445,100	42.39	\$1,003,821	\$236,592	\$813,408	\$1,009,512	0.806									

2023 ECF: 0.700

**Sales Comparison ECF Determination for 2024: 0.722 for Designer homes**

The above sales were used to determine this ECF

2024 PLYMOUTH RES ECF ADJUSTMENT																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
J-10-02-300-024	8989 WARREN RD	08/05/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$400,200	47.08	\$870,355	\$209,975	\$640,025	\$710,086	0.901	3,700	\$172.98	PLY-R	54.6353	CUSTOM	\$141,550		PLYMOUTH RES	401	72		
J-10-02-200-022	9444 JOY RD	07/07/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$313,700	46.47	\$687,618	\$231,074	\$443,926	\$415,040	1.070	3,045	\$145.79	PLY-R	106.9598	TWO STORY	\$150,767		PLYMOUTH RES	401	67		
J-10-02-100-002	9700 JOY RD	02/17/23	\$879,000	PTA	03-ARM'S LENGTH	\$879,000	\$359,500	40.90	\$785,396	\$202,755	\$676,245	\$529,674	1.277	2,470	\$273.78	PLY-R	127.6720	RANCH/ONE STORY	\$140,000		PLYMOUTH RES	401	79		
J-10-01-100-011	4741 NAPIER RD	05/16/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$208,900	39.42	\$434,782	\$134,838	\$395,162	\$272,961	1.448	2,285	\$172.94	PLY-R	70.8971	TWO STORY	\$125,000	J-10-01-100-012	PLYMOUTH RES	401	51		
J-10-02-400-021	4037 GOTTFREDSON RD	10/29/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$133,800	26.76	\$336,122	\$165,522	\$334,478	\$155,091	2.157	1,834	\$182.38	PLY-R	78.6258	TWO STORY	\$115,000		PLYMOUTH RES	401	45		
Totals:			\$3,434,000			\$3,434,000	\$1,416,100		\$3,114,273	\$2,489,836	\$2,082,851				\$189.57		17.5002								
								Sale. Ratio =>	41.24					E.C.F. =>	1.195	Std. Deviation=>		0.48565797							
								Std. Dev. =>	8.19					Ave. E.C.F. =>	1.370	Ave. Variance=>		87.7580	Coefficient of Var=>		64.03825463				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.370
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	1.277
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.901
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Range Maximum:	2.157
	2023 ECF:	1.052
	Sales Comparison ECF Determination for 2024:	1.195
	% Change:	13.59%

custom .985, unique .835, and designer .76 sales studies are below.

ECF OUTLIERS REMOVED DID NOT REPRESENT THE VALUE																							
J-10-01-200-016	10390 PLYMOUTH ANN ARBOR RD	03/24/22	\$232,300	WD	03-ARM'S LENGTH	\$232,300	\$139,800	60.18	\$311,025	\$114,397	\$117,903	\$178,753	0.660	1,982	\$59.49	PLY-R	5.6483	RANCH/ONE STORY	\$96,600		PLYMOUTH RES	401	49
J-10-01-400-010	4495 NAPIER RD	07/16/21	\$1,090,000	WD	03-ARM'S LENGTH	\$1,090,000	\$489,600	44.92	\$1,043,662	\$147,543	\$942,457	\$814,654	1.157	3,576	\$263.55	PLY-R	29.1895	TWO STORY	\$145,000		PLYMOUTH RES	401	79

Plymouth Custom ECF																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
J-10-01-200-016	10390 PLYMOUTH ANN ARBOR RD	03/24/22	\$232,300	WD	03-ARM'S LENGTH	\$232,300	\$139,800	60.18	\$311,025	\$114,397	\$117,903	\$178,753	0.660	1,982	\$59.49	PLY-R	33.4392	RANCH/ONE STORY	\$96,600		PLYMOUTH RES	401	49		
J-10-04-300-026	4145 HAWK'S CV	06/25/21	\$652,000	PTA	03-ARM'S LENGTH	\$652,000	\$313,400	48.07	\$694,510	\$175,851	\$476,149	\$664,947	0.716	2,748	\$173.27	AA-RE	26.8569	DESIGNER HOME	\$115,000		ANN ARBOR S.D.	401	80		
J-10-07-200-017	3816 DIXBORO RD	11/17/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$298,200	49.70	\$636,385	\$180,450	\$419,550	\$485,037	0.865	2,025	\$207.19	AA-RE	12.8994	RANCH/ONE STORY	\$180,450		ANN ARBOR S.D.	401	92		
J-10-02-300-024	8989 WARREN RD	08/05/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$400,200	47.08	\$870,355	\$209,975	\$640,025	\$710,086	0.901	3,700	\$172.98	PLY-R	2.8666	CUSTOM	\$141,550		PLYMOUTH RES	401	72		
J-10-07-300-040	5333 KELSEY CIR	02/15/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$470,800	39.23	\$1,028,620	\$124,999	\$1,075,001	\$1,158,489	0.928	4,386	\$245.10	AA-RE	5.7066	DESIGNER HOME	\$115,000		ANN ARBOR S.D.	401	91		
J-10-07-200-017	3816 DIXBORO RD	03/17/22	\$631,200	WD	03-ARM'S LENGTH	\$631,200	\$298,200	47.24	\$636,385	\$180,450	\$450,750	\$485,037	0.929	2,025	\$222.59	AA-RE	92.9310	RANCH/ONE STORY	\$180,450		ANN ARBOR S.D.	401	92		
J-10-09-200-062	3757 OAKRIDGE CT	04/30/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$205,100	44.11	\$441,656	\$109,131	\$355,869	\$353,750	1.006	1,814	\$196.18	AA-RE	100.5990	RANCH/ONE STORY	\$105,200		ANN ARBOR S.D.	401	76		
J-10-05-400-009	6659 WARREN RD	07/19/21	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$161,800	42.25	\$363,298	\$106,920	\$276,080	\$272,743	1.012	1,844	\$149.72	AA-RE	101.2237	TWO STORY	\$105,000		ANN ARBOR S.D.	401	76		
J-10-09-400-009	3620 FRAINS LAKE RD	08/02/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$176,300	45.79	\$365,128	\$155,282	\$229,718	\$223,240	1.029	1,332	\$172.46	AA-RE	24.7704	RANCH/ONE STORY	\$153,383		ANN ARBOR S.D.	401	54		
J-10-01-400-010	4495 NAPIER RD	07/16/21	\$1,090,000	WD	03-ARM'S LENGTH	\$1,090,000	\$489,600	44.92	\$1,043,662	\$147,543	\$942,457	\$814,654	1.157	3,576	\$263.55	PLY-R	115.6881	TWO STORY	\$145,000		PLYMOUTH RES	401	79		
J-10-02-100-002	9700 JOY RD	02/17/23	\$879,000	PTA	03-ARM'S LENGTH	\$879,000	\$359,500	40.90	\$785,396	\$202,755	\$676,245	\$529,674	1.277	2,470	\$273.78	PLY-R	127.6720	RANCH/ONE STORY	\$140,000		PLYMOUTH RES	401	79		
J-10-01-100-011	4741 NAPIER RD	05/16/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$208,900	39.42	\$435,095	\$134,838	\$395,162	\$272,961	1.448	2,285	\$172.94	PLY-R	144.7687	TWO STORY	\$125,000	J-10-01-100-012	PLYMOUTH RES	401	51		
Totals:			\$7,897,500			\$7,897,500	\$3,521,800		\$7,611,515		\$6,054,909	\$6,149,370			\$192.44		0.9340								
								Sale. Ratio =>	44.59					E.C.F. =>	0.985	Std. Deviation=>		0.22091823							
								Std. Dev. =>	5.68					Ave. E.C.F. =>	0.994	Ave. Variance=>		65.7851	Coefficient of Var=>		66.1835973				

DUE TO THE LACK OF ENOUGH SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.

2023 ECF: 0.930

Sales Comparison ECF Determination for 2024: 0.985 for Custom Homes

Due to the lack of enough sales in this ECF neighborhood, sales from one other neighborhood were combined to determine this ECF



Plymouth Unique Architecture ECF																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Use Code	Land Value	Land Table	Property Class	
J 10 05 400 008	6645 WARREN RD	03/02/22	\$170,000	PTA	03 ARM'S LENGTH	\$170,000	\$99,100	58.29	\$224,685	\$115,000	\$55,000	\$116,686	0.471	2,006	\$27.42	AA RE	36.3850	TWO STORY		\$115,000	ANN ARBOR S.D.	401	
J 10 01 200 016	10390 PLYMOUTH ANN ARBOR RD	03/24/22	\$232,300	WD	03 ARM'S LENGTH	\$232,300	\$139,800	60.18	\$311,025	\$114,397	\$117,903	\$178,753	0.660	1,982	\$59.49	PLY R	16.8181	RANCH/ONE STORY		\$96,600	PLYMOUTH RES	401	
J 10 03 300 037	4355 MARIO DR	04/19/21	\$522,500	WD	03 ARM'S LENGTH	\$522,500	\$313,600	60.02	\$678,483	\$141,493	\$381,007	\$571,266	0.667	2,455	\$155.20	AA RE	66.6952	TWO STORY		\$139,550	ANN ARBOR S.D.	401	
J 10 07 300 038	5347 KELSEY CIR	08/09/21	\$1,300,000	WD	03 ARM'S LENGTH	\$1,300,000	\$670,100	51.55	\$1,455,921	\$163,752	\$1,136,248	\$1,656,627	0.686	5,239	\$216.88	AA RE	34.4260	DESIGNER HOME		\$143,750	ANN ARBOR S.D.	401	
J 10 04 300 026	4145 HAWK'S CV	06/25/21	\$652,000	PTA	03 ARM'S LENGTH	\$652,000	\$313,400	48.07	\$694,510	\$175,851	\$476,149	\$664,947	0.716	2,748	\$173.27	AA RE	71.6070	DESIGNER HOME		\$115,000	ANN ARBOR S.D.	401	
J 10 09 100 011	3720 PROSPECT RD	04/21/21	\$770,000	WD	03 ARM'S LENGTH	\$770,000	\$414,200	53.79	\$848,141	\$148,461	\$621,539	\$744,340	0.835	3,385	\$183.62	AA RE	19.5121	RANCH/ONE STORY		\$137,665	ANN ARBOR S.D.	401	
J 10 07 200 017	3816 DIXBORO RD	11/17/21	\$600,000	WD	03 ARM'S LENGTH	\$600,000	\$298,200	49.70	\$636,385	\$180,450	\$419,550	\$485,037	0.865	2,025	\$207.19	AA RE	86.4985	RANCH/ONE STORY		\$180,450	ANN ARBOR S.D.	401	
J 10 02 300 024	8989 WARREN RD	08/05/21	\$850,000	WD	03 ARM'S LENGTH	\$850,000	\$400,200	47.08	\$870,355	\$209,975	\$640,025	\$710,086	0.901	3,700	\$172.98	PLY R	90.1334	CUSTOM		\$141,550	PLYMOUTH RES	401	
J 10 07 300 040	5333 KELSEY CIR	02/15/22	\$1,200,000	WD	03 ARM'S LENGTH	\$1,200,000	\$470,800	39.23	\$1,028,620	\$124,999	\$1,075,001	\$1,158,489	0.928	4,386	\$245.10	AA RE	92.7934	DESIGNER HOME		\$115,000	ANN ARBOR S.D.	401	
J 10 07 200 017	3816 DIXBORO RD	03/17/22	\$631,200	WD	03 ARM'S LENGTH	\$631,200	\$298,200	47.24	\$636,385	\$180,450	\$450,750	\$485,037	0.929	2,025	\$222.59	AA RE	92.9310	RANCH/ONE STORY		\$180,450	ANN ARBOR S.D.	401	
J 10 09 400 054	7550 ELLEN'S WAY	07/30/21	\$572,000	WD	03 ARM'S LENGTH	\$572,000	\$250,000	43.71	\$571,463	\$122,170	\$449,830	\$477,971	0.941	2,175	\$206.82	AA RE	8.9017	RANCH/ONE STORY		\$119,400	ANN ARBOR S.D.	401	
J 10 06 100 017	5950 BECKY LN	11/15/21	\$768,000	WD	03 ARM'S LENGTH	\$768,000	\$349,800	45.55	\$759,987	\$184,002	\$583,998	\$612,750	0.953	3,254	\$179.47	AA RE	95.3077	TWO STORY		\$140,800	ANN ARBOR S.D.	401	
J 10 09 200 062	3757 OAKRIDGE CT	04/30/21	\$465,000	WD	03 ARM'S LENGTH	\$465,000	\$205,100	44.11	\$441,656	\$109,131	\$355,869	\$353,750	1.006	1,814	\$196.18	AA RE	17.0790	RANCH/ONE STORY		\$105,200	ANN ARBOR S.D.	401	
J 10 04 400 009	7549 WARREN RD	07/14/21	\$647,700	WD	03 ARM'S LENGTH	\$647,700	\$274,100	42.32	\$601,962	\$124,998	\$522,702	\$507,409	1.030	2,714	\$192.59	AA RE	103.0140	TWO STORY		\$119,893	ANN ARBOR S.D.	401	
Totals:			\$9,380,700			\$9,380,700	\$4,496,600		\$9,759,578	\$7,285,571	\$8,723,148			\$174.20			0.7432						
							Sale Ratio =>	47.93				E.C.F. =>	0.835		Std. Deviation=>	0.162256293							
							Std. Dev. =>	6.64															

Plymouth Designer ECF																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Dep.				
J 10 05 400 008	6645 WARREN RD	03/02/22	\$170,000	PTA	03 ARM'S LENGTH	\$170,000	\$99,100	58.29	\$224,685	\$115,000	\$55,000	\$116,686	0.471	2,006	\$27.42	AA RE	28.8548	TWO STORY	\$115,000	ANN ARBOR S.D. - RESID	401	45				
J 10 01 200 016	10390 PLYMOUTH ANN ARBOR RD	03/24/22	\$232,300	WD	03 ARM'S LENGTH	\$232,300	\$139,800	60.18	\$311,025	\$114,397	\$117,903	\$178,753	0.660	1,982	\$59.49	PLY R	8.0069	RANCH/ONE STORY	\$96,600	PLYMOUTH RES	401	49				
J 10 03 300 037	4355 MARIO DR	04/19/21	\$522,500	WD	03 ARM'S LENGTH	\$522,500	\$313,600	60.02	\$678,483	\$141,493	\$381,007	\$571,266	0.667	2,455	\$155.20	AA RE	66.6952	TWO STORY	\$139,550	ANN ARBOR S.D. - RESID	401	78				
J 10 07 300 038	5347 KELSEY CIR	08/09/21	\$1,300,000	WD	03 ARM'S LENGTH	\$1,300,000	\$670,100	51.55	\$1,455,921	\$163,752	\$1,136,248	\$1,656,627	0.686	5,239	\$216.88	AA RE	68.5880	DESIGNER HOME	\$143,750	ANN ARBOR S.D. - RESID	401	80				
J 10 04 300 026	4145 HAWK'S CV	06/25/21	\$652,000	PTA	03 ARM'S LENGTH	\$652,000	\$313,400	48.07	\$694,510	\$175,851	\$476,149	\$664,947	0.716	2,748	\$173.27	AA RE	71.6070	DESIGNER HOME	\$115,000	ANN ARBOR S.D. - RESID	401	80				
J 10 09 100 011	3720 PROSPECT RD	04/21/21	\$770,000	WD	03 ARM'S LENGTH	\$770,000	\$414,200	53.79	\$848,141	\$148,461	\$621,539	\$744,340	0.835	3,385	\$183.62	AA RE	83.5020	RANCH/ONE STORY	\$137,665	ANN ARBOR S.D. - RESID	401	65				
J 10 07 200 017	3816 DIXBORO RD	03/17/22	\$631,200	WD	03 ARM'S LENGTH	\$631,200	\$298,200	47.24	\$636,385	\$180,450	\$450,750	\$485,037	0.929	2,025	\$222.59	AA RE	92.9310	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D. - RESID	401	92				
J 10 06 100 017	5950 BECKY LN	11/15/21	\$768,000	WD	03 ARM'S LENGTH	\$768,000	\$349,800	45.55	\$759,987	\$184,002	\$583,998	\$612,750	0.953	3,254	\$179.47	AA RE	95.3077	TWO STORY	\$140,800	ANN ARBOR S.D. - RESID	401	75				
Totals:			\$5,046,000			\$5,046,000	\$2,598,200		\$5,609,137		\$3,822,594	\$5,030,407			\$152.24								2.0242			
													E.C.F. =>	0.760	Std. Deviation=>		0.159349005									
													Ave. E.C.F. =>	0.740	Ave. Variance=>		64.4366	Coefficient of Var=>		87.11697507						
<p>2023 ECF: 0.710</p> <p>Sales Comparison ECF Determination for 2024: 0.760 for Designer Homes</p> <p>Due to the lack of enough sales in this ECF neighborhood, sales from one other neighborhood were combined to determine this ECF</p>																										

