2024 ECONOMIC CONDITION FACTORS

(THE ECF ADJUSTS ASSESSED VALUE TO THE MARKET)

				2024 AGRICULTUR	AL ECF	ADJUSTMENT	s							
							VACANT/					Bidg RESIDUAL	Bidg RESIDUAL	
Parcel Number	Street Address	Sale Date	Sale Price	AV @ TIME OF SALE	Instr.	Community	IMPROVED	l	LAND TCV	Land Imp	Land Size'	SALE	Manual	ECF
T -20-25-300-004	12885 BUNTON RD	08/29/22	\$180,000	150,500	WD	AUGUSTA TWP	101	\$	146,400	Ş -	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	LIMATWP	101	\$	197,680	ş -	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	ş -	41.19	\$77,600	\$54,600	1.42
S -19-27-100-009	12320 PLATT RD	03/22/23	\$237,000	\$83,600	WD	YO RK TWP	101	\$	70,000	ş -	2.07	\$167,000	\$97,200	1.72
		Totals:	\$1,582,000	809,700	=							\$ 702,180	\$739,580	
				Sales Comparison ECF	Determ	ination for 2024:	ECF		0.949 1.015	ROUNDE	D TO .95			
				Due to the lack of Agricu	Itural in	nproved sales, the		with		county were	used.			

								2024 AGRK	CULTURAL BUILD	INGS ECF						Via Sale	Via Manual	BCF	
Parcel Number	Street Address	Sale Date	Sale Price	AV @ TIME OF SALE	instr.	Terms of Sale	Adi. Sale S	Uber/Page	Community	VACANT/IMP ROVED	I	AND TOV	Land	Imp	Land Size'	Bidg RESIDUAL	Bidg 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	SYLVANTWP	101 AG IMP farm utility farm utility		261,200				\$71,660	\$147,660	0.49	2694 720 576
F 06 30 300 003	1655 RAN K RD	02/08/23	\$375,000	\$177,800	WD	03 ARM'S LENGTH	\$375,000	5511853	SYLVANTWP	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	\$	1	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 utilty farm utilty	\$	132,202	\$	1	21.37	\$167,798	\$109,998	1.53	1200 600 480 480
0 - 15 35 300 010 MULTI PARCEL SALE	19821 SHARON VALLEY	01/04/22	\$255,000	\$114,000	WD	03 ARM'S LENGTH	\$255,000	5464 472	SHARON TWP	101 farm utility bidg	\$	88,400	\$	1	10.69	\$166,600	\$139,600	1.19	1724 900
T -20-14-400-023	9575 TALLADAY RD	12/16/21	\$275,000	\$126,000	WD	03 ARM'S LENGTH	\$184,309	5465776	AUGUSTA TWP	101 general purpose barn general purpose barn	\$	197,400	\$	1	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 Totals:	\$308,000 \$2,583,000	\$204,800	WD	03 ARM'S LENGTH	\$308,000 \$2,492,309	5495 077	AUGUSTA TWP	101 General Purpose Barn General Purpose Barn General Purpose Barn General Purpose Barn Milk House Poultry House	\$	300,800	\$		80 TOTALS	\$7,200 \$1,063,838	\$108,800 \$1,168,438	0.07	1188 1080 512 1080 440 24 100
								Due	to the lack of Agricult	Rounded Sales Co tural improved sales, the abov						0.90	ECF AVERAGE	0.910 0.91	

					AGRIC	ULTURAL DESIG	NER HOMES								
							VACANT/						BIdg RESIDUAL	BIdg RESIDUAL	
Parcel Number	Street Address	Sale Date	Sale Price	AV @ TIME OF SALE	Instr.	Community	IMPROVED	l	LAND TCV	La	nd Imp	Land Size	SALE	Manual	ECF
T -20-25-300-004	12885 BUNTON RD	08/29/22	\$180,000	150,500	WD	AUGUSTA TWP	101	Ş	146,400	Ş	-	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	Ş	261,200	Ş	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	YO RK TWP	101	Ş	70,000	Ş	-	2.07	\$167,000	\$97,200	1.72
		Totals:	\$757,000	442,100	=							:	\$272,260	\$399,460	
				Sales Comparison ECF	Determ	ination for 2024:	ECF		0.682						
				Using	the av	erage rounded	Avg		0.807	RC	UNDE	0 TO .80			
			Due to the	lack of Agricultural impro	ved sale	es, the above sales	within the sa	me (county were	e use	d for the	e Designer Ho	mes.		

								2024 PR	OSPECT	POINTE	L ECF ADJU	STMEN	Т								
						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	Apprai sal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Table	Class	Depr.
J -10-33-108-055	7958 HALLIE CT	01/20/22	\$350,000 WD	08-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	08-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	08-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	08-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	08-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					
					9	Sale. Ratio =>	39,91				E.C.F. =>	0.809		Std. Deviation=>	0.074758978						
					9	Std. Dev. =>	2,83				Ave. E.C.F. =>	0.811		Ave. Variance=>	22,5692 0	oefficient of Var=>	27.83345567				
>The adjuste	ed sale minus the	land and y	ard equals the	building residual						А	verage/Mean:	0.811									

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

					ECF OUTLIER REMOV	D-DID NOT REP	RESENT THE VA	LUE											
1-	10-33-108-052	7964 HALLIE CT	11/03/21	\$340,000 WD	08-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	08-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	08-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 PR	DSPECT	POINTE 2	ECF ADJUS	TMEN	Г								
						Asd. when	Asd/Adj.	Cur.	Land +	Bidg.			Floor							Property	y Bu
arcel 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	Land Table	Class	- 1
	1974 HUNTERS CREEK DR	05/05/21	\$385,000 WD	03-ARM'S LENGTH	\$385,000	\$168,400	43.74	\$418,103		\$335,000	\$490,804		2,456	\$136.40	109		TWO-STORY		PROSPECT POINTE	401	
	1901 FRANCES WAY	05/24/21	\$375,000 WD	03-ARM'S LENGTH	\$375,000	\$162,900	43.44	\$382,763		\$328,000	\$447,684			\$132.26	109		TWO-STORY		PROSPECT POINTE	401	
	7792 CAMILLE CT	10/07/21		03-ARM'S LENGTH	\$390,000	\$164,300	42.13		\$47,000	\$343,000	\$451,691		2,352	\$145.83	109		TWO-STORY		PROSPECT POINTE	401	
	1899 HUNTERS CREEK DR	07/27/21		03-ARM'S LENGTH	\$396,000	\$163,400	41.26		\$53,384	\$342,616	\$441,201		2,456	\$139.50	109		TWO-STORY		PROSPECT POINTE	401	
	1917 HUNTERS CREEK DR	05/03/22		03-ARM'S LENGTH	\$391,500	\$160,100	40.89	\$358,557		\$344,500	\$415,409		2,290	\$150.44	109	#REF!	TWO-STORY		PROSPECT POINTE	401	
	1962 HUNTERS CREEK DR	09/26/22	\$435,000 WD	03-ARM'S LENGTH	\$435,000	\$176,200	40.51	\$393,272		\$385,000	\$457,696		2,373	\$162.24	109		TWO-STORY		PROSPECT POINTE	401	
	1977 HUNTERS CREEK DR	05/17/22		03-ARM'S LENGTH	\$465,000	\$184,900	39.76		\$55,922	\$409,078	\$475,904		2,740	\$149.30	109		TWO-STORY		PROSPECT POINTE	401	
-10-33-109-166	1950 HUNTERS CREEK DR	02/08/23		03-ARM'S LENGTH	\$373,000	\$145,500	39.01		\$47,000	\$326,000	\$372,979	0.874	1,553	\$209.92	109	#REF!	RANCH/ONE STORY	\$47,000	PROSPECT POINTE	401	
		Totals:	\$3,210,500		\$3,210,500	\$1,325,700		\$3,062,332		\$2,813,194	\$3,553,368			\$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=>		Coefficient of Var=>	#REF!				
The adjust	ed sale minus the land	and yard	oguals the bui	Ming residual							Ave. E.C.F. ⇒	0.794				Coefficient of Var=>	#REF!				
-	ed sale minus the land		•	-		Std. Dev. ⇒										Coefficient of Var=>	#REF!				
-	ed sale minus the land e total of the building		•	-		Std. Dev. ⇒					Ave. E.C.F. ⇒	0.794				Coefficient of Var=>	#REF!				
>Dividing th		residu als	by the total of	the cost manual		Std. Dev. ⇒				A	Ave. E.C.F. =>	0.794 0.794				Coefficient of Var=>	#REF!				
>Dividing th conomic Con	e total of the building dition Factor, known	residuals as the ECF	by the total of , for this ECF n	the cost manual eighborhood.	s will equal	std. Dev. ⇒				A	Ave. E.C.F. => verage/Mean: Median: nge Minimum:	0.794 0.794 0.808 0.683				Coefficient of Var=>	#REF!				
>Dividing th conomic Con >Total all th	e total of the building Idition Factor, known e ECF's and divide by	residuals as the ECF the numbe	by the total of , for this ECF n	the cost manual eighborhood.	s will equal	std. Dev. ⇒				A	Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum:	0.794 0.794 0.808 0.683 0.874				Coefficient of Var=>	#REF!				
>Dividing th conomic Con >Total all th he average, v	e total of the building Idition Factor, known e ECF's and divide by Which is also called the	residuals as the ECF the numbe e mean.	by the total of , for this ECF n er of sales in th	the cost manual eighborhood. is chosen ECF ne	s will equal	std. Dev. ⇒	1.67			A Rai Rar	Ave. E.C.F. => verage/Mean: Median: age Minimum: age Maximum: 2023 ECF:	0.794 0.794 0.803 0.683 0.874 0.874				Coefficient of Var=>	#REF!				
>Dividing th conomic Con >Total all th he average, v	e total of the building Idition Factor, known e ECF's and divide by	residuals as the ECF the numbe e mean.	by the total of , for this ECF n er of sales in th	the cost manual eighborhood. is chosen ECF ne	s will equal	std. Dev. ⇒	1.67	Compariso	on ECF De	A Rai Rar	Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum:	0.794 0.794 0.803 0.683 0.874 0.874				Coefficient of Var=>	#REF!				
>Dividing th conomic Con >Total all th he average, v >This Neighl	e total of the building Idition Factor, known e ECF's and divide by Which is also called the	residuals as the ECF the number mean. ermined by	by the total of , for this ECF n er of sales in th , using the 2 ye	the cost manual eighborhood. is chosen ECF ne ear sales study	s will equal ighborhood	std. Dev. ⇒	1.67	Compariso	on ECF De	A Rai Rar	Ave. E.C.F. => verage/Mean: Median: age Minimum: age Maximum: 2023 ECF:	0.794 0.808 0.683 0.874 0.750 0.792				Coefficient of Var=>	#REF!				
>Dividing th conomic Con >Total all th he average, v >This Neighl	e total of the building Idition Factor, known e ECF's and divide by Which is also called the borhood ECF was dete	residuals as the ECF the number mean. ermined by	by the total of , for this ECF n er of sales in th , using the 2 ye	the cost manual eighborhood. is chosen ECF ne ear sales study	s will equal ighborhood	std. Dev. ⇒	1.67	Compariso	on ECF De	A Rai Rar	Ave. E.C.F. ⇒ verage/Mean: Median: nge Minimum: ge Maximum: 2023 ECF: on for 2024:	0.794 0.808 0.683 0.874 0.750 0.792				Coefficient of Var=>	#REF!				
>Dividing th conomic Con >Total all th re average, v >This Neighl	e total of the building Idition Factor, known e ECF's and divide by Which is also called the borhood ECF was dete	residuals as the ECF the number mean. ermined by	by the total of , for this ECF n er of sales in th , using the 2 ye	the cost manual eighborhood. is chosen ECF ne ear sales study	s will equal ighborhood	Std. Dev. ⇒	1.67 Sales	Compariso	on ECF De	A Rai Rar	Ave. E.C.F. ⇒ verage/Mean: Median: nge Minimum: ge Maximum: 2023 ECF: on for 2024:	0.794 0.808 0.683 0.874 0.750 0.792				Coefficient of Var=>	#REF!				