2024 THE PRESERVE ECF ADJUSTMENT																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.		
J 10 30 300 006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03 ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,264	\$139.07	BUROA	6.4663	TWO STORY	\$160,000	BURR OAKS #6	401	60		
J 10 07 100 012	5514 WARREN RD	09/21/21	\$755,000	WD	03 ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	6.1326	TWO STORY	\$115,000	FOXHOLLOW	401	66		
J 10 07 452 064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03 ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,736	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	0.2937	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71		
J 10 09 400 053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03 ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	85.5925	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91		
J 10 03 110 023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03 ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	0.3443	TWO STORY	\$135,000	FLEMING MEADOWS	401	78		
J 10 07 461 006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03 ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	13.5763	SALT BOX	\$115,000	TANGLEWOOD SUB	401	65		
J 10 18 133 012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03 ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	\$317,799	1.447	2,117	\$217.29	AUTHI	59.1531	TWO STORY	\$115,000	AUTUMN HILLS SUB	401	71		
Totals:			\$5,054,900			\$5,054,900	\$2,182,000		\$4,852,461		\$4,132,213	\$4,636,523			\$211.25			4.5456						
								Sale. Ratio =>	43.17			E.C.F. =>	0.891	Std. Deviation=>		0.23031065								
								Std. Dev. =>	6.06			Ave. E.C.F. =>	0.937	Ave. Variance=>		24.5084	Coefficient of Var=>		26.16497177					

Average/Mean:	0.937
Median:	0.856
Range Minimum:	0.791
Range Maximum:	1.447
2023 ECF:	0.844
Estimation for 2024:	0.891
% Change:	5.57%

Sales Comparison ECF Determination for 2024: 0.891

Unique Architecture ECF																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J 10 28 300 034	2015 PADDOCK WAY	01/12/23	\$475,000	WD	03 ARM'S LENGTH	\$475,000	\$256,500	54.00	\$565,511	\$152,070	\$322,930	\$53,6936	0.601	2,380	\$135.68	HUNCK	18.9831	TWO STORY	\$120,000	HUNTERS CREEK EQUESTRIAN #25	401	78
J 10 03 110 021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03 ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	71.4022	TWO STORY	\$135,000	FLEMING MEADOWS	401	75
J 10 07 453 058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03 ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$59,0051	0.755	2,510	\$177.57	TAN	75.5345	TWO STORY	\$115,000	TANGLEWOOD SUB	401	72
J 10 28 300 015	2037 HUNTERS CREEK DR	11/15/21	\$700,000	WD	03 ARM'S LENGTH	\$700,000	\$318,800	45.54	\$694,241	\$113,768	\$586,232	\$75,3861	0.778	3,160	\$185.52	HUNCK	10.9917	TWO STORY	\$110,000	HUNTERS CREEK EQUESTRIAN #25	401	79
J 10 30 300 006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03 ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$57,3668	0.791	3,264	\$139.07	BUROA	13.5763	TWO STORY	\$160,000	BURR OAKS #6	401	60
J 10 07 100 012	5514 WARREN RD	09/21/21	\$755,000	WD	03 ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$80,2939	0.795	2,397	\$266.17	FOXHO	79.4599	TWO STORY	\$115,000	FOXHOLLOW	401	66
J 10 07 452 064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03 ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$99,4438	0.853	3,047	\$278.39	TAN	85.2988	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71
J 10 03 110 023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03 ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$74,5022	0.888	3,544	\$186.58	FLEM	88.7557	TWO STORY	\$135,000	FLEMING MEADOWS	401	78
J 10 07 461 006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03 ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$58,2276	0.927	3,494	\$154.49	TAN	92.7024	SALT BOX	\$115,000	TANGLEWOOD SUB	401	65
Totals:			\$6,489,030			\$6,489,030	\$3,031,300		\$6,733,368		\$5,271,197	\$6,664,773			\$187.98			0.1808				
						Sale. Ratio =>		46.71				E.C.F. =>	0.791		Std. Deviation =>	0.09679918						
						Std. Dev. =>		4.54				Ave. E.C.F. =>	0.789		Ave. Variance =>	59.6339	Coefficient of Var =>		75.57233274			
<p>2023 ECF: 0.750</p> <p>Sales Comparison ECF Determination for 2024: 0.791 for Unique Architecture</p> <p>Due to the lack of enough sales in this ECF neighborhood, sales from other neighborhoods were combined to determine this ECF</p>																						

2024 PRP PROSPECT PARK-PROSPECT WOODS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J-10-34-350-026	1624 GOLDEN LN	08/24/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$69,800	41.08	\$169,592	\$10,000	\$159,900	\$118,216	1.353	1,080	\$148.06	PRP	10.4029	MULTI-UNIT	\$10,000	PRP PROSPECT PARK/PROSPECT WOODS	401	68
J-10-34-350-028	1616 GOLDEN LN	10/29/21	\$166,900	WD	03-ARM'S LENGTH	\$166,900	\$62,800	37.63	\$152,524	\$10,000	\$156,900	\$105,573	1.486	972	\$161.42	PRP	2.9537	MULTI-UNIT	\$10,000	PRP PROSPECT PARK/PROSPECT WOODS	401	68
J-10-34-351-005	8042 COLONIAL LN	10/25/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$76,500	41.35	\$185,898	\$10,000	\$175,000	\$130,295	1.343	972	\$180.04	PRP	11.3526	MULTI-UNIT	\$10,000	PRP PROSPECT PARK/PROSPECT WOODS	401	70
J-10-34-351-008	1586 GOLDEN LN	08/16/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,600	42.95	\$186,109	\$10,000	\$180,000	\$130,451	1.380	1,094	\$164.53	PRP	7.6807	MULTI-UNIT	\$10,000	PRP PROSPECT PARK/PROSPECT WOODS	401	72
J-10-34-351-016	8096 PARK LN	05/20/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$78,300	34.80	\$178,607	\$10,000	\$215,000	\$124,894	1.721	972	\$221.19	PRP	26.4825	MULTI-UNIT	\$10,000	PRP PROSPECT PARK/PROSPECT WOODS	401	72
Totals:						\$936,800	\$369,000		\$872,730		\$886,800	\$609,430			\$175.05		0.1503					
								Sale. Ratio =>	39.39			E.C.F. =>	1.455		Std. Deviation=>	0.15859854						
								Std. Dev. =>	3.29			Ave. E.C.F. =>	1.457		Ave. Variance=>	11.7745	Coefficient of Var=>	8.08333634				

>The adjusted sale minus the land and yard equals the building residual.												Average/Mean:		1.457							
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.												Median:		1.380							
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.												Range Minimum:		1.343							
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.												Range Maximum:		1.721							
												2023 ECF:		1.350	1.10 ECF for Single homes, 1.35 ECF for townhomes/duplexes						
												Sales Comparison ECF Determination for 2024:		1.455	1.205 ECF for single homes and 1.455 For townhomes/duplexes.						
												% Change:		7.78%	The same increase the townhomes had with these sales was added to single homes						
												2024 Townhomes/duplexes:		1.455							
												Single Homes:		1.205							

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-34-351-014	8084 PARK LN	08/30/21	\$162,938	WD	03-ARM'S LENGTH	\$162,938	\$71,400	43.82	\$173,739	\$10,000	\$152,938	\$121,288	1.261	972	\$157.34	PRP	126.0948	MULTI-UNIT	\$10,000	PRP PROSPECT PARK/PROSPECT WOODS	401	72
J-10-34-350-027	1620 GOLDEN LN	02/04/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$71,700	41.69	\$174,188	\$10,000	\$162,000	\$121,621	1.332	1,080	\$150.00	PRP	133.2010	MULTI-UNIT	\$10,000	PRP PROSPECT PARK/PROSPECT WOODS	401	68

2024 RIVER DISTRICT ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Other Parcels in Sale	Land Table	Property Class	Building Depr.
J-10-32-300-037	6130 FIRST ST	03/28/22	\$1,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,045,000	\$524,600	50.20	\$1,182,490	\$260,322	\$784,678	\$1,152,710	0.681	6,729	\$116.61	RIVER	15.4295	TWO-STORY	\$234,250	J-10-31-400-015	YPSILANTIS D. - RESIDENTIAL	401	60
J-10-30-331-028	1895 VALLEYVIEW DR	07/14/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$390,500	58.28	\$710,833	\$180,000	\$490,000	\$603,219	0.812	3,040	\$161.18	GEDG1	0.3635	TWO-STORY	\$180,000		GEDDES GLENN #1	401	75
J-10-09-100-011	3720 PROSPECT RD	04/21/21	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$414,200	53.79	\$848,141	\$148,461	\$621,539	\$744,340	0.835	3,385	\$183.62	AA-RE	15.4295	RANCH/ONE STORY	\$137,665		ANN ARBOR S.D. - RESIDENTIAL	401	65
J-10-09-400-054	7550 ELLEN'S WAY	07/30/21	\$572,000	WD	03-ARM'S LENGTH	\$572,000	\$250,000	43.71	\$571,463	\$122,170	\$449,830	\$477,971	0.941	2,175	\$206.82	AA-RE	26.0399	RANCH/ONE STORY	\$119,400		ANN ARBOR S.D. - RESIDENTIAL	401	80
J-10-06-100-017	5950 BECKY LN	11/15/21	\$768,000	WD	03-ARM'S LENGTH	\$768,000	\$349,800	45.55	\$759,987	\$184,002	\$583,998	\$612,750	0.953	3,254	\$179.47	AA-RE	10.9077	TWO-STORY	\$140,800		ANN ARBOR S.D. - RESIDENTIAL	401	75
Totals:						\$3,825,000	\$1,929,100		\$4,072,914		\$2,930,045	\$3,590,991			\$169.54		2.8507						
								Sale. Ratio =>	50.43			E.C.F. =>	0.816		Std. Deviation=>	0.11076							
								Std. Dev. =>	5.96			Ave. E.C.F. =>	0.844		Ave. Variance=>	13.6340	Coefficient of Var=>	16.14544594					

>The adjusted sale minus the land and yard equals the building residual.			Average /Mean:		0.844			
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.			Median:		0.835			
			Range Minimum:		0.681		DUE TO THE LACK OF ENOUGH SALES IN THIS ECF NEIGHBORHOOD, SALES FROM	
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.			Range Maximum:		0.953		OTHERS WERE USED TO DETERMINE THIS ECF.	
			2023 ECF:		0.800		ALL SALES HAVE WATER FRONTAGE OR WATER ACCESS.	
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.			Sales Comparison ECF Determination for 2024:		0.844		The ECF was increased. .844 - .800 is .044 increase.	
			THE AVERAGE OF THE SALES WAS USED.		% Change:		5.50%	
							The Unique ECF was also increased .044 to .659 and the log homes were increased the same .044 to 1.244.	

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-30-330-001	2086 VALLEYVIEW DR	05/26/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$552,900	73.72	\$1,199,583	\$182,476	\$567,524	\$1,155,803	0.491	3,744	\$151.58	GEDG1	49.1021	TWO-STORY	\$180,000		GEDDES GLENN #1	401	75
J-10-32-300-036	6140 FIRST ST	06/23/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$525,600	52.56	\$1,165,061	\$215,822	\$784,178	\$1,186,549	0.661	5,926	\$132.33	RIVER	66.0890	TWO-STORY	\$187,250		YPSILANTIS D. - RESIDENTIAL	401	66
J-10-30-331-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	WD	03-ARM'S LENGTH	\$1,420,000	\$736,800	51.89	\$1,586,126	\$216,639	\$1,203,361	\$1,556,235	0.773	6,397	\$188.11	GEDG1	77.3251	TWO-STORY	\$180,000		GEDDES GLENN #1	401	75