								2024 BR	OMLEY	CONDON	1INIUMS EC	FADJU	STME	NT							
						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	Ap praisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Value	Land Table	Class	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	1885 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	1	Std. Deviation⇒	0.052890369						
						Std. Dev. =>	2.58				Ave. E.C.F. ⇒	0.821		Ave. Variance=>	35,4257 0	oefficient of Var=>	43.14177436	i			
>The adjust	ed sale minus the l	and and ya	ard equals the	building residual.						A	verage/Mean:	0.821									
>Dividing th	ne total of the build	ling residu	als by the tota	l of the cost man	als will equ	ualthe					Median:	0.807									
Economic Cor	ndition Factor, kno	wn as the	FCF, for this FC	Eneighborhood.	-					Bar	ge Minimum:	0.762									
				-		ad for					-										
	e ECF's and divide			il uns chosen ECF	reignbornd	ou lor				Ran	ge Maximum:	0.882									
the average, v	which is also called		•								2023 ECF:	0.810									
>This Neigh	borhood ECF was o	letermined	l by using the 2	2 year sales study			Sales (Compariso	n ECF De	terminatio		0.820									
_							Sales (Compariso	n ECF De	etermin atio	on for 2024:	0.820									
_	borhood ECF was o 21 through 3-31-20						Sales (Compariso	in ECF De	termin atio		0.820									
_					nts.	ECF OUTLIERS R					on for 2024:	0.820									
dated 4-1-202				the improvement	nts.	ECF OUTLIERS R \$104,500			RESENT TH		on for 2024:	0.820	1,371	\$136.91	110	8.5225	MULTHUNIT	\$14,000	BROMLEY PARK	401	82
dated 4-1-202	21 through 3-31-20	23, and is	only applied to	03-AR M'S LENGTH	nts.		EMOVED-0	DID NOT REPI	RESENT TH \$14,000	E VALUE	on for 2024: % Change:	0.820 1.23%		\$136.91 \$141.50	110 110		MULTHUNIT		BROMLEY PARK BROMLEY PARK	401 401	82 82
dated 4-1-202 J -10-35-110-062 J -10-35-110-049	21 through 3-31-20 1873 N KENWYCK DR 1800 WEXFORD DR	23, and is	\$201,700 WD	03-AR M'S LENGTH 03-AR M'S LENGTH	\$201,700	\$104,500	EMOVED-0 51.81	DID NOT REP \$240,222	RESENT TH \$14,000 \$14,000	E VALUE \$187,700	on for 2024: % Change: \$279,286	0.820 1.23% 0.672	1,371			67.6969		\$14,000			
dated 4-1-202 J-10-35-110-062 J-10-35-110-049 J-10-35-110-005	21 through 3-31-20 1873 N KENWYCK DR 1800 WEXFORD DR	23, and is 06/18/21 11/22/21	\$201,700 WD \$208,000 WD \$220,000 WD	03-AR M'S LENGTH 03-AR M'S LENGTH 03-AR M'S LENGTH 03-AR M'S LENGTH	\$201,700 \$208,000	\$104,500 \$107,100	EMOVED-0 51.81 51.49	DID NOT REP \$240,222 \$246,123	RESENT TH \$14,000 \$14,000 \$14,000	E VALUE \$187,700 \$194,000	\$279,286 \$286,572	0.820 1.23% 0.672 0.677	1,371 1,359	\$141.50	110	67.6969 69.3807	MULTHUNIT	\$14,000 \$14,000	BROMLEY PARK	401	82

\$92,600 46.30 \$212,945 \$14,000 \$186,000 \$245,611 0.757 1,181

\$260,268 0.738 1,193

\$160.94

\$157.49

110

110

73.7701 MULTHUNIT \$14,000 BROMLEY PARK 401

75.7295 MULTI-UNIT \$14,000 BROMLEY PARK 401

82

83

\$97,800 47.48 \$224,817 \$14,000 \$192,000

J -10-35-110-060 1869 N KENWYCK DR 07/23/21 \$206,000 WD 03-AR M'S LENGTH \$206,000

J-10-35-110-019 1851 WEXFORD CIR 05/05/21 \$200,000 WD 03-AR M'S LENGTH \$200,000

								2024 PRO	SPECT P	OINTE EA	ST ECF ADJ	USTME	NT							
						Asd. when	Asd/Adj.	Cur.	Land +	Bldg.			Floor					Land	Proper	ty 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-10-34-295-083	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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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 PROSPE	TI 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				
					1	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.	Average/Mean:	0.859
>Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	0.805
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.681
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	1.316
the average, which is also called the mean.	2023 ECF:	0.840
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.859
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	2.26%

AVERAGE ECF WAS USED DUE TO THE LARGE AMOUNT OF SALES AND NEWER CONSTRUCTION.

_				ECF OUTLIERS REMOV	ED-DID NOT RE	PRESENT THE V	ALUE												
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 TW O-STORY	\$33,000 PROSPECT1	401	97
J-10-34-295-005	8099 BERKSHIRE 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 BERKSHIRE 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 WILTS HIRE 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 WILTS HIRE 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 PROSPECT1	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 PROSPECT1	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 PROSPECT1	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 BERKSHIRE 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 TW O-STOR Y	\$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 TW O-STORY	\$33,000 PROSPECTI	401	97

						Asd. when	Asd/Adj.	Cur.	Land +	Bldg.			Floor				Building			Property	Build
Parcel Number		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 (%)	Style	Land Value	Land Table	Class	Dep
-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
	8117 AUTUMN WOODS TRL	07/29/22	\$195,000 WD	03-ARM'S LENGTH	\$195,000	\$78,200	40.10	\$190,687		\$187,000	\$228,359	0.819		\$130.22	50		MULTI-UNIT		WILLOW RUN	401	81
	8126 AUTUMN WOODS TRL	05/27/22	\$190,000 WD	03-ARM'S LENGTH	\$190,000	\$75,200	39.58	\$183,392		\$182,000	\$219,240	0.830		\$126.74	50		MULTI-UNIT		WILLOW RUN	401	81
-10-34-390-036	8123 AUTUMN WOODS TRL	02/28/23	\$216,000 WD	03-ARM'S LENGTH	\$216,000	\$78,700	36.44			\$208,000	\$229,848	0.905	1,436	\$144.85	50		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					
					9	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=>		Coefficient of Var=>	27.58508585				
																Coefficient of Var=>	27.58508585	i			
>The adjuste	ted sale minus the land a	and yard eq	uals the buildi	ng residual.								0.842				Coefficient of Var=>	27.58508585	i			
-	ted sale minus the land a he total of the building r			-	9	Std. Dev. ⇒					Ave. E.C.F. =>	0.842				Coefficient of Var=>	27.58508585	i			
>Dividing th		esiduals by	the total of th	e cost manuals w	9	Std. Dev. ⇒				Α	Ave. E.C.F. =>	0.842				Coefficient of Var=>	27.58508585	i			
>Dividing th conomic Con	he total of the building r	esiduals by s the ECF, fo	the total of th or this ECF neig	e cost manuals w shborhood.	ill equal the	Std. Dev. ⇒				A	Ave. E.C.F. => werage/Mean: Median:	0.842 0.842 0.825				Coefficient of Var=>	27.58508585	i			
>Dividing th conomic Con >Total all th	he total of the building r ndition Factor, known a	esiduals by s the ECF, fo e number o	the total of th or this ECF neig	e cost manuals w shborhood.	ill equal the	Std. Dev. ⇒				A	Ave. E.C.F. => werage/Mean: Median: nge Minimum:	0.842 0.842 0.825 0.814				Coefficient of Var=>	27.58508585	i			
>Dividing th conomic Con >Total all the he average, v	he total of the building r ndition Factor, known a ne ECF's and divide by th which is also called the	esiduals by s the ECF, fo ne number o mean.	the total of th or this ECF neig of sales in this	e cost manuals w ghborhood. chosen ECF neigh	ill equal the	Std. Dev. ⇒	1.82	o mp arisoi	n ECF De	A Rai Ran	Ave. E.C.F. => werage / Me an : Median : nge Minimum: nge Maximum: 2023 ECF:	0.842 0.825 0.814 0.905 0.800				Coefficient of Var=>	27.58508585	<u>;</u>			
>Dividing th conomic Con >Total all the he average, v >This Neight	he total of the building r ndition Factor, known as he ECF's and divide by th	esiduals by s the ECF, fo ne number o mean. mined by us	the total of th or this ECF neig of sales in this sing the 2 year	e cost manuals w ghborhood. chosen ECF neigh sales study	ill equal the	Std. Dev. ⇒	1.82	o mp ariso	n ECF De	A Rai Ran	Ave. E.C.F. => werage/Mean: Median: nge Minimum: nge Maximum:	0.842 0.825 0.814 0.905 0.800 0.842				Coefficient of Var=>	27.58508585	<u>i</u>			