2024 TANGLEWOOD SUB ECF ADJUSTMENT																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj.	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	Building Depr.		
J 10 07 453 058	5537 OVERBROOK DR	11/09/22	\$570,000	WD	03 ARM'S LENGTH	\$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	75.5345	TWO STORY	\$115,000	TANGLEWOOD SUB	401	72		
J 10 07 100 012	5514 WARREN RD	09/21/21	\$755,000	WD	03 ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	79.4599	TWO STORY	\$115,000	FOXHOLLOW	401	66		
J 10 07 452 064	3668 CREEK SIDE CT	07/15/22	\$979,000	WD	03 ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	28.9856	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71		
J 10 09 400 053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03 ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	85.5925	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91		
J 10 03 110 023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03 ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	77.3147	TWO STORY	\$135,000	FLEMING MEADOWS	401	78		
J 10 07 461 006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03 ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	92.7024	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65		
J 10 18 262 005	3275 CHERRY HILL RD	06/15/21	\$370,000	WD	03 ARM'S LENGTH	\$370,000	\$184,000	49.73	\$404,707	\$92,450	\$277,550	\$260,214	1.067	2,197	\$126.33	DIXBO	29.8288	RANCH/ONE STORY	\$85,000	DIXBORO AREA	401	65		
J 10 18 231 015	3380 DIXBORO RD	03/31/22	\$200,000	WD	03 ARM'S LENGTH	\$200,000	\$122,600	61.30	\$259,710	\$70,000	\$130,000	\$114,283	1.138	1,330	\$97.74	DIXHG	24.2007	TWO STORY	\$70,000	DIXBORO HEIGHTS SUB	401	50		
J 10 18 130 005	3436 CUMMINGS DR	09/22/22	\$451,000	WD	03 ARM'S LENGTH	\$451,000	\$209,100	46.36	\$458,018	\$42,500	\$408,500	\$346,265	1.180	2,352	\$173.68	DIXBO	3.6888	MODULAR/MANUFAC	\$42,500	DIXBORO AREA	401	88		
J 10 18 260 006	5124 CHURCH ST	06/11/21	\$265,000	WD	03 ARM'S LENGTH	\$265,000	\$113,800	42.94	\$253,739	\$77,386	\$187,614	\$146,961	1.277	1,330	\$141.06	DIXBO	13.9100	RANCH/ONE STORY	\$67,500	DIXBORO AREA	401	45		
J 10 18 200 011	3342 BEAUMONT AVE	09/03/21	\$322,500	WD	03 ARM'S LENGTH	\$322,500	\$173,500	53.80	\$376,314	\$73,589	\$248,911	\$182,364	1.365	1,215	\$204.87	DIXHG	13.64910	TWO STORY	\$70,000	DIXBORO HEIGHTS SUB	401	61		
J 10 18 261 002	5164 PLYMOUTH ANN ARBOR RD	07/15/21	\$355,000	WD	03 ARM'S LENGTH	\$355,000	\$135,800	38.25	\$318,962	\$78,083	\$276,917	\$200,733	1.380	1,274	\$217.36	DIXBO	36.2067	FARM HOUSE	\$76,500	DIXBORO AREA	401	69		
J 10 18 133 012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03 ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	\$317,799	1.447	2,117	\$217.29	AUTHI	69.2112	TWO STORY	\$115,000	AUTUMN HILLS SUB	401	71		
J 10 07 300 006	3556 DIXBORO LN	07/25/22	\$505,000	WD	03 ARM'S LENGTH	\$505,000	\$190,400	37.70	\$409,661	\$88,399	\$416,601	\$267,718	1.556	1,558	\$267.39	DIXBO	155.6117	TWO STORY	\$85,000	DIXBORO AREA	401	65		
J 10 18 155 013	5347 PLYMOUTH ANN ARBOR RD	11/02/21	\$625,000	WD	03 ARM'S LENGTH	\$625,000	\$220,000	35.20	\$475,196	\$85,000	\$540,000	\$325,163	1.661	4,081	\$132.32	DIXBO	90.5359	TWO STORY	\$85,000	DIXBORO AREA	401	63		
Totals:			\$8,088,400			\$8,088,400	\$3,542,100		\$7,840,910		\$6,610,077	\$6,496,608			\$191.87		12.5378							
								Sale. Ratio =>	43.79					E.C.F. =>	1.017	Std. Deviation=>		0.29419522						
								Std. Dev. =>	7.87					Ave. E.C.F. =>	1.143	Ave. Variance=>		66.6183	Coefficient of Var=>		58.29166268			

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.143	
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	1.138	DUE TO THE LACK OF ENOUGH SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.755	
	Range Maximum:	1.661	
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	2023 ECF:	0.920	
	Sales Comparison ECF Determination for 2024:	1.017	
	% Change:	10.54%	

2024 TANGLEWOOD HILLS ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J 10 07 305 021	5301 OVERBROOK DR	04/22/21	\$1,110,000	WD	03 ARM'S LENGTH	\$1,110,000	\$599,800	54.04	\$1,258,805	\$146,809	\$963,191	\$1,308,231	0.736	4,438	\$217.03	TANH	0.0000	TWO STORY	\$140,000	TANGLEWOOD HILLS SUB	401	73	
J 10 03 110 023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03 ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	0.1443	TWO STORY	\$135,000	FLEMING MEADOWS	401	78	
J 10 07 461 006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03 ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	19.0769	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65	
J 10 18 133 012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03 ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	\$317,799	1.447	2,117	\$217.29	AUTHI	54.0166	TWO STORY	\$115,000	AUTUMN HILLS SUB	401	71	
Totals:			\$3,154,900			\$3,154,900	\$1,391,700		\$3,012,523		\$2,624,224	\$2,953,327			\$186.12		19.8780						
								Sale. Ratio =>	44.11					E.C.F. =>	0.889	Std. Deviation=>	0.31248862						
								Std. Dev. =>	5.79					Ave. E.C.F. =>	1.087	Ave. Variance=>	24.4126	Coefficient of Var=>	22.45156792				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.087	
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	0.907	DUE TO THE LACK OF ENOUGH SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.736	
	Range Maximum:	1.447	
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	2023 ECF:	0.850	
	Sales Comparison ECF Determination for 2024:	0.889	
	% Change:	4.59%	

2024 TIMBERWOOD ESTATE ECF ADJUSTMENT																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.			
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03-ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	3.4569	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71			
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03-ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	85.5925	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91			
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	4.5443	TWO-STORY	\$135,000	FLEMING MEADOWS	401	78			
J-10-07-461-006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03-ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	7.4036	SALTBOK	\$115,000	TANGLEWOOD SUB	401	65			
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	\$317,799	1.447	2,117	\$217.29	AUTHI	55.9900	TWO-STORY	\$115,000	AUTUMN HILLS SUB	401	71			
Totals:			\$3,669,900			\$3,669,900	\$1,514,900		\$3,385,847	\$3,040,277	\$3,259,916			\$214.70		6.1566									
													E.C.F. =>	0.933	Std. Deviation=>		0.255140869								
													Std. Dev. =>	5.60	Ave. E.C.F. =>		0.994	Ave. Variance=>		31.3974	Coefficient of Var=>		31.58092393		

Average/Mean:	0.994
Median:	0.888
Range Minimum:	0.853
Range Maximum:	1.447
2023 ECF:	0.846
Sales Comparison ECF Determination for 2024:	0.933
% Change:	10.28%

Custom homes calculated as .853

Timberwood Custom Home ECF																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.		
J-10-28-300-034	2015 PADD OCK WAY	01/12/23	\$475,000	WD	03 ARM'S LENGTH	\$475,000	\$256,500	54.00	\$565,511	\$152,070	\$322,930	\$53,693.6	0.601	2,380	\$135.68	HUNCK	17.6209	TWO STORY	\$120,000	HUNTERS CREEK EQUESTRIAN #25	401	78		
J-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03 ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	71.4022	TWO STORY	\$135,000	FLEMING MEADOWS	401	75		
J-10-07-305-021	5301 OVERBROOK DR	04/22/21	\$1,110,000	WD	03 ARM'S LENGTH	\$1,110,000	\$599,800	54.04	\$1,258,805	\$146,809	\$963,191	\$1,308,231	0.736	4,438	\$217.03	TANH	7.8502	TWO STORY	\$140,000	TANGLEWOOD HILLS SUB	401	73		
J-10-28-300-015	2037 HUNTERS CREEK DR	11/15/21	\$700,000	WD	03 ARM'S LENGTH	\$700,000	\$318,800	45.54	\$694,241	\$113,768	\$586,232	\$75,386.1	0.778	3,160	\$185.52	HUNCK	10.9917	TWO STORY	\$110,000	HUNTERS CREEK EQUESTRIAN #25	401	79		
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	WD	03 ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$57,366.8	0.791	3,264	\$139.07	BURDA	6.4663	TWO STORY	\$160,000	BURR OAKS #6	401	60		
J-10-07-100-012	5514 WARREN RD	09/21/21	\$755,000	WD	03 ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	\$80,293.9	0.795	2,997	\$266.17	FOXHO	79.4599	TWO STORY	\$115,000	FOXHOLLOW	401	66		
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03 ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$99,443.8	0.853	3,047	\$278.39	TAN	85.2988	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71		
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03 ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUE	85.5925	RANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91		
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03 ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$74,502.2	0.888	3,544	\$186.58	FLEM	88.7557	TWO STORY	\$135,000	FLEMING MEADOWS	401	78		
J-10-07-461-006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03 ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$58,227.6	0.927	3,494	\$154.49	TAN	92.7024	SALT BOX	\$115,000	TANGLEWOOD SUB	401	65		
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03 ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	\$31,779.9	1.447	2,117	\$217.29	AUTH	144.7456	TWO STORY	\$115,000	AUTUMN HILLS SUB	401	71		
Totals:			\$8,250,030			\$8,250,030	\$3,784,000		\$8,309,349		\$6,779,696	\$8,321,133			\$198.67		3.8531							
								Sale. Ratio =>	45.87					E.C.F. =>	0.815	Std. Deviation =>		0.21660856						
								Std. Dev. =>	6.51					Ave. E.C.F. =>	0.853	Ave. Variance =>		62.8078	Coefficient of Var =>	73.60693179				

2023 ECF: 0.770  
Sales Comparison ECF Determination for 2024: 0.853 for Custom Homes-Used Average  
Due to the lack of enough sales in this ECF neighborhood, sales from other neighborhoods were combined to determine this ECF

2024 TOWSLEY FARMS SUB ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECFArea	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dep.	
J 10 18 401 058	5417 WALDENHILL CT	12/06/21	\$870,000	WD	03 ARM'S LENGTH	\$870,000	\$371,400	42.69	\$838,708	\$235,000	\$635,000	\$794,353	0.799	3,985	\$159.35	GLEN	12.7631	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	77	
J 10 17 201 012	3390 WOODHILL CIR	05/19/22	\$960,000	WD	03 ARM'S LENGTH	\$960,000	\$401,100	41.78	\$918,132	\$215,000	\$745,000	\$925,174	0.805	3,701	\$201.30	GLEN	4.8746	TWO STORY	\$215,000	GLENNBOROUGH SITE CONDO	401	75	
J 10 18 401 073	5403 WALDENHILL CT	08/08/22	\$1,050,000	WD	03 ARM'S LENGTH	\$1,050,000	\$445,100	42.39	\$1,003,821	\$236,592	\$813,408	\$1,009,512	0.806	4,052	\$200.74	GLEN	12.1280	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	78	
J 10 07 452 064	3668 CREEKSIDE CT	07/15/22	\$979,000	WD	03 ARM'S LENGTH	\$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	8.52988	RANCH/ONE STORY	\$115,000	TANGLEWOOD SUB	401	71	
J 10 17 201 098	3348 STIRLING CT	06/25/21	\$1,100,000	WD	03 ARM'S LENGTH	\$1,100,000	\$404,300	36.75	\$1,007,944	\$318,284	\$781,716	\$907,447	0.861	3,976	\$196.61	GLEN	8.25037	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	94	
J 10 18 401 033	5309 BETHENY CIR	04/22/22	\$844,000	WD	03 ARM'S LENGTH	\$844,000	\$336,600	39.88	\$760,909	\$235,000	\$609,000	\$691,986	0.880	3,150	\$199.33	GLEN	4.6948	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	72	
J 10 17 201 111	3211 CRESTON CIR	11/04/22	\$1,383,900	WD	03 ARM'S LENGTH	\$1,383,900	\$531,200	38.38	\$1,196,699	\$270,333	\$1,113,567	\$1,218,903	0.914	5,468	\$203.65	GLEN	9.13382	TWO STORY	\$235,000	GLENNBOROUGH SITE CONDO	401	77	
J 10 07 461 006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03 ARM'S LENGTH	\$669,900	\$293,800	43.86	\$665,810	\$130,116	\$539,784	\$582,276	0.927	3,494	\$154.49	TAN	9.27024	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65	
Totals:			\$7,856,800			\$7,856,800	\$3,245,900		\$7,437,662		\$6,085,719	\$7,124,088			\$198.48		0.1443						
							Sale . Ratio >=	41.31					E.C.F. >=	0.854	Std. Deviation>=		0.0496888						
							Std. Dev. >=	3.28					Ave. E.C.F. >=	0.856	Ave. Variance>=		48.2905	Coefficient of Var>=	56.43463234				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.856
>Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	0.857
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.799
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	0.927
the average, which is also called the mean.	2023 ECF:	0.824
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.854
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	3.64%

Towsley Farms Custom Home ECF																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
J-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD	03 ARM'S LENGTH	\$910,130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	0.714	4,603	\$168.40	FLEM	71.4022	TWO STORY	\$135,000	FLEMING MEADOWS	401	75	
J-10-07-305-021	5301 OVERBROOK DR	04/22/21	\$1,110,000	WD	03 ARM'S LENGTH	\$1,110,000	\$599,800	54.04	\$1,258,805	\$146,809	\$963,191	0.736	4,438	\$217.03	TANH	8.7827	TWO STORY	\$140,000	TANGLEWOOD HILLS SUB	401	73	
J-10-07-100-012	5514 WARREN RD	09/21/21	\$755,000	WD	03 ARM'S LENGTH	\$755,000	\$384,400	50.91	\$831,601	\$116,985	\$638,015	0.795	2,397	\$266.17	FOXHO	79.4599	TWO STORY	\$115,000	FOXHOLLOW	401	66	
J-10-07-461-006	5537 TANGLEWOOD DR	05/19/21	\$669,900	WD	03 ARM'S LENGTH	\$669,900	\$393,800	43.86	\$665,810	\$130,116	\$539,784	0.927	3,494	\$154.49	TAN	92.7024	SALTBOX	\$115,000	TANGLEWOOD SUB	401	65	
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	WD	03 ARM'S LENGTH	\$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	1.447	2,117	\$217.29	AUTHI	144.7456	TWO STORY	\$115,000	AUTUMN HILLS SUB	401	71	
Totals:			\$4,020,030			\$4,020,030	\$1,890,800		\$4,092,388	\$3,376,120	\$4,096,827			\$204.68		9.9790						
							Sale Ratio =>	47.03			E.C.F. =>	0.824	Std. Deviation=>		0.304178848							
							Std. Dev. =>	8.37			Ave. E.C.F. =>	0.924	Ave. Variance=>		79.4186	Coefficient of Var=>		85.96281057				
2023 ECF: 0.890																						
Sales Comparison ECF Determination for 2024: 0.924 for Custom Homes-Average Used																						
Due to the lack of enough sales in this ECF neighborhood, sales from other neighborhoods were combined to determine this ECF																						