			ECF OUTLIER REMOV	ED-TOO LOW T	O REPRESENT	THE VALL	JE											
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 FAIR	WAY G	LENNS ECF	ADJUSTME	NT									\neg
						Asd. when	Asd/Adj.	Cur.	Land +				Floor						Land	Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Instr	r. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Table	Class	Depr.
J-10-35-480-064	1679 FAIRWAY GLENS DR	12/28/21	\$318,490 PTA	03-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'S LENGTH	\$312,990	\$49,200	15.72	\$310,639	\$35,000	\$277,990	\$353,383	0.787	1,864	\$149.14	51FWG	23998921.3347	TWO-STORY	\$35,000	WILLOW R	401	97
J-10-35-480-030	1647 GOLFVIEW DR	06/28/22	\$313,530 WD	03-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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	3			

>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	Median:	0.727
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.690
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	0.798
the average, which is also called the mean.	2023 ECF:	0.780
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.736
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	-5.64%

THERE WERE A LARGE AMOUNT OF SALES AND NEWER CONSTRUCTION.

_				ECF OUTLIERS REMOV	ED-DID NOT REPR	RESENT THE VA	LUE												
J-10-35-480-052	1653 GREENWAY DR	07/15/21	\$287,990 PTA	03-ARM'S LENGTH	\$287,990	\$6,000	2.08	\$355,173	\$35,000	\$252,990	\$410,478	0.616	2,212	\$114.37	51FWG	28552938.3670 TWO-STORY	\$35,000 WILLOW R	401	97
J-10-35-480-052	1653 GREENWAY DR	07/12/21	\$287,990 WD	03-ARM'S LENGTH	\$287,990	\$6,000	2.08	\$355,173	\$35,000	\$252,990	\$410,478	0.616	2,212	\$114.37	51FWG	28552938.3670 TWO-STORY	\$35,000 WILLOW R	401	97
J-10-35-480-048	1642 GREENWAY DR	08/27/21	\$299,990 WD	03-ARM'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-ARM'S LENGTH	\$290,490	\$6,000	2.07	\$355,309	\$35,000	\$255,490	\$410,653	0.622	2,232	\$114.47	51FWG	28552937.7844 TWO-STORY	\$35,000 WILLOW R	401	97
J-10-35-480-059	1669 FAIRWAY GLENS DR	06/09/21	\$266,490 WD	03-ARM'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-ARM'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-ARM'S LENGTH	\$304,490	\$6,000	1.97	\$364,309	\$35,000	\$269,490	\$422,191	0.638	2,288	\$117.78	51FWG	28552936.1687 TWO-STORY	\$35,000 WILLOW R	401	97
J-10-35-480-060	1671 FAIRWAY GLENS DR	06/09/21	\$276,490 WD	03-ARM'S LENGTH	\$276,490	\$15,100	5.46	\$325,089	\$35,000	\$241,490	\$371,909	0.649	2,040	\$118.38	51FWG	23998935.0674 TWO-STORY	\$35,000 WILLOW R	401	96
J-10-35-480-039	1660 GREENWAY DR	11/19/21	\$301,490 WD	03-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'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-ARM'S LENGTH	\$320,530	\$56,800	17.72	\$366,098	\$35,000	\$285,530	\$42,4,485	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-ARM'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-ARM'S LENGTH	\$278,490	\$14,400	5.17	\$314,207	\$35,000	\$243,490	\$357,958	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-ARM'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

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

.90 X 45% = .40 ECF FOR 2024

(2024 ANN ARBOR SD ECF ADJUSTMENT Asd. when Asd/Adj. Land + Bidg. Floor bor Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale S Sold Sale Cur. Appraisal Yard Residual Cost Man. S E.C.F. Area																					
						Asd, when	Asd/Adj.		Land +	Bldg.			Floor								Property	/ Buildin
Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale\$	Sold	Sale	Cur. Appraisal	Yard F	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Pt.	EC F Area	Dev. by Mean (%)	Building Style	LandValue	Other Parcels in Sale	Land Table	Class	Depr
J 10 07 300 038 5	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 4	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 3	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	RAN CH/ONE STORY	\$180,450		ANN ARBOR S.D RESIDENTIAL	401	92
J 10:07:300:040 5	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 3	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	RAN CH/ONE STORY	\$180,450		ANN ARBOR S.D RESIDENTIAL	401	92
J 10 09 400 054 7	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	RAN CH/ONE STORY	\$119,400		ANN ARBOR S.D. RESIDENTIAL	401	80
J 10 06 100 017 5		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
	3757 OAKRIDGE CT	04/30/21	\$465,000 WD	03 ARM'S LENGTH	\$465,000	\$205,100	44.11	\$441,656 \$		\$355,869	\$353,750	1.006	1,814	\$196.18	AA/RE		RAN CH/ONE STORY	\$105,200		ANN ARBOR S.D RESIDENTIAL	401	76
J 10:05:400:009 6	5659 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
	3620 FRAINS LAKERD	08/02/22	\$385,000 WD	03 ARM'S LENGTH	\$385,000	\$176,300	45.79	\$365,128 \$		\$229,718	\$223,240	1.029	1,332	\$172.46	AA RE		RAN CH/ONE STORY	\$153,383		ANN ARBOR S.D. · RESIDENTIAL	401	54
J 10 04 400 009 7	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
	8755 PLYMOUTH ANN ARBOR RD	08/17/22		03 ARM'S LENGTH	\$650,000	\$256,700	39.49	\$545,012 \$		\$532,927	\$455,254		2,956	\$180.29	AA/RE		HISTORICAL	\$106,200		ANN ARBOR S.D RESIDENTIAL	401	62
J 10.05 100 011 4	4877 VOR HIES 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 8	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 4	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 6	5985 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	A.A. RE	153.1451	TWO STORY	\$115,000		ANN ARBOR S.D RESIDENTIAL	401	59
1 10 09 200 005 7	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	RAN CH/ONE STORY	\$105,000		ANN ARBOR S.D RESIDENTIAL	401	54
J-10-04-300-015 7	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	RAN CH/ONE STORY	\$130,250		ANN ARBOR S.D. RESIDENTIAL	401	53
	5462 PLYMOUTH ANN ARBOR RD	02/22/22	\$350,000 WD	03 ARM'S LENGTH	\$350,000	\$101,000	28.85	\$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
	5462 PLYMOUTH ANN ARBOR RD		\$350,000 WD \$12,040,900	03 ARM'S LENGTH	\$12,040,900	\$5,073,700		\$225,226 \$ \$10,985,838		9,368,398	\$9,436,326			\$190.83		95.6626 15.3584	TWO STORY	\$105,000		ANN ARBOR S.D RESIDENTIAL	401	45
	5462 PLYMOUTH ANN ARBOR RD			03 ARM'S LENGTH	\$12,040,900	\$5,073,700 Sale. Ratio ⇒	42.14			9,368,398 E	\$9,436,326 .C.F. =>	0.993		\$190.83 Std. Deviation ⇒	0.336156	15.3584				ANN ARBOR S.D. RESIDENTIAL	401	45
	5462 PLYMOUTH ANN ARBOR RD			03-ARM'S LENGTH	\$12,040,900	\$5,073,700				9,368,398 E	\$9,436,326			\$190.83	0.336156		TWO STORY 63.168909			ANN ARBOR S.D RESIDENTIAL	401	45
1 10 18 100 027 5		Totals:	\$12,040,900		\$12,040,900	\$5,073,700 Sale. Ratio ⇒	42.14			9,368,398 E	\$9,436,326 .C.F. =>	0.993		\$190.83 Std. Deviation ⇒	0.336156	15.3584				ANN ARBOR S.D RESIDENTIAL	401	45
>The adjusted	d sale minus the land and ya	Totals:	\$12,040,900 the building res	idual.	\$12,040,900	\$5,073,700 Sale. Ratio ⇒	42.14			9,368,398 E A	\$9,436,326 .C.F. =>	0.993		\$190.83 Std. Deviation ⇒	0.336156	15.3584				ANN ARBOR S.D RESIDENTIAL	401	45