## 2024 WAA WASHTENAW AUTUMN 1,2 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J 10 35 450 009	1628 HARVEST LN	01/07/22	\$100,000	WD	03 ARM'S LENGTH	\$100,000	\$34,000	34.00	\$79,780	\$15,000	\$85,000	\$30,609	1.680	864	\$98.38	WAA	3.8612	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 450 014	1604 HARVEST LN	09/08/22	\$160,000	WD	03 ARM'S LENGTH	\$160,000	\$41,600	26.00	\$92,043	\$15,000	\$145,000	\$60,190	2.409	864	\$167.82	WAA	69.0902	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 450 017	1586 HARVEST LN	11/18/22	\$100,000	WD	03 ARM'S LENGTH	\$100,000	\$81,400	81.40	\$185,094	\$16,016	\$83,984	\$132,092	0.636	1,261	\$66.60	WAA	108.2344	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	82
J 10 35 451 005	1650 WIARD BLVD	11/23/21	\$125,000	WD	03 ARM'S LENGTH	\$125,000	\$34,300	27.44	\$80,445	\$15,000	\$110,000	\$51,129	2.151	864	\$127.31	WAA	43.3282	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 451 008	1638 WIARD BLVD	06/04/21	\$132,000	WD	03 ARM'S LENGTH	\$132,000	\$59,700	45.23	\$133,696	\$19,130	\$112,870	\$89,505	1.261	864	\$130.64	WAA	45.7091	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	67
J 10 35 451 008	1638 WIARD BLVD	03/31/22	\$138,000	WD	03 ARM'S LENGTH	\$138,000	\$59,700	43.26	\$133,696	\$19,130	\$118,870	\$89,505	1.328	864	\$137.58	WAA	39.0056	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	67
J 10 35 451 020	1586 WIARD BLVD	03/10/22	\$88,820	WD	03 ARM'S LENGTH	\$88,820	\$74,500	83.88	\$183,381	\$16,844	\$71,976	\$130,107	0.553	1,235	\$58.28	WAA	116.4937	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	81
J 10 35 451 022	1576 WIARD BLVD	04/14/22	\$142,000	WD	03 ARM'S LENGTH	\$142,000	\$47,400	33.38	\$107,271	\$15,000	\$127,000	\$72,087	1.762	1,080	\$117.59	WAA	4.3624	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 451 029	1605 HARVEST LN	01/14/22	\$142,800	WD	03 ARM'S LENGTH	\$142,800	\$48,500	33.96	\$117,565	\$15,000	\$127,800	\$80,129	1.595	1,188	\$107.58	WAA	12.3213	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 451 035	1631 HARVEST LN	10/04/21	\$100,000	PTA	03 ARM'S LENGTH	\$100,000	\$39,700	39.70	\$93,620	\$15,000	\$85,000	\$61,422	1.384	864	\$98.38	WAA	33.4271	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 451 035	1631 HARVEST LN	10/04/21	\$100,000	WD	03 ARM'S LENGTH	\$100,000	\$39,700	39.70	\$93,620	\$15,000	\$85,000	\$61,422	1.384	864	\$98.38	WAA	33.4271	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 451 035	1631 HARVEST LN	06/16/22	\$180,000	WD	03 ARM'S LENGTH	\$180,000	\$42,300	23.50	\$93,620	\$15,000	\$165,000	\$61,422	2.686	864	\$190.97	WAA	96.8197	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 451 042	1661 HARVEST LN	11/23/22	\$150,000	WD	03 ARM'S LENGTH	\$150,000	\$40,900	27.27	\$92,294	\$15,000	\$135,000	\$60,386	2.236	864	\$156.25	WAA	51.7477	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 475 007	1536 WIARD BLVD	06/03/22	\$160,000	WD	03 ARM'S LENGTH	\$160,000	\$36,900	23.06	\$81,403	\$15,000	\$145,000	\$51,877	2.795	864	\$167.82	WAA	107.6912	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 475 012	1510 WIARD BLVD	06/15/22	\$165,000	WD	03 ARM'S LENGTH	\$165,000	\$49,200	29.82	\$109,134	\$15,000	\$150,000	\$73,542	2.040	1,200	\$125.00	WAA	32.1503	TWO STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
J 10 35 476 013	1508 HARVEST LN	07/15/22	\$110,000	WD	03 ARM'S LENGTH	\$110,000	\$41,300	37.55	\$91,428	\$15,000	\$95,000	\$59,709	1.591	864	\$129.95	WAA	12.7103	RANCH/ONE STORY	\$15,000	WAA WASHTENAW AUTUMN 1,2	401	45
Totals:			\$2,093,620			\$2,093,620	\$771,100		\$1,768,090		\$1,842,500	\$1,185,133			\$122.41		16.3465					
									Sale. Ratio =>	36.83			E.C.F. =>	1.555	Std. Deviation=>		0.647106175					
									Std. Dev. =>	18.20			Ave. E.C.F. =>	1.718	Ave. Variance=>		50.6487	Coefficient of Var=>	29.47875801			

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.718
>Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	1.631
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.553
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	2.795
the average, which is also called the mean.	2023 ECF:	1.350
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	1.555
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	15.19%



2024 WAN WOODLAND ACRES 5, 7, 9 ECF ADJUSTMENT																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J 10 34 430 012	8537 LIVERPOOL CT	06/09/22	\$190,000	WD	03 ARM'S LENGTH	\$190,000	\$97,400	51.26	\$217,173	\$37,297	\$152,703	\$149,897	1.019	1,850	\$82.54	WAN	15.2668	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	56
J 10 34 425 011	8587 CANTERBERRY CT	07/19/22	\$195,000	WD	03 ARM'S LENGTH	\$195,000	\$96,900	49.69	\$216,055	\$27,151	\$167,849	\$157,420	1.066	1,307	\$128.42	WAN	32.2580	RANCH/ONE STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 281 006	1056 STAMFORD RD	04/12/21	\$222,500	WD	03 ARM'S LENGTH	\$222,500	\$102,200	45.93	\$234,044	\$26,000	\$196,500	\$173,370	1.133	1,670	\$117.66	WAN	64.2961	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	59
J 10 34 316 011	1722 SHEFFIELD DR	08/04/21	\$185,700	WD	03 ARM'S LENGTH	\$185,700	\$86,400	46.53	\$194,004	\$27,362	\$158,338	\$138,868	1.140	1,721	\$92.00	WAN	47.8494	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	55
J 10 34 316 019	1715 HAMLET DR	10/28/21	\$220,000	WD	03 ARM'S LENGTH	\$220,000	\$96,800	44.00	\$224,686	\$28,138	\$191,862	\$163,790	1.171	1,847	\$103.88	WAN	43.4019	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	53
J 10 34 176 030	1803 HAMLET DR	04/08/22	\$220,000	WD	03 ARM'S LENGTH	\$220,000	\$100,300	45.59	\$223,580	\$26,000	\$194,000	\$164,650	1.178	1,821	\$106.53	WAN	23.6379	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 376 016	1615 SHEFFIELD DR	03/10/23	\$262,500	WD	03 ARM'S LENGTH	\$262,500	\$115,200	43.89	\$257,340	\$53,558	\$208,942	\$169,818	1.230	1,696	\$123.20	WAN	33.9761	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	54
J 10 34 429 002	8586 AVON CT	08/24/21	\$199,900	WD	03 ARM'S LENGTH	\$199,900	\$86,300	43.17	\$192,635	\$26,782	\$173,118	\$138,211	1.253	1,850	\$93.58	WAN	7.3678	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 176 027	1793 HAMLET DR	07/01/21	\$242,500	PTA	03 ARM'S LENGTH	\$242,500	\$103,800	42.80	\$232,310	\$29,252	\$213,248	\$169,215	1.260	1,632	\$130.67	WAN	6.0219	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 379 009	8535 ASHTON CT	06/17/22	\$275,000	WD	03 ARM'S LENGTH	\$275,000	\$115,900	42.15	\$258,901	\$28,286	\$246,714	\$192,179	1.284	2,145	\$115.02	WAN	28.4698	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	58
J 10 34 316 018	1711 HAMLET DR	09/09/22	\$228,000	WD	03 ARM'S LENGTH	\$228,000	\$95,700	41.97	\$213,227	\$26,848	\$201,152	\$155,316	1.295	1,318	\$152.62	WAN	129.5116	RANCH/ONE STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	56
J 10 34 316 009	1730 SHEFFIELD DR	06/30/22	\$247,500	WD	03 ARM'S LENGTH	\$247,500	\$102,000	41.21	\$227,256	\$26,000	\$221,500	\$167,713	1.321	1,740	\$127.30	WAN	132.0706	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	54
J 10 34 281 001	1096 STAMFORD RD	06/07/21	\$246,900	WD	03 ARM'S LENGTH	\$246,900	\$100,800	40.83	\$225,873	\$26,000	\$220,900	\$166,561	1.326	1,821	\$121.31	WAN	8.5758	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	59
J 10 34 427 005	1852 HAMLET DR	06/14/21	\$255,000	WD	03 ARM'S LENGTH	\$255,000	\$101,300	39.73	\$226,790	\$26,000	\$229,000	\$167,325	1.369	1,547	\$148.03	WAN	19.9875	QUAD LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	58
J 10 34 150 008	1029 STAMFORD RD	08/23/21	\$270,705	WD	03 ARM'S LENGTH	\$270,705	\$106,100	39.19	\$237,712	\$26,000	\$244,705	\$176,427	1.387	1,632	\$149.94	WAN	50.6375	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	58
J 10 34 281 010	1036 STAMFORD RD	03/07/22	\$265,000	WD	03 ARM'S LENGTH	\$265,000	\$103,800	39.17	\$232,706	\$27,480	\$237,520	\$171,022	1.389	1,632	\$145.54	WAN	121.2163	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	59
J 10 34 315 010	1727 SHEFFIELD DR	10/06/21	\$229,000	WD	03 ARM'S LENGTH	\$229,000	\$89,900	39.26	\$200,415	\$26,000	\$203,000	\$145,346	1.397	1,721	\$117.95	WAN	122.0002	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	54
J 10 34 175 005	1179 STAMFORD RD	07/08/21	\$270,000	WD	03 ARM'S LENGTH	\$270,000	\$103,900	38.48	\$232,559	\$29,327	\$240,673	\$169,360	1.421	1,507	\$159.70	WAN	51.9500	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 175 004	1183 STAMFORD RD	06/28/21	\$262,500	WD	03 ARM'S LENGTH	\$262,500	\$99,500	37.90	\$222,618	\$26,719	\$235,781	\$163,249	1.444	1,632	\$144.47	WAN	50.2057	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 377 022	1554 SHEFFIELD DR	04/29/21	\$255,000	WD	03 ARM'S LENGTH	\$255,000	\$96,700	37.92	\$215,718	\$27,268	\$227,732	\$157,042	1.450	1,632	\$139.54	WAN	3.5501	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	54
J 10 34 316 002	1758 SHEFFIELD DR	04/01/22	\$275,000	WD	03 ARM'S LENGTH	\$275,000	\$104,200	37.89	\$232,120	\$26,871	\$248,129	\$171,041	1.451	1,696	\$146.30	WAN	#REF!	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	55
J 10 34 176 026	1789 HAMLET DR	09/23/22	\$285,000	WD	03 ARM'S LENGTH	\$285,000	\$104,000	36.49	\$232,113	\$28,034	\$256,966	\$170,066	1.511	1,547	\$166.11	WAN	#REF!	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 428 010	8583 AVON CT	10/26/21	\$267,000	WD	03 ARM'S LENGTH	\$267,000	\$96,500	36.14	\$215,844	\$26,975	\$240,025	\$157,391	1.525	1,547	\$155.16	WAN	9.3671	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 380 001	8580 WINDSOR CT	11/16/22	\$269,900	WD	03 ARM'S LENGTH	\$269,900	\$95,700	35.46	\$213,240	\$26,000	\$243,900	\$156,033	1.563	1,848	\$131.98	WAN	14.8491	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	56
J 10 34 176 040	1843 HAMLET DR	07/26/22	\$295,000	WD	03 ARM'S LENGTH	\$295,000	\$104,000	35.25	\$232,091	\$26,971	\$268,029	\$170,933	1.568	1,632	\$164.23	WAN	15.9161	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 376 014	1623 SHEFFIELD DR	05/27/22	\$255,000	WD	03 ARM'S LENGTH	\$255,000	\$90,800	35.61	\$202,149	\$30,028	\$224,972	\$143,434	1.568	1,632	\$137.85	WAN	#REF!	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	54
J 10 34 427 037	1831 MANCHESTER DR	02/25/22	\$280,000	WD	03 ARM'S LENGTH	\$280,000	\$88,400	35.14	\$220,122	\$26,000	\$254,000	\$161,768	1.570	1,834	\$138.50	WAN	29.3894	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 378 001	8550 ASHTON CT	02/25/22	\$250,000	WD	03 ARM'S LENGTH	\$250,000	\$86,800	34.72	\$193,434	\$26,000	\$224,000	\$139,528	1.605	1,628	\$137.59	WAN	142.8742	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	53
J 10 34 427 033	1815 MANCHESTER DR	07/22/22	\$290,000	WD	03 ARM'S LENGTH	\$290,000	\$99,500	34.31	\$221,713	\$26,000	\$264,000	\$163,094	1.619	1,632	\$161.76	WAN	20.4060	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	56
J 10 34 176 002	1116 STAMFORD RD	06/14/22	\$260,000	WD	03 ARM'S LENGTH	\$260,000	\$89,600	34.46	\$199,722	\$27,576	\$232,424	\$143,455	1.620	1,821	\$127.64	WAN	162.0188	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	58
J 10 34 431 004	8540 LIVERPOOL CT	03/18/22	\$228,000	WD	03 ARM'S LENGTH	\$228,000	\$75,900	33.29	\$174,439	\$26,000	\$202,000	\$123,699	1.633	1,231	\$164.09	WAN	23.1046	BI LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401	56
J 10 34 427 013	1820 HAMLET DR	06/24/22	\$306,500	WD	03 ARM'S LENGTH	\$306,500	\$100,900	32.92	\$225,219	\$26,000	\$280,500	\$166,016	1.690	1,547	\$181.32	WAN	67.0876	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	59
J 10 34 427 012	1824 HAMLET DR	08/25/22	\$315,000	WD	03 ARM'S LENGTH	\$315,000	\$99,300	31.52	\$221,634	\$27,248	\$287,752	\$161,988	1.776	1,547	\$186.01	WAN	57.6375	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	58
J 10 34 377 022	1554 SHEFFIELD DR	05/06/22	\$320,000	WD	03 ARM'S LENGTH	\$320,000	\$96,900	30.28	\$215,718	\$27,268	\$292,732	\$157,042	1.864	1,632	\$179.37	WAN	#REF!	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	54
Totals:			\$8,639,105			\$8,639,105	\$3,343,400		\$7,485,160		\$7,684,666	\$5,442,267			\$137.58		0.2602					
							Sale. Ratio =>	38.70				E.C.F. =>	1.412		Std. Deviation=>	0.20436984						
							Std. Dev. =>	5.08				Ave. E.C.F. =>	1.415		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.415
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	1.409
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	1.019
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	Range Maximum:	1.864
	2023 ECF:	1.200
	Sales Comparison ECF Determination for 2024:	1.412
	% Change:	17.67%

Outliers Did not represent value																						
J 10 34 427 012	1824 HAMLET DR	06/03/22	\$169,900	WD	03 ARM'S LENGTH	\$169,900	\$99,300	58.45	\$221,634	\$27,248	\$142,652	\$161,988	0.881	1,547	\$92.21	WAN	88.0631	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	58
J 10 34 426 011	8585 DURHAM CT	08/22/22	\$200,000	WD	03 ARM'S LENGTH	\$200,000	\$115,300	57.65	\$257,595	\$26,000	\$174,000	\$192,996	0.902	1,796	\$96.88	WAN	90.1574	TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	57
J 10 34 376 013	1627 SHEFFIELD DR	01/31/22	\$171,000	PTA	03 ARM'S LENGTH	\$171,000	\$94,400	55.20	\$210,489	\$26,645	\$144,355	\$153,203	0.942	1,245	\$115.95	WAN	94.2245	RANCH/ONE STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401	54