>The adjusted		Totals:	\$12,040,900 the building res	idual.	\$12,040,900	\$5,073,700 Sale. Ratio ⇒	42.14			9,368,398 E A	\$9,436,326 E.C.F. => Ave. E.C.F. =>	0.993 1.146		\$190.83 Std. Deviation ⇒	0.336156	15.3584				ANN ARBOR S.D RESIDENTIAL	401	45
>The adjusted >Dividing the	d sale minus the land and ya total of the building residua	Totals: ard equals t als by the t	\$12,040,900 the building res otal of the cost	idual. manuals will equ	\$12,040,900	\$5,073,700 Sale. Ratio ⇒	42.14			9,368,398 E A	\$9,436,326 :.C.F. => we. E.C.F. => erage/Mean: Median:	0.993 1.146 1.146	2	\$190.83 Std. Deviation ⇒ Ave. Variance⇒	0.336156 72.4159 (15.3584 Coefficient of Vare>	63.168909	3	7 received the same rati		401	45
>The adjusted >Dividing the Economic Condi	d sale minus the land and ya total of the building residua ition Factor, known as the E	Totals: ard equals i als by the t ECF, for this	\$12,040,900 the building res otal of the cost s ECF neighborh	idual. manuals will equ lood.	\$12,040,900	\$5,073,700 Sale. Ratio ⇒	42.14			9,368,398 E A Av Ranj	\$9,436,326 E.C.F. => We. E.C.F. => erage/Mean: Median: ge Minimum:	0.993 1.146 1.146 1.029 0.686	2	\$190.83 Std. Deviation ⇒ Ave. Variance⇒	0.336156 72.4159 (15.3584 Coefficient of Vare>	63.168909	3	7 received the same rati		401	45
>The adjusted >Dividing the Economic Condi >Total all the	d sale minus the land and ya total of the building residua ition Factor, known as the E ECF's and divide by the nun	Totals: ard equals als by the t ECF, for this nber of sale	\$12,040,900 the building res otal of the cost s ECF neighborh	idual. manuals will equ lood.	\$12,040,900	\$5,073,700 Sale. Ratio ⇒	42.14			9,368,398 E A Av Ranj	\$9,436,326 E.C.F. => We. E.C.F. => erage/Mean: Me.dian: ge Minimum: ge Maximum:	0.993 1.146 1.146 1.029 0.686 1.986	2	\$190.83 Std. Deviation ⇒ Ave. Variance⇒	0.336156 72.4159 (15.3584 Coefficient of Vare>	63.168909	3	7 received the same rati		401	45
>The adjusted >Dividing the Economic Condi >Total all the the average, wh	d sale minus the land and ya total of the building residua lition Factor, known as the E ECF's and divide by the nun hich is also called the mean.	Totals: ard equals i als by the t ECF, for thi nber of sale	\$12,040,900 the building res otal of the cost s ECF neighborh es in this choser	idual. manuals will equ lood. n ECF neighborh o	\$12,040,900	\$5,073,700 Sale. Ratio ⇒	42.14 6.11	\$10,985,838	\$9	9 ,368,398 E Av Av Ranj Rang	\$9,436,326 :.C.F. => we. E.C.F. => rage/Mean: Me dian: ge Minimum: ge Maximum: 2023 ECF:	0.993 1.146 1.029 0.686 1.986 0.876	2	\$190.83 Std. Deviation ⇒ Ave. Variance⇒	0.336156 72.4159 (15.3584 Coefficient of Vare>	63.168909	3	7 received the same rati		401	45
>The adjusted >Dividing the Economic Condi >Total all the the average, wh >This Neighbo	d sale minus the land and ya total of the building residua lition Factor, known as the E ECF's and divide by the nun hich is also called the mean. orhood ECF was determined	Totals: ard equals als by the t ECF, for thi ber of sale i	\$12,040,900 the building res otal of the cost s ECF neighborh es in this choser he 2 year sales	idual. manuals will equ lood. n ECF neighborh o stud y	\$12,040,900	\$5,073,700 Sale. Ratio ⇒	42.14 6.11		\$9	9 ,368,398 E Av Av Ranj Rang	\$9,436,326 E.C.F. => we. E.C.F. => erage/Mean: Me dian: ge Minimum: ge Maximum: 2023 ECF: n for 2024:	0.993 1.146 1.029 0.686 1.986 0.876 0.993	2	\$190.83 Std. Deviation ⇒ Ave. Variance⇒	0.336156 72.4159 (15.3584 Coefficient of Vare>	63.168909	3	7 received the same rati		401	45
>The adjusted >Dividing the Economic Condi >Total all the the average, wh >This Neighbo	d sale minus the land and ya total of the building residua lition Factor, known as the E ECF's and divide by the nun hich is also called the mean.	Totals: ard equals als by the t ECF, for thi ber of sale i	\$12,040,900 the building res otal of the cost s ECF neighborh es in this choser he 2 year sales	idual. manuals will equ lood. n ECF neighborh o stud y	\$12,040,900	\$5,073,700 Sale. Ratio ⇒	42.14 6.11	\$10,985,838	\$9	9 ,368,398 E Av Av Ranj Rang	\$9,436,326 :.C.F. => we. E.C.F. => rage/Mean: Me dian: ge Minimum: ge Maximum: 2023 ECF:	0.993 1.146 1.029 0.686 1.986 0.876 0.993	2	\$190.83 Std. Deviation ⇒ Ave. Variance⇒	0.336156 72.4159 (15.3584 Coefficient of Vare>	63.168909	3	7 received the same rati		401	45