# 2024 WAS WOODLAND ACRES 1,2, 3, 4, 6, 8 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J-10-35-37-1-006	1550 DAWN AVE	05/10/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$86,200	48.98	\$194,986	\$24,036	\$15,136	\$126,185	1.200	1,160	\$130.49	WAS	9.8485	RANCH/ONE STORY	\$24,000	WAS WOC	401	59
J-10-34-460-019	8723 HEATHER DR	01/12/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,300	49.27	\$182,157	\$24,000	\$14,100	\$117,153	1.204	1,220	\$115.57	WAS	58.8240	RANCH/ONE STORY	\$24,000	WAS WOC	401	48
J-10-34-480-036	8949 BRI STOL CT	06/10/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,800	48.48	\$228,502	\$25,112	\$18,488	\$150,659	1.227	1,340	\$137.98	WAS	44.0393	RANCH/ONE STORY	\$24,000	WAS WOC	401	52
J-10-35-370-009	9231 PANAMA AVE	01/24/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$91,700	46.79	\$207,395	\$24,000	\$17,200	\$135,848	1.266	936	\$183.76	WAS	20.7672	RANCH/ONE STORY	\$24,000	WAS WOC	401	60
J-10-34-420-012	8655 KINGSTON CT	06/10/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,700	46.69	\$167,825	\$24,000	\$13,600	\$106,537	1.277	1,058	\$128.54	WAS	112.6181	TWO-STORY	\$24,000	WAS WOC	401	50
J-10-34-432-005	8652 PINE CT	05/06/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,600	46.06	\$183,162	\$26,229	\$148,771	\$116,247	1.280	1,072	\$138.78	WAS	27.3213	RANCH/ONE STORY	\$24,000	WAS WOC	401	49
J-10-34-434-007	8610 DEERING ST	01/04/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,400	46.23	\$222,533	\$26,876	\$188,124	\$144,931	1.298	1,333	\$141.13	WAS	26.7142	RANCH/ONE STORY	\$24,000	WAS WOC	401	49
J-10-34-48-1-014	1666 STEPHENS DR	10/26/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$90,100	46.21	\$201,207	\$24,948	\$170,052	\$130,562	1.302	1,256	\$135.39	WAS	37.1643	RANCH/ONE STORY	\$24,000	WAS WOC	401	49
J-10-34-434-015	8695 HEMLOCK CT	11/30/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$97,900	44.91	\$223,304	\$25,016	\$192,984	\$146,880	1.314	1,370	\$140.86	WAS	26.0223	RANCH/ONE STORY	\$24,000	WAS WOC	401	50
J-10-34-480-035	8941 BRI STOL CT	04/28/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,400	41.91	\$223,638	\$24,000	\$206,000	\$147,880	1.393	1,489	\$138.35	WAS	34.3087	TWO-STORY	\$24,000	WAS WOC	401	52
J-10-34-482-010	1708 DOVER CT	05/27/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$93,300	41.28	\$212,035	\$37,384	\$188,616	\$129,371	1.458	1,072	\$175.95	WAS	18.7647	RANCH/ONE STORY	\$24,000	WAS WOC	401	50
J-10-34-48-1-036	1725 DOVER CT	08/13/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$99,600	41.50	\$223,327	\$26,681	\$213,319	\$145,664	1.464	1,489	\$143.26	WAS	20.9641	TWO-STORY	\$24,000	WAS WOC	401	50
J-10-34-480-024	8952 NOTTINGHAM DR	05/19/22	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$0	0.00	\$209,949	\$24,000	\$203,000	\$137,740	1.474	1,202	\$168.89	WAS	47.9021	TWO-STORY	\$24,000	WAS WOC	401	59
J-10-34-485-015	8876 NOTTINGHAM DR	05/12/21	\$216,900	WD	03-ARM'S LENGTH	\$216,900	\$88,100	40.62	\$197,729	\$24,810	\$192,090	\$128,088	1.500	1,364	\$140.83	WAS	8.0977	TWO-STORY	\$24,000	WAS WOC	401	51
J-10-34-485-011	8892 NOTTINGHAM DR	09/19/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,500	39.77	\$198,920	\$24,000	\$196,000	\$129,570	1.513	1,072	\$182.84	WAS	8.4358	RANCH/ONE STORY	\$24,000	WAS WOC	401	52
J-10-34-432-014	8633 CEDAR CT	08/02/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$93,600	41.42	\$202,150	\$24,000	\$202,000	\$131,963	1.531	1,240	\$162.90	WAS	41.9944	RANCH/ONE STORY	\$24,000	WAS WOC	401	48
J-10-34-480-030	8928 NOTTINGHAM DR	09/16/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,500	39.76	\$187,559	\$24,276	\$185,724	\$120,950	1.536	1,072	\$173.25	WAS	1.7340	RANCH/ONE STORY	\$24,000	WAS WOC	401	51
J-10-35-372-015	9256 PANAMA AVE	08/27/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,000	39.52	\$187,524	\$24,000	\$186,000	\$121,129	1.536	1,308	\$142.20	WAS	2.9761	TRI-LEVEL	\$24,000	WAS WOC	401	59
J-10-34-484-004	8952 OXFORD CT	08/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,800	39.12	\$222,111	\$25,137	\$224,863	\$145,907	1.541	1,489	\$151.02	WAS	12.6443	TWO-STORY	\$24,000	WAS WOC	401	52
J-10-34-482-012	1586 STRATFORD CT	06/30/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,100	39.54	\$172,878	\$24,582	\$170,418	\$109,849	1.551	1,072	\$158.97	WAS	16.7632	RANCH/ONE STORY	\$24,000	WAS WOC	401	49
J-10-34-432-011	8601 CEDAR CT	01/05/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,600	38.88	\$189,808	\$25,670	\$189,330	\$121,584	1.557	1,220	\$155.19	WAS	155.7199	RANCH/ONE STORY	\$24,000	WAS WOC	401	49
J-10-34-464-028	1115 CLARK DR	07/08/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,300	38.71	\$184,415	\$24,000	\$186,000	\$118,826	1.565	1,250	\$148.80	WAS	156.5315	QUAD-LEVEL	\$24,000	WAS WOC	401	48
J-10-34-432-009	8614 PINE CT	02/18/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$80,200	36.45	\$192,255	\$25,125	\$194,875	\$123,800	1.574	1,308	\$148.99	WAS	157.4111	TRI-LEVEL	\$24,000	WAS WOC	401	49
J-10-34-480-007	1350 STAMFORD RD	03/15/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,200	37.24	\$182,859	\$24,000	\$186,000	\$117,673	1.581	1,434	\$129.71	WAS	158.0647	BI-LEVEL	\$24,000	WAS WOC	401	55
J-10-34-482-006	1740 DOVER CT	08/19/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,500	38.00	\$194,121	\$24,855	\$200,145	\$125,382	1.596	1,230	\$162.72	WAS	35.6533	QUAD-LEVEL	\$24,000	WAS WOC	401	50
J-10-34-460-010	8612 CEDAR CT	02/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,000	37.78	\$194,298	\$26,527	\$198,473	\$124,275	1.597	1,248	\$159.03	WAS	159.7049	RANCH/ONE STORY	\$24,000	WAS WOC	401	49
J-10-34-432-012	8611 CEDAR CT	10/11/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,500	37.86	\$178,467	\$25,353	\$184,647	\$113,418	1.628	1,230	\$150.12	WAS	162.8025	TRI-LEVEL	\$24,000	WAS WOC	401	49
J-10-34-482-024	1677 DEVON ST	10/15/21	\$215,900	WD	03-ARM'S LENGTH	\$215,900	\$81,000	37.52	\$181,976	\$24,000	\$191,900	\$117,019	1.640	1,072	\$179.01	WAS	15.7647	RANCH/ONE STORY	\$24,000	WAS WOC	401	51
J-10-34-483-028	8925 NOTTINGHAM DR	11/07/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$82,800	36.96	\$188,214	\$24,776	\$199,224	\$121,065	1.646	1,230	\$161.97	WAS	14.6198	TRI-LEVEL	\$24,000	WAS WOC	401	51
J-10-34-481-024	8815 NOTTINGHAM DR	05/14/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$79,900	37.16	\$179,283	\$24,873	\$190,127	\$114,378	1.662	1,230	\$154.57	WAS	31.2272	TRI-LEVEL	\$24,000	WAS WOC	401	49
J-10-34-483-002	1774 DEVON ST	11/19/21	\$221,100	WD	03-ARM'S LENGTH	\$221,100	\$81,700	36.95	\$183,563	\$24,000	\$197,100	\$118,195	1.668	1,230	\$160.24	WAS	54.9038	TRI-LEVEL	\$24,000	WAS WOC	401	51
J-10-34-480-023	8956 NOTTINGHAM DR	07/09/21	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$73,300	36.29	\$168,021	\$24,000	\$178,000	\$106,682	1.669	1,058	\$168.24	WAS	166.8507	TWO-STORY	\$24,000	WAS WOC	401	51
J-10-34-464-007	8836 NOTTINGHAM DR	10/14/22	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$79,400	36.42	\$180,442	\$24,000	\$194,000	\$115,883	1.674	1,230	\$157.72	WAS	167.4103	TRI-LEVEL	\$24,000	WAS WOC	401	50
J-10-35-372-028	9360 PANAMA AVE	06/09/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,600	36.35	\$189,011	\$24,000	\$206,000	\$122,230	1.685	1,242	\$165.86	WAS	3.3675	TWO-STORY	\$24,000	WAS WOC	401	60
J-10-34-482-021	1645 DEVON ST	06/16/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,000	36.19	\$172,892	\$24,000	\$186,000	\$110,290	1.686	1,058	\$175.80	WAS	11.2346	TWO-STORY	\$24,000	WAS WOC	401	51
J-10-34-482-001	8943 NOTTINGHAM DR	04/01/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$102,100	35.82	\$231,784	\$24,000	\$261,000	\$153,914	1.696	1,489	\$175.29	WAS	154.5381	TWO-STORY	\$24,000	WAS WOC	401	51
J-10-34-481-012	1690 STEPHENS DR	05/24/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,800	37.52	\$170,376	\$25,417	\$184,583	\$107,377	1.719	1,104	\$167.19	WAS	171.9017	TWO-STORY	\$24,000	WAS WOC	401	49
J-10-35-371-001	1590 DAWN AVE	05/24/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$80,400	35.42	\$181,901	\$24,000	\$203,000	\$116,964	1.736	936	\$216.88	WAS	173.5581	RANCH/ONE STORY	\$24,000	WAS WOC	401	59
J-10-34-481-008	1722 STEPHENS DR	03/18/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$79,400	35.77	\$177,965	\$24,000	\$198,000	\$114,048	1.736	1,230	\$160.98	WAS	173.6109	TRI-LEVEL	\$24,000	WAS WOC	401	49
J-10-34-462-025	8725 NOTTINGHAM DR	05/02/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$66,200	35.40	\$150,441	\$24,000	\$163,000	\$93,660	1.740	1,056	\$154.36	WAS	174.0337	TWO-STORY	\$24,000	WAS WOC	401	48
J-10-34-481-033	1701 DOVER CT	09/19/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$81,300	35.04	\$184,211	\$25,093	\$206,907	\$117,865	1.755	1,489	\$138.96	WAS	175.5455	TWO-STORY	\$24,000	WAS WOC	401	47
J-10-34-462-008	8688 HEATHER CT	08/24/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$68,500	34.95	\$153,591	\$24,000	\$172,000	\$95,993	1.792	1,230	\$139.84	WAS	179.1791	TRI-LEVEL	\$24,000	WAS WOC	401	48
J-10-35-371-002	1582 DAWN AVE	05/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$81,600	34.00	\$186,221	\$24,000	\$216,000	\$120,164	1.798	1,242	\$173.91	WAS	23.2382	TWO-STORY	\$24,000	WAS WOC	401	59
J-10-34-421-002	8668 KINGSTON CT	08/03/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$77,000	33.48	\$166,548	\$24,447	\$205,553	\$105,260	1.953	1,120	\$183.53	WAS	195.2812	TRI-LEVEL	\$24,000	WAS WOC	401	50
J-10-35-371-012	9133 PANAMA CT	06/02/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$72,900	28.26	\$166,514	\$24,000	\$234,000	\$105,566	2.217	936	\$250.00	WAS	65.1458	RANCH/ONE STORY	\$24,000	WAS WOC	401	59
Totals:			\$9,698,900			\$9,698,900	\$3,702,800		\$8,578,068	\$8,579,077	\$5,524,626				\$158.44		1.2287					
							Sale. Ratio =>	38.18				E.C.F. =>	1.553			Std. Deviation=>	0.204641294					
							Std. Dev. =>	7.46				Ave. E.C.F. =>	1.565			Ave. Variance=>	78.1156	Coefficient of Var=>	49.9088506			

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>

2024 WAW WOODLAND ACRES 10, 11 ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-34-282-029	8430 BARRINGTON DR	01/31/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$129,600	60.00	\$294,729	\$29,465	\$186,535	\$252,632	0.738	2,090	\$89.25	WAW	73.8365	TWO-STORY	\$28,000	WAW WO	401	75	
J-10-34-282-038	8478 BARRINGTON DR	10/13/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$127,700	46.95	\$279,361	\$30,495	\$241,505	\$237,015	1.019	1,795	\$134.54	WAW	18.2935	TWO-STORY	\$28,000	WAW WO	401	75	
J-10-34-294-001	8390 BARRINGTON DR	07/21/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$123,600	43.37	\$271,055	\$32,180	\$252,820	\$227,500	1.111	1,354	\$186.72	WAW	11.1048	TWO-STORY	\$28,000	WAW WO	401	73	
J-10-34-282-037	8474 BARRINGTON DR	08/23/21	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$111,800	42.92	\$245,924	\$30,624	\$229,876	\$205,048	1.121	1,392	\$165.14	WAW	9.0015	TWO-STORY	\$28,000	WAW WO	401	75	
J-10-34-292-012	8417 BARRINGTON DR	04/27/22	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$118,800	40.41	\$260,064	\$31,636	\$262,364	\$217,550	1.206	1,590	\$165.01	WAW	11.2678	TWO-STORY	\$28,000	WAW WO	401	75	
J-10-34-282-018	8423 BERKSHIRE DR	05/04/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,000	40.00	\$214,404	\$28,000	\$217,000	\$177,528	1.222	1,632	\$132.97	WAW	48.4345	TWO-STORY	\$28,000	WAW WO	401	66	
J-10-34-292-014	8405 BARRINGTON DR	05/18/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$136,200	39.03	\$297,181	\$28,000	\$321,000	\$256,363	1.252	2,328	\$137.89	WAW	10.2360	TWO-STORY	\$28,000	WAW WO	401	69	
J-10-34-290-001	8503 BERKSHIRE DR	02/04/22	\$330,500	WD	03-ARM'S LENGTH	\$330,500	\$126,000	38.12	\$276,010	\$30,113	\$300,387	\$234,188	1.283	2,101	\$142.97	WAW	10.7184	TWO-STORY	\$28,000	WAW WO	401	68	
J-10-34-283-007	8418 BERKSHIRE DR	01/20/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$128,300	38.30	\$280,189	\$34,408	\$300,592	\$234,077	1.284	2,326	\$129.23	WAW	7.3057	TWO-STORY	\$28,000	WAW WO	401	67	
J-10-34-283-005	8426 BERKSHIRE DR	06/30/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$99,000	37.36	\$216,713	\$28,000	\$237,000	\$179,727	1.319	1,644	\$144.16	WAW	58.0669	TWO-STORY	\$28,000	WAW WO	401	66	
J-10-34-284-007	8412 YORK CT	03/21/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$116,500	36.41	\$254,776	\$29,859	\$290,141	\$214,207	1.354	2,044	\$141.95	WAW	14.3390	TWO-STORY	\$28,000	WAW WO	401	66	
J-10-34-283-008	8414 BERKSHIRE DR	10/07/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$115,900	35.66	\$252,820	\$29,820	\$295,180	\$212,381	1.390	2,033	\$145.19	WAW	65.1861	TWO-STORY	\$28,000	WAW WO	401	67	
J-10-34-291-002	8487 ARDMOOR DR	02/24/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$110,200	34.44	\$241,225	\$31,452	\$288,548	\$199,784	1.444	1,762	\$163.76	WAW	144.4301	TWO-STORY	\$28,000	WAW WO	401	75	
Totals:			\$3,817,000			\$3,817,000	\$1,541,600		\$3,384,451		\$3,422,948	\$2,847,999			\$144.52		0.9223						
							Sale. Ratio =>	40.39				E.C.F. =>	1.202	Std. Deviation=>		0.18466924							
							Std. Dev. =>	6.66				Ave. E.C.F. =>	1.211	Ave. Variance=>		37.0939	Coefficient of Var=>		30.62825				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.211
>Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	1.252
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.738
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	1.516
the average, which is also called the mean.	2023 ECF:	1.050
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	1.202
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	14.48%

ECF OUTLIERS REMOVED-TOO HIGH TO REPRESENT THE VALUE																						
J-10-34-282-029	8430 BARRINGTON DR	01/31/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$129,600	60.00	\$294,729	\$29,465	\$186,535	\$252,632	0.738	2,090	\$89.25	WAW	73.8365	TWO-STORY	\$28,000	WAW WO	401	75
J-10-34-282-008	8465 BERKSHIRE DR	12/23/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$78,900	34.30	\$171,938	\$28,000	\$202,000	\$137,084	1.474	1,434	\$140.86	WAW	147.3551	TRI-LEVEL	\$28,000	WAW WO	401	58
J-10-34-284-008	8416 YORK CT	09/16/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$107,400	33.05	\$234,320	\$30,125	\$294,875	\$194,471	1.516	1,540	\$191.48	WAW	151.6290	RANCH/ONE STORY	\$28,000	WAW WO	401	66



2024 WOODLANDS OF GEDDES GLENN ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.
J 10 30 331 024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	WD	03 ARM'S LENGTH	\$1,420,000	\$736,800	51.89	\$1,586,126	\$216,639	\$1,203,361	\$1,556,235	0.773	6,397	\$188.11	GEDG1	25.3224	TWO STORY	\$180,000	GEDDES GLENN #1	401	75
J 10 30 331 028	1895 VALLEYVIEW DR	07/14/21	\$670,000	WD	03 ARM'S LENGTH	\$670,000	\$390,500	58.28	\$710,833	\$180,000	\$490,000	\$603,219	0.812	3,040	\$161.18	GEDG1	21.4670	TWO STORY	\$180,000	GEDDES GLENN #1	401	75
J 10 19 310 013	5144 PHEASANT TRL	02/11/22	\$767,500	WD	03 ARM'S LENGTH	\$767,500	\$349,700	45.56	\$784,709	\$157,032	\$610,468	\$697,419	0.875	2,090	\$292.09	MAT	24.3293	RANCH/ONE STORY	\$155,000	MATTHAI FARMS/MEADOWLAND	401	68
J 10 30 350 031	2240 HIGHLAND DR	02/28/23	\$1,950,000	PTA	03 ARM'S LENGTH	\$1,950,000	\$876,800	44.96	\$1,955,510	\$188,982	\$1,761,018	\$2,007,418	0.877	6,408	\$274.82	WOOD	14.9220	TWO STORY	\$180,000	GEDDES GLENN #1	401	92
J 10 03 110 023	4461 OLD OAK CT	06/03/22	\$800,000	WD	03 ARM'S LENGTH	\$800,000	\$312,200	39.03	\$690,067	\$138,751	\$661,249	\$745,022	0.888	3,544	\$186.58	FLEM	84.8557	TWO STORY	\$135,000	FLEMING MEADOWS	401	78
J 10 31 226 011	1111 TOWSLEY LN	03/21/23	\$1,325,000	WD	03 ARM'S LENGTH	\$1,325,000	\$523,700	39.52	\$1,169,472	\$180,000	\$1,145,000	\$1,206,673	0.949	4,880	\$234.63	TOWFA	7.8088	TWO STORY	\$180,000	TOWSLEY FARMS SUB	401	78
J 10 19 310 015	5128 PHEASANT TRL	01/14/22	\$723,000	WD	03 ARM'S LENGTH	\$723,000	\$298,200	41.24	\$674,381	\$155,000	\$568,000	\$577,090	0.984	1,545	\$367.64	MAT	6.5249	RANCH/ONE STORY	\$155,000	MATTHAI FARMS/MEADOWLAND	401	78
J 10 30 350 006	2153 PARKVIEW CT	02/25/22	\$1,475,000	WD	03 ARM'S LENGTH	\$1,475,000	\$568,400	38.54	\$1,291,592	\$189,709	\$1,285,291	\$1,252,140	1.026	4,229	\$303.92	WOOD	9.3385	TWO STORY	\$180,000	GEDDES GLENN #1	401	93
J 10 19 310 047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	WD	03 ARM'S LENGTH	\$1,500,000	\$613,700	40.91	\$1,341,222	\$215,828	\$1,284,172	\$1,250,438	1.027	4,930	\$260.48	MAT	98.7978	TWO STORY	\$175,000	MATTHAI FARMS/MEADOWLAND	401	79
J 10 19 310 010	5168 PHEASANT TRL	06/09/21	\$662,850	WD	03 ARM'S LENGTH	\$662,850	\$248,400	37.47	\$563,598	\$155,000	\$507,850	\$453,998	1.119	1,469	\$345.71	MAT	111.8618	RANCH/ONE STORY	\$155,000	MATTHAI FARMS/MEADOWLAND	401	73
Totals:			\$11,293,350			\$11,293,350	\$4,918,400		\$10,767,510		\$9,516,409	\$10,349,652			\$261.52		1.3600					
								Sale. Ratio =>	43.55			E.C.F. =>	0.919		Std. Deviation=>	0.107231573						
								Std. Dev. =>	6.69			Ave. E.C.F. =>	0.933		Ave. Variance=>	40.5228	Coefficient of Var=>	43.42859805				

>The adjusted sale minus the land and yard equals the building residual.

>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

These two similar subdivisions were combined and are across Geddes Road from each other with similar home values.

Average /Mean: 0.933

Median: 0.773

Range Minimum: 1.119

Range Maximum: 1.026

2023 ECF: 0.880

Sales Comparison ECF Determination for 2024: 0.919

% Change: 3.90%

DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM OTHERS WERE USED TO DETERMINE THIS ECF.

ECF OUTLIER REMOVED TOO LOW TO REPRESENT THE VALUE																						
J 10 30 330 001	2086 VALLEYVIEW DR	05/26/21	\$750,000	WD	03 ARM'S LENGTH	\$750,000	\$552,900	73.72	\$1,199,583	\$182,476	\$567,524	\$1,155,803	0.491	3,744	\$151.58	GEDG1	49.1021	TWO STORY	\$180,000	GEDDES GLENN #1	401	75
J 10 30 350 026	2342 HIGHLAND DR	06/10/21	\$1,225,000	WD	03 ARM'S LENGTH	\$1,225,000	\$722,100	58.95	\$1,709,627	\$180,000	\$1,045,000	\$1,738,213	0.601	5,516	\$189.45	WOOD	60.1192	TWO STORY	\$180,000	GEDDES GLENN #1	401	92

## 2024 WILLOW RUN ECF ADJUSTMENTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Assd. when Sold	Assd./Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECFA mea	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dep.
J 10 33 200 003	7330 GEDDES RD	03/17/22	\$220,000	PTA	03 ARM'S LENGTH	\$220,000	\$115,200	52.36	\$239,338	\$127,105	\$92,895	\$113,367	0.819	1,994	\$46.59	YP RE	46.6994	TWO STORY	\$120,000	WILLOW RUN	1	45
J 10 20 400 005	6735 VREELAND RD	02/23/22	\$150,000	WD	03 ARM'S LENGTH	\$150,000	\$74,700	49.80	\$175,500	\$55,284	\$94,716	\$110,290	0.859	1,101	\$86.03	YP RE	34.6844	RANCH/ONE STORY	\$55,000	YPSILANTI S.D.	401	45
J 10 32 200 024	6188 RIVERWOOD DR	12/07/22	\$650,000	WD	03 ARM'S LENGTH	\$650,000	\$292,800	45.05	\$648,835	\$146,250	\$503,750	\$55,291	0.912	2,070	\$243.36	YP RE	32.9810	CUSTOM	\$146,250	YPSILANTI S.D.	401	73
J 10 33 200 005	7330 GEDDES RD	03/17/22	\$220,000	PTA	03 ARM'S LENGTH	\$220,000	\$0	0.00	\$204,338	\$92,105	\$127,895	\$113,367	1.128	1,994	\$64.14	YP RE	52.6572	TWO STORY	\$85,000	WILLOW RUN	401	45
J 10 16 400 023	3227 PROSPECT RD	11/01/22	\$198,000	WD	03 ARM'S LENGTH	\$198,000	\$83,200	42.02	\$193,188	\$91,256	\$106,744	\$93,516	1.141	1,188	\$89.85	YP RE	32.2036	RANCH/ONE STORY	\$70,000	YPSILANTI S.D.	401	45
J 10 14 300 005	2760 HARRIS RD	03/09/23	\$435,000	WD	03 ARM'S LENGTH	\$435,000	\$191,300	43.98	\$390,932	\$85,851	\$349,149	\$299,099	1.167	1,612	\$216.59	WRS	3.8299	RANCH/ONE STORY	\$83,900	WILLOW RUN	401	67
J 10 14 100 011	3385 GOTTFREDSON RD	02/25/22	\$600,000	WD	03 ARM'S LENGTH	\$600,000	\$294,500	49.08	\$540,168	\$179,576	\$420,424	\$35,522	1.189	2,492	\$56.71	WRS	5.2674	HISTORICAL	\$137,750	WILLOW RUN	401	58
J 10 30 101 016	2324 HICKMAN RD	09/30/21	\$545,000	WD	03 ARM'S LENGTH	\$545,000	\$183,900	33.74	\$451,364	\$84,700	\$460,300	\$370,368	1.243	2,287	\$201.27	YP RE	124.2819	TWO STORY	\$84,700	YPSILANTI S.D.	401	68
J 10 32 300 009	6166 FIRST ST	04/23/21	\$465,000	WD	03 ARM'S LENGTH	\$465,000	\$111,600	24.00	\$370,528	\$55,000	\$410,000	\$318,715	1.286	1,907	\$215.00	YP RE	8.0780	FARM HOUSE	\$55,000	YPSILANTI S.D.	401	80
J 10 33 300 006	1678 LEFORGE RD	07/12/21	\$150,000	PTA	03 ARM'S LENGTH	\$150,000	\$54,800	36.53	\$121,964	\$26,400	\$123,600	\$8,763	1.410	880	\$140.45	YP RE	16.7858	RANCH/ONE STORY	\$26,400	YPSILANTI S.D.	401	49
J 10 16 400 009	7785 CHERRY HILL RD	11/05/21	\$300,000	WD	03 ARM'S LENGTH	\$300,000	\$99,700	33.23	\$217,008	\$93,405	\$206,595	\$124,852	1.655	1,975	\$104.61	YP RE	165.4726	TWO STORY	\$87,400	YPSILANTI S.D.	401	45
J 10 33 400 019	1597 PROSPECT RD	03/04/22	\$178,000	WD	03 ARM'S LENGTH	\$178,000	\$65,400	36.74	\$125,986	\$55,000	\$123,000	\$73,825	1.666	849	\$144.88	YP RE	42.4183	TWO STORY	\$55,000	YPSILANTI S.D.	401	50
J 10 23 200 017	2920 HARRIS RD	05/31/22	\$551,000	WD	03 ARM'S LENGTH	\$551,000	\$277,999	33.03	\$370,688	\$87,130	\$463,870	\$277,999	1.669	1,838	\$252.38	WRS	46.2603	TWO STORY	\$87,130	WILLOW RUN	401	76
Totals:			\$4,662,000			\$4,662,000	\$1,749,100		\$4,049,838	\$3,482,938	\$2,888,882				\$15.183		3.6285					
							Sale. Ratio =>	37.52				E.C.F. =>	1.206		Std. Deviation=>	0.292688127						
							Std. Dev. =>	13.73				Ave. E.C.F. =>	1.242		Ave. Variance=>	47.0477		Coefficient of Var=>	37.88302991			

- >The adjusted sale minus the land and yard equals the building residual.
- >Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.
- >Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.
- >This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.

Average/Mean:	1.242
Median:	1.189
Range Minimum:	0.819
Range Maximum:	1.669
2023 ECF:	1.013
Estimation for 2024:	1.206
% Change:	19.05%

Due to the lack of sales this neighborhood was combined with Ypsilanti.

ECF OUTLIERS REMOVED FROM ABOVE SALES. DID NOT REPRESENT THE VALUE																											
J	10	36	300	006	1629 RIDGE RD	07/28/21	\$138,500	WD	03	ARM'S LENGTH	\$138,500	\$133,100	96.10	\$267,062	\$91,934	\$46,566	\$171,694	0.271	2,505	\$18.59	WRS	160.3285	RANCH/ONE STORY	\$84,600	WILLOW RUN	401	48
J	10	21	300	004	2668 STOMM EL RD	06/23/22	\$245,000	WD	03	ARM'S LENGTH	\$245,000	\$184,300	75.22	\$392,690	\$120,500	\$124,500	\$249,716	0.499	1,896	\$65.66	YP RE	#REF!	RANCH/ONE STORY	\$120,500	YPSILANTI S.D.	401	71
J	10	13	200	005	10024 FORD RD	09/10/21	\$176,000	WD	03	ARM'S LENGTH	\$176,000	\$63,600	36.14	\$123,199	\$41,690	\$134,310	\$79,911	1.681	1,289	\$104.20	WRS	168.0749	FARM HOUSE	\$41,690	WILLOW RUN	401	45
J	10	32	300	046	6167 FIRST ST	04/28/22	\$599,000	WD	03	ARM'S LENGTH	\$599,000	\$181,700	30.33	\$396,691	\$107,952	\$491,048	\$264,898	1.854	2,636	\$186.29	YP RE	#REF!	RANCH/ONE STORY	\$62,200	YPSILANTI S.D.	401	59
J	10	24	100	008	10500 CHERRY HILL RD	07/16/21	\$271,000	WD	03	ARM'S LENGTH	\$271,000	\$90,600	33.43	\$186,211	\$85,000	\$186,000	\$99,226	1.874	1,124	\$165.48	WRS	#REF!	RANCH/ONE STORY	\$85,000	WILLOW RUN	401	45
J	10	15	105	002	8938 FORD RD	02/10/23	\$200,000	WD	03	ARM'S LENGTH	\$200,000	\$57,900	28.95	\$124,425	\$65,239	\$134,761	\$58,025	2.322	1,050	\$128.34	WRS	150.3024	RANCH/ONE STORY	\$64,600	WILLOW RUN	401	32
J	10	15	400	005	3085 BERRY RD	06/22/21	\$475,101	WD	03	ARM'S LENGTH	\$475,101	\$134,000	28.20	\$263,099	\$107,612	\$367,489	\$152,438	2.411	1,872	\$196.31	WRS	159.1320	RANCH/ONE STORY	\$89,650	WILLOW RUN	401	45
J	10	33	400	014	1571 PROSPECT RD	04/30/21	\$342,000	WD	03	ARM'S LENGTH	\$342,000	\$90,800	26.55	\$199,390	\$114,759	\$227,241	\$85,486	2.658	1,256	\$180.92	YP RE	#REF!	TWO STORY	\$80,000	YPSILANTI S.D.	401	45

## Willow Run Designer Homes ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/A dj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECFA mea	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depn.
J 10 21 300 004	2668 STOMMEL RD	06/23/22	\$245,000	WD	03 ARM'S LENGTH	\$245,000	\$184,300	75.22	\$392,690	\$120,500	\$124,500	\$249,716	0.499	1,896	\$65.66	YP RE	64.2890	RANCH/ONE STORY	\$120,500	YPSILANTI S.D.	401	71
J 10 29 300 002	6200 GEDDES RD	08/23/21	\$750,000	WD	03 ARM'S LENGTH	\$750,000	\$392,900	52.39	\$874,981	\$408,325	\$341,675	\$512,809	0.666	3,341	\$102.27	YP RE	50.1054	CUSTOM	\$301,950	YPSILANTI S.D.	401	53
J 10 17 400 009	6823 CHERRY HILL RD	09/13/21	\$360,000	WD	03 ARM'S LENGTH	\$360,000	\$171,200	47.56	\$384,589	\$293,015	\$66,985	\$92,499	0.724	960	\$69.78	YP RE	46.5076	FARM HOUSE	\$275,000	YPSILANTI S.D.	401	45
J 10 22 400 006	2727 HARRIS RD	09/10/21	\$295,000	WD	03 ARM'S LENGTH	\$295,000	\$147,100	49.86	\$371,122	\$98,333	\$196,667	\$267,440	0.735	2,328	\$84.48	WRS	50.7451	RANCH/ONE STORY	\$85,100	WILLOW RUN	401	62
J 10 33 200 003	7330 GEDDES RD	03/17/22	\$220,000	PTA	03 ARM'S LENGTH	\$220,000	\$115,200	52.36	\$239,338	\$127,105	\$92,895	\$113,367	0.819	1,994	\$46.59	YP RE	46.6994	TWO STORY	\$120,000	WILLOW RUN	1	45
J 10 20 400 005	6735 VREELAND RD	02/23/22	\$150,000	WD	03 ARM'S LENGTH	\$150,000	\$74,700	49.80	\$175,500	\$55,284	\$94,716	\$110,290	0.859	1,101	\$86.03	YP RE	85.8791	RANCH/ONE STORY	\$55,000	YPSILANTI S.D.	401	45
J 10 32 200 024	6188 RIVERWOOD DR	12/07/22	\$650,000	WD	03 ARM'S LENGTH	\$650,000	\$292,800	45.05	\$648,835	\$146,250	\$503,750	\$55,291	0.912	2,070	\$243.36	YP RE	8.6547	CUSTOM	\$146,250	YPSILANTI S.D.	401	73
J 10 33 200 005	7330 GEDDES RD	03/17/22	\$220,000	PTA	03 ARM'S LENGTH	\$220,000	\$0	0.00	\$204,338	\$92,105	\$127,895	\$113,367	1.128	1,994	\$64.14	YP RE	10.5457	TWO STORY	\$85,000	WILLOW RUN	401	45
J 10 16 400 023	3227 PROSPECT RD	11/01/22	\$198,000	WD	03 ARM'S LENGTH	\$198,000	\$83,200	42.02	\$193,188	\$91,256	\$106,744	\$93,516	1.141	1,188	\$89.85	YP RE	114.1457	RANCH/ONE STORY	\$70,000	YPSILANTI S.D.	401	45
J 10 23 300 005	2760 HARRIS RD	03/09/23	\$435,000	WD	03 ARM'S LENGTH	\$435,000	\$191,300	43.98	\$390,932	\$85,851	\$349,149	\$299,099	1.167	1,612	\$216.59	WRS	116.7336	RANCH/ONE STORY	\$83,900	WILLOW RUN	401	67
J 10 14 100 011	3385 GOTTFREDSON RD	02/25/22	\$600,000	WD	03 ARM'S LENGTH	\$600,000	\$294,500	49.08	\$540,168	\$179,576	\$420,424	\$168,711	2.492	1,612	\$168.71	WRS	118.9246	HISTORICAL	\$137,750	WILLOW RUN	401	58
J 10 30 101 016	2324 HICKMAN RD	09/30/21	\$545,000	WD	03 ARM'S LENGTH	\$545,000	\$183,900	33.74	\$451,364	\$84,700	\$460,300	\$370,368	1.243	2,287	\$201.27	YP RE	97.1604	TWO STORY	\$84,700	YPSILANTI S.D.	401	68
J 10 32 300 009	6166 FIRST ST	04/23/21	\$465,000	WD	03 ARM'S LENGTH	\$465,000	\$111,600	24.00	\$370,528	\$55,000	\$410,000	\$318,715	1.286	1,907	\$215.00	YP RE	128.6415	FARM HOUSE	\$55,000	YPSILANTI S.D.	401	80
J 10 33 300 006	1678 LEFORGE RD	07/12/21	\$150,000	PTA	03 ARM'S LENGTH	\$150,000	\$54,800	36.53	\$121,964	\$26,400	\$123,600	\$7,673	1.410	880	\$140.45	YP RE	41.1121	RANCH/ONE STORY	\$26,400	YPSILANTI S.D.	401	49
J 10 33 400 019	1597 PROSPECT RD	03/04/22	\$178,000	WD	03 ARM'S LENGTH	\$178,000	\$65,400	36.74	\$135,986	\$55,000	\$123,000	\$73,825	1.666	849	\$144.88	YP RE	64.3407	TWO STORY	\$55,000	YPSILANTI S.D.	401	50
J 10 23 200 017	2920 HARRIS RD	05/31/22	\$551,000	WD	03 ARM'S LENGTH	\$551,000	\$182,000	33.03	\$370,689	\$87,130	\$463,870	\$277,999	1.669	1,838	\$252.38	WRS	166.8603	TWO STORY	\$87,130	WILLOW RUN	401	76
J 10 36 300 006	1629 RIDGE RD	07/28/21	\$138,500	WD	03 ARM'S LENGTH	\$138,500	\$133,100	96.10	\$267,062	\$91,934	\$46,566	\$171,694	0.271	2,505	\$18.59	WRS	75.1481	RANCH/ONE STORY	\$84,600	WILLOW RUN	401	48
Totals:			\$6,150,500			\$6,150,500	\$2,678,000		\$6,133,274		\$4,052,736	\$4,058,189			\$130.00		2.4040					
									Sale. Ratio =>	43.54			E.C.F. =>	0.999		Std. Deviation=>	0.38660731					
									Std. Dev. =>	20.29			Ave. E.C.F. =>	1.023		Ave. Variance=>	75.6761	Coefficient of Var=>	73.99662897			

2023 ECF: 0.960

**Sales Comparison ECF Determination for 2024: 0.999 for Designer ECF**

Due to the lack of enough sales in this ECF neighborhood, sales from one other neighborhood were combined to determine this ECF

2024 WOODSIDE VILLAGE ECF ADJUSTMENT																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-36-330-012	10358 SCARLET OAK DR	08/05/21	\$220,378	WD	03-ARM'S LENGTH	\$220,378	\$10,000	4.54	\$256,643	\$35,000	\$185,378	\$257,724	0.719	1,596	\$116.15	WSV	40.0075	TWO-STORY	\$35,000	WOODSID	401	97	
J-10-36-330-045	10649 SCARLET OAK DR	08/31/21	\$283,999	WD	03-ARM'S LENGTH	\$283,999	\$10,000	3.52	\$320,883	\$35,000	\$248,999	\$332,422	0.749	2,332	\$106.77	WSV	32.6320	TWO-STORY	\$35,000	WOODSID	401	97	
J-10-36-330-010	10380 SCARLET OAK DR	04/21/21	\$271,015	WD	03-ARM'S LENGTH	\$271,015	\$45,700	16.86	\$303,887	\$35,000	\$236,015	\$312,659	0.755	2,202	\$107.18	WSV	16.2247	TWO-STORY	\$35,000	WOODSID	401	96	
J-10-36-331-131	15433 WEEPING WILLOW	09/07/22	\$271,790	PTA	03-ARM'S LENGTH	\$271,790	\$20,700	7.62	\$304,679	\$35,000	\$236,790	\$313,580	0.755	2,116	\$111.90	WSV	6.1126	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-330-004	10632 SCARLET OAK DR	10/27/21	\$242,210	WD	03-ARM'S LENGTH	\$242,210	\$10,000	4.13	\$269,712	\$35,000	\$207,210	\$272,921	0.759	1,760	\$117.73	WSV	15.7769	TWO-STORY	\$35,000	WOODSID	401	97	
J-10-36-330-149	1689 WEEPING WILLOW CT	11/05/21	\$233,640	WD	03-ARM'S LENGTH	\$233,640	\$10,000	4.28	\$259,954	\$35,000	\$198,640	\$261,574	0.759	1,658	\$119.81	WSV	24.1107	TWO-STORY	\$35,000	WOODSID	401	97	
J-10-36-330-091	1620 WEEPING WILLOW CT	06/09/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$43,200	15.16	\$314,175	\$35,000	\$250,000	\$324,622	0.770	2,172	\$115.10	WSV	32.0634	TWO-STORY	\$35,000	WOODSID	401	96	
J-10-36-331-086	1588 WEEPING WILLOW	06/23/22	\$296,985	PTA	03-ARM'S LENGTH	\$296,985	\$65,800	22.16	\$325,577	\$35,000	\$261,985	\$337,880	0.775	2,316	\$113.12	WSV	12.2835	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-330-148	1683 WEEPING WILLOW CT	10/29/21	\$233,460	WD	03-ARM'S LENGTH	\$233,460	\$10,000	4.28	\$35,000	\$35,000	\$198,460	\$251,284	0.790	1,202	\$165.11	WSV	25.9194	RANCH/ONE STORY	\$35,000	WOODSID	402	92	
J-10-36-331-051	1380 WEEPING WILLOW	06/30/22	\$289,195	PTA	03-ARM'S LENGTH	\$289,195	\$62,900	21.75	\$310,439	\$35,000	\$254,195	\$320,278	0.794	2,140	\$118.78	WSV	17.1269	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-330-153	1713 WEEPING WILLOW CT	04/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$63,500	21.17	\$318,262	\$35,000	\$265,000	\$329,374	0.805	2,307	\$114.87	WSV	24.4423	TWO-STORY	\$35,000	WOODSID	401	96	
J-10-36-330-006	10596 SCARLET OAK DR	09/28/21	\$298,400	WD	03-ARM'S LENGTH	\$298,400	\$10,000	3.35	\$312,520	\$35,000	\$263,400	\$322,698	0.816	2,064	\$127.62	WSV	81.6244	TWO-STORY	\$35,000	WOODSID	401	97	
J-10-36-330-005	10614 SCARLET OAK DR	09/10/21	\$290,813	WD	03-ARM'S LENGTH	\$290,813	\$11,700	4.02	\$301,984	\$35,000	\$255,813	\$310,447	0.824	2,184	\$117.13	WSV	82.4016	TWO-STORY	\$35,000	WOODSID	401	96	
J-10-36-331-080	1554 WEEPING WILLOW	09/15/22	\$274,900	PTA	03-ARM'S LENGTH	\$274,900	\$10,000	3.64	\$275,448	\$35,000	\$239,900	\$279,591	0.858	1,810	\$132.54	WSV	10.3841	TWO-STORY	\$35,000	WOODSID	401	97	
J-10-36-331-081	1562 WEEPING WILLOW	09/02/22	\$315,900	PTA	03-ARM'S LENGTH	\$315,900	\$15,100	4.78	\$316,058	\$35,000	\$280,900	\$326,812	0.860	2,172	\$129.33	WSV	10.2365	TWO-STORY	\$35,000	WOODSID	401	97	
J-10-36-330-009	10398 SCARLET OAK DR	09/24/21	\$321,793	WD	03-ARM'S LENGTH	\$321,793	\$10,000	3.11	\$316,358	\$35,000	\$286,793	\$327,160	0.877	2,264	\$126.68	WSV	87.6613	TWO-STORY	\$35,000	WOODSID	401	97	
J-10-36-331-112	1365 WEEPING WILLOW	08/05/22	\$270,900	PTA	03-ARM'S LENGTH	\$270,900	\$20,400	7.53	\$265,704	\$35,000	\$235,900	\$268,260	0.879	1,644	\$143.49	WSV	7.0381	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-331-054	1398 WEEPING WILLOW	06/30/22	\$279,448	PTA	03-ARM'S LENGTH	\$279,448	\$53,000	18.97	\$273,299	\$35,000	\$244,448	\$277,092	0.882	1,676	\$145.85	WSV	16.2067	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-330-003	10650 SCARLET OAK DR	08/06/21	\$283,306	WD	03-ARM'S LENGTH	\$283,306	\$20,200	7.13	\$273,877	\$35,000	\$248,306	\$277,764	0.894	1,808	\$137.34	WSV	89.3946	TWO-STORY	\$35,000	WOODSID	401	96	
J-10-36-330-092	1626 WEEPING WILLOW CT	05/20/22	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$96,200	42.85	\$216,438	\$35,000	\$189,500	\$210,974	0.898	1,551	\$122.18	WSV	24.2364	TWO-STORY	\$35,000	WOODSID	401	83	
J-10-36-331-052	1386 WEEPING WILLOW	06/21/22	\$334,040	PTA	03-ARM'S LENGTH	\$334,040	\$63,100	18.89	\$318,418	\$35,000	\$299,040	\$329,556	0.907	2,145	\$139.41	WSV	17.0013	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-330-089	1608 WEEPING WILLOW CT	07/30/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,100	37.02	\$251,104	\$35,000	\$230,000	\$251,284	0.915	1,198	\$191.99	WSV	91.5300	RANCH/ONE STORY	\$35,000	WOODSID	401	95	
J-10-36-331-113	1383 WEEPING WILLOW	12/30/22	\$342,000	PTA	03-ARM'S LENGTH	\$342,000	\$15,100	4.42	\$321,031	\$35,000	\$307,000	\$332,594	0.923	2,188	\$140.31	WSV	4.6106	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-331-114	1395 WEEPING WILLOW	01/31/23	\$299,320	PTA	03-ARM'S LENGTH	\$299,320	\$10,000	3.34	\$279,206	\$35,000	\$264,320	\$283,960	0.931	1,770	\$149.33	WSV	3.8319	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-331-079	1548 WEEPING WILLOW	03/28/23	\$283,630	PTA	03-ARM'S LENGTH	\$283,630	\$10,000	3.53	\$263,981	\$35,000	\$248,630	\$266,257	0.934	1,632	\$152.35	WSV	15.6963	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-331-085	1584 WEEPING WILLOW	07/08/22	\$338,780	PTA	03-ARM'S LENGTH	\$338,780	\$49,200	14.52	\$313,352	\$35,000	\$303,780	\$323,665	0.939	2,202	\$137.96	WSV	11.0415	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-331-049	1368 WEEPING WILLOW	11/16/22	\$303,020	PTA	03-ARM'S LENGTH	\$303,020	\$10,000	3.30	\$278,435	\$35,000	\$268,020	\$283,064	0.947	1,811	\$148.00	WSV	94.6853	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-331-078	1542 WEEPING WILLOW	10/14/22	\$304,825	PTA	03-ARM'S LENGTH	\$304,825	\$14,500	4.76	\$279,327	\$35,000	\$269,825	\$284,101	0.950	1,704	\$158.35	WSV	19.0828	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-331-048	1360 WEEPING WILLOW	11/07/22	\$293,200	PTA	03-ARM'S LENGTH	\$293,200	\$10,000	3.41	\$267,642	\$35,000	\$258,200	\$270,514	0.954	1,704	\$151.53	WSV	23.5192	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-330-105	1708 WEEPING WILLOW CT	11/12/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$93,300	38.89	\$218,341	\$35,000	\$204,900	\$213,187	0.961	1,543	\$132.79	WSV	96.1127	TWO-STORY	\$35,000	WOODSID	401	83	
J-10-36-330-154	1719 WEEPING WILLOW	05/23/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,500	40.76	\$298,754	\$35,000	\$295,000	\$306,691	0.962	2,112	\$139.68	WSV	89.5602	TWO-STORY	\$35,000	WOODSID	401	96	
J-10-36-331-082	1566 WEEPING WILLOW	01/30/23	\$371,305	PTA	03-ARM'S LENGTH	\$371,305	\$10,000	2.69	\$334,731	\$35,000	\$336,305	\$348,524	0.965	2,312	\$145.46	WSV	17.5638	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-330-022	1640 CRAB APPLE DR	05/04/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$112,300	38.72	\$261,717	\$38,879	\$251,121	\$259,114	0.969	1,638	\$153.31	WSV	96.9153	TWO-STORY	\$35,000	WOODSID	401	95	
J-10-36-331-132	1549 WEEPING WILLOW	03/03/23	\$362,205	QC	03-ARM'S LENGTH	\$362,205	\$10,000	2.76	\$321,370	\$35,000	\$327,205	\$332,988	0.983	2,190	\$149.41	WSV	9.2733	TWO-STORY	\$35,000	WOODSID	401	99	
J-10-36-331-136	1579 WEEPING WILLOW	10/13/22	\$318,700	WD	03-ARM'S LENGTH	\$318,700	\$14,500	4.55	\$278,858	\$35,000	\$283,700	\$283,556	1.001	1,735	\$163.52	WSV	7.4856	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-331-137	1585 WEEPING WILLOW	12/20/22	\$365,740	PTA	03-ARM'S LENGTH	\$365,740	\$10,000	2.73	\$318,449	\$35,000	\$330,740	\$329,592	1.003	2,185	\$151.37	WSV	7.1881	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-331-135	1567 WEEPING WILLOW	03/03/23	\$358,335	PTA	03-ARM'S LENGTH	\$358,335	\$10,000	2.79	\$308,656	\$35,000	\$323,335	\$318,205	1.016	2,126	\$152.09	WSV	7.4638	TWO-STORY	\$35,000	WOODSID	401	99	
J-10-36-330-004	10632 SCARLET OAK DR	07/26/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$120,900	37.78	\$269,712	\$35,000	\$285,000	\$272,921	1.044	1,760	\$161.93	WSV	104.4258	TWO-STORY	\$35,000	WOODSID	401	97	
J-10-36-331-138	1593 WEEPING WILLOW	12/19/22	\$274,228	PTA	03-ARM'S LENGTH	\$274,228	\$10,000	3.65	\$231,130	\$35,000	\$239,228	\$228,058	1.049	1,199	\$199.52	WSV	2.8438	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-330-094	1636 WEEPING WILLOW CT	09/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,500	36.73	\$214,939	\$35,000	\$225,000	\$209,231	1.075	1,543	\$145.82	WSV	107.5364	TWO-STORY	\$35,000	WOODSID	401	83	
J-10-36-330-104	1702 WEEPING WILLOW CT	05/14/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$91,700	35.27	\$214,939	\$35,000	\$225,000	\$209,231	1.075	1,543	\$145.82	WSV	107.5364	TWO-STORY	\$35,000	WOODSID	401	83	
J-10-36-330-156	1731 WEEPING WILLOW CT	07/13/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$123,400	36.84	\$275,365	\$39,476	\$295,524	\$274,290	1.077	1,714	\$172.42	WSV	107.7416	TWO-STORY	\$35,000	WOODSID	401	95	
J-10-36-330-034	10395 SCARLET OAK DR	09/30/21	\$340,347	WD	03-ARM'S LENGTH	\$340,347	\$119,300	35.05	\$275,748	\$35,000	\$305,347	\$279,940	1.091	2,377	\$128.46	WSV	109.0761	TWO-STORY	\$35,000	WOODSID	401	83	
J-10-36-331-050	1374 WEEPING WILLOW	02/28/23	\$346,000	PTA	03-ARM'S LENGTH	\$346,000	\$10,000	2.89	\$279,101	\$35,000	\$311,000	\$283,838	1.096	1,718	\$181.02	WSV	109.5694	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-331-084	1578 WEEPING WILLOW	03/28/23	\$353,590	PTA	03-ARM'S LENGTH	\$353,590	\$10,000	2.83	\$279,771	\$35,000	\$318,590	\$284,617	1.119	1,787	\$178.28	WSV	111.9362	TWO-STORY	\$35,000	WOODSID	401	98	
J-10-36-330-013	10344 SCARLET OAK DR	05/16/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,300	34.94	\$257,680	\$35,000	\$295,000	\$258,930	1.139	1,637	\$180.21	WSV	113.9303	TWO-STORY	\$35,000	WOODSID	401	95	
J-10-36-330-037	10455 SCARLET OAK DR	07/09/21	\$278,500	PTA	03-ARM'S LENGTH	\$278,500	\$93,300	33.50	\$218,600	\$35,000	\$243,500	\$213,488	1.141	1,543	\$157.81	WSV	114.0577	TWO-STORY	\$35,000	WOODSID	401	84	
Totals:			\$13,985,297			\$13,985,297	\$2,062,400		\$13,001,254		\$12,331,942	\$13,											



2024 YPSILANTI SD ECF ADJUSTMENTS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	ECF	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
J-10-32-200-024	6188 RIVERWOOD DR	12/07/22	\$650,000	WD	03-AR M'S LENGTH	\$650,000	\$292,800	45.05	\$648,835	\$146,250	\$503,750	\$552,291	0.912	2,070	\$243.36	YP-RE	91.2109	CUSTOM	\$146,250	YPSILANTI	401	73
J-10-33-200-005	7330 GEDDES RD	03/17/22	\$220,000	PTA	03-AR M'S LENGTH	\$220,000	\$0	0.00	\$204,338	\$92,105	\$127,895	\$113,367	1.128	1,994	\$64.14	YP-RE	0.0310	TWO-STORY	\$85,000	WILLOW F	401	45
J-10-16-400-023	3227 PROSPECT RD	11/01/22	\$198,000	WD	03-AR M'S LENGTH	\$198,000	\$83,200	42.02	\$193,188	\$91,256	\$106,744	\$93,516	1.141	1,188	\$89.85	YP-RE	16.7457	RANCH/ONE STORY	\$70,000	YPSILANTI	401	45
J-10-30-101-016	2324 HICKMAN RD	09/30/21	\$545,000	WD	03-AR M'S LENGTH	\$545,000	\$183,900	33.74	\$451,364	\$84,700	\$460,300	\$370,368	1.243	2,287	\$201.27	YP-RE	5.6030	TWO-STORY	\$84,700	YPSILANTI	401	68
J-10-32-300-009	6166 FIRST ST	04/23/21	\$465,000	WD	03-AR M'S LENGTH	\$465,000	\$111,600	24.00	\$370,528	\$55,000	\$410,000	\$318,715	1.286	1,907	\$215.00	YP-RE	128.6415	FARM HOUSE	\$55,000	YPSILANTI	401	80
J-10-33-300-006	1678 LEFORGE RD	07/12/21	\$150,000	PTA	03-AR M'S LENGTH	\$150,000	\$54,800	36.53	\$121,964	\$26,400	\$123,600	\$87,673	1.410	880	\$140.45	YP-RE	140.9778	RANCH/ONE STORY	\$26,400	YPSILANTI	401	49
Totals:		\$2,228,000				\$2,228,000	\$726,300		\$1,990,217		\$1,732,289	\$1,535,930			\$159.01		5.8945					
							Sale. Ratio =>	32.60				E.C.F. =>	1.128		Std. Deviation=>	0.16954689						
							Std. Dev. =>	16.51				Ave. E.C.F. =>	1.187		Ave. Variance=>	63.8683	Coefficient of Var=>		53.81608595			

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.187
>Dividing the total of the building residuals by the total of the cost manuals will equal the Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Median:	1.192
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for the average, which is also called the mean.	Range Minimum:	0.912
	Range Maximum:	1.410
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	2023 ECF:	0.974
	Sales Comparison ECF Determination for 2024:	1.128
	% Change:	15.81%

Custom homes ECF is determined as .95-See below.

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																						
J-10-21-300-004	2668 STOMMEL RD	06/23/22	\$245,000	WD	03-AR M'S LENGTH	\$245,000	\$184,300	75.22	\$392,690	\$120,500	\$124,500	\$249,716	0.499	1,896	\$65.66	YP-RE	49.8567	RANCH/ONE STORY	\$120,500	YPSILANTI	401	71
J-10-29-300-002	6200 GEDDES RD	08/23/21	\$750,000	WD	03-AR M'S LENGTH	\$750,000	\$392,900	52.39	\$874,981	\$408,325	\$341,675	\$512,809	0.666	3,341	\$102.27	YP-RE	46.1872	CUSTOM	\$301,950	YPSILANTI	401	53
J-10-17-400-009	6823 CHERRY HILL RD	09/13/21	\$360,000	WD	03-AR M'S LENGTH	\$360,000	\$171,200	47.56	\$384,589	\$293,015	\$66,985	\$92,499	0.724	960	\$69.78	YP-RE	1.1198	FARM HOUSE	\$275,000	YPSILANTI	401	45
J-10-20-400-005	6735 VREELAND RD	02/23/22	\$150,000	WD	03-AR M'S LENGTH	\$150,000	\$74,700	49.80	\$175,500	\$55,284	\$94,716	\$110,290	0.859	1,101	\$86.03	YP-RE	3.9370	RANCH/ONE STORY	\$55,000	YPSILANTI	401	45
J-10-16-400-009	7785 CHERRY HILL RD	11/05/21	\$300,000	WD	03-AR M'S LENGTH	\$300,000	\$99,700	33.23	\$217,008	\$93,405	\$206,595	\$124,852	1.655	1,975	\$104.61	YP-RE	70.4780	TWO-STORY	\$87,400	YPSILANTI	401	45
J-10-33-400-019	1597 PROSPECT RD	03/04/22	\$178,000	WD	03-AR M'S LENGTH	\$178,000	\$65,400	36.74	\$125,986	\$55,000	\$123,000	\$73,825	1.666	849	\$144.88	YP-RE	18.7621	TWO-STORY	\$55,000	YPSILANTI	401	50
J-10-32-300-046	6167 FIRST ST	04/28/22	\$599,000	WD	03-AR M'S LENGTH	\$599,000	\$181,700	30.33	\$396,691	\$107,952	\$491,048	\$264,898	1.854	2,636	\$186.29	YP-RE	72.5570	RANCH/ONE STORY	\$62,200	YPSILANTI	401	59
J-10-33-400-014	1571 PROSPECT RD	04/30/21	\$342,000	WD	03-AR M'S LENGTH	\$342,000	\$90,800	26.55	\$199,390	\$114,759	\$227,241	\$85,486	2.658	1,256	\$180.92	YP-RE	183.8808	TWO-STORY	\$80,000	YPSILANTI	401	45

Custom Home ECF																							
The below sales were used with two sales from another ECF neighborhood to determine the custom homes ECF of .95.																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Building Depr.	
J-10-22-400-006	2727 HARRIS RD	09/10/21	\$295,000	WD	03-AR M'S LENGTH	\$295,000	\$147,100	49.86	\$371,122	\$98,333	\$196,667	\$267,440	0.735	2,328	\$84.48	WRS	43.1968	RANCH/ONE STORY	\$85,100	WILLOW F	401	62	
J-10-33-200-003	7330 GEDDES RD	03/17/22	\$220,000	PTA	03-AR M'S LENGTH	\$220,000	\$115,200	52.36	\$239,338	\$127,105	\$92,895	\$113,367	0.819	1,994	\$46.59	YP-RE	81.9421	TWO-STORY	\$120,000	WILLOW F	1	45	
J-10-20-400-005	6735 VREELAND RD	02/23/22	\$150,000	WD	03-AR M'S LENGTH	\$150,000	\$74,700	49.80	\$175,500	\$55,284	\$94,716	\$110,290	0.859	1,101	\$86.03	YP-RE	9.1154	RANCH/ONE STORY	\$55,000	YPSILANTI	401	45	
J-10-32-200-024	6188 RIVERWOOD DR	12/07/22	\$650,000	WD	03-AR M'S LENGTH	\$650,000	\$292,800	45.05	\$648,835	\$146,250	\$503,750	\$552,291	0.912	2,070	\$243.36	YP-RE	5.3981	CUSTOM	\$146,250	YPSILANTI	401	73	
J-10-33-200-005	7330 GEDDES RD	03/17/22	\$220,000	PTA	03-AR M'S LENGTH	\$220,000	\$0	0.00	\$204,338	\$92,105	\$127,895	\$113,367	1.128	1,994	\$64.14	YP-RE	112.8154	TWO-STORY	\$85,000	WILLOW F	401	45	
J-10-16-400-023	3227 PROSPECT RD	11/01/22	\$198,000	WD	03-AR M'S LENGTH	\$198,000	\$83,200	42.02	\$193,188	\$91,256	\$106,744	\$93,516	1.141	1,188	\$89.85	YP-RE	114.1457	RANCH/ONE STORY	\$70,000	YPSILANTI	401	45	
J-10-23-300-005	2760 HARRIS RD	03/09/23	\$435,000	WD	03-AR M'S LENGTH	\$435,000	\$191,300	43.98	\$390,932	\$85,851	\$349,149	\$299,099	1.167	1,612	\$216.59	WRS	21.7390	RANCH/ONE STORY	\$83,900	WILLOW F	401	67	
Totals:			\$2,168,000			\$2,168,000	\$904,300		\$2,223,253		\$1,471,816	\$1,549,369			\$118.72		1.6146						
								Sale. Ratio =>	41.71					E.C.F. =>	0.950	Std. Deviation=>		0.176394105					
								Std. Dev. =>	18.21					Ave. E.C.F. =>	0.966	Ave. Variance=>		55.4789	Coefficient of Var=>	57.42619889			
2023 ECF: 0.910																							
Sales Comparison ECF Determination for 2024: 0.950 for Custom ECF																							
Due to the lack of enough sales in this ECF neighborhood, sales from one other neighborhood were combined to determine this ECF																							