>The adjusted >Dividing the Economic Condi >Total all the the average, wh	d sale minus the land and ya total of the building residua lition Factor, known as the E ECF's and divide by the nun hich is also called the mean. orhood ECF was determined	Totals: ard equals als by the t ECF, for thi ber of sale i	\$12,040,900 the building res otal of the cost s ECF neighborh es in this choser he 2 year sales	idual. manuals will equ lood. n ECF neighborh o stud y	\$12,040,900 sal the od for	\$5,073,700 Sale. Ratio ⇒ Std. Dev. ⇒>	42.14 6.11	\$10,985,838	\$s	9,368,398 E Av Ranj Ranj eminatio	\$9,436,326 E.C.F. => we. E.C.F. => erage/Mean: Me dian: ge Minimum: ge Maximum: 2023 ECF: n for 2024:	0.993 1.146 1.029 0.686 1.986 0.876 0.993	2	\$190.83 Std. Deviation ⇒ Ave. Variance⇒	0.336156 72.4159 (15.3584 Coefficient of Vare>	63.168909	3	7 received the same rati		401	45
>The adjusted >Dividing the Economic Condi >Total all the the average, wh	d sale minus the land and ya total of the building residua ition Factor, known as the E ECF's and divide by the nun hich is also called the mean. orhood ECF was determined through 3-31-2023, and is o	Totals: ard equals als by the t ECF, for thi ber of sale i	\$12,040,900 the building res otal of the cost s ECF neighborh es in this choser he 2 year sales	idual. manuals will equ lood. n ECF neighborh o stud y	\$12,040,900 sal the od for	\$5,073,700 Sale. Ratio ⇒ Std. Dev. ⇒>	42.14 6.11	\$10,985,838	\$1 on ECF Det	9,368,398 E Av Ranj Ranj eminatio	\$9,436,326 E.C.F. => we. E.C.F. => erage/Mean: Me dian: ge Minimum: ge Maximum: 2023 ECF: n for 2024:	0.993 1.146 1.029 0.686 1.986 0.876 0.993	2	\$190.83 Std. Deviation ⇒ Ave. Variance⇒	0.336156 72.4159 (15.3584 Coefficient of Vare>	63.168909	3	7 received the same rat		401	45
>The adjusted >Dividing the Economic Condi >Total all the the average, wh >This Neighbo dated 4-1-2021	d sale minus the land and ya total of the building residua ition Factor, known as the E ECF's and divide by the nun hich is also called the mean. orhood ECF was determined through 3-31-2023, and is o	Totals: and equals a als by the t ECF, for this nber of sale b b by using t only applied	\$12,040,900 the building res otal of the cost s ECF neighborh es in this choser he 2 year sales d to the improv	idual. manuals will equ 100d. n ECF neighborh o stud y ements.	\$12,040,900 sal the od for	\$5,073,700 Sale. Ratio ⇒ Std. Dev. ⇒>	42.14 6.11 Sa	\$10,985,838	\$1 on ECF Det(NT THE VALU 3115,000	9,368,398 E Av Ranı Ranı eminatio JE	\$9,436,326 EC.F. => we.E.C.F. => erage/Mean: Me dian: ge Minimum: 2023 ECF: n for 2024: % Change:	0.993 1.146 1.029 0.686 1.986 0.876 0.993 13.36%	s Custom he	\$190.83 Std. Deviation ⇒ Ave. Variance⇒	0.336156 72.4159 (15.3584 coefficient of Var=> 009, nbhd standard at 47.1350	63.168909 .70, designer at .85 ar	3 nd estate at .23;	7 received the same rat	io increase.		
>The adjusted >Dividing the Economic Condi >Total all the the average, wh >This Neighbo dated 4-1-2021	d sale minus the land and ya total of the building residua lition Factor, known as the E ECF's and divide by the nun hich is also called the mean. orhood ECF was determined through 3-31-2023, and is o 6645 WARREN RD 4355 MARIO DR	Totals: ard equals i als by the t ECF, for this nber of sale boly using to only applied 03/02/22 04/19/21	\$12,040,900 the building res otal of the cost s ECF neighborh es in this choser he 2 year sales d to the imp rov \$170,000 PTA \$522,500 WD	idual. manuals will equ lood. n ECF neighborh o stud y ements. 03 ARM'S LENGTH 03 ARM'S LENGTH	\$12,040,900 s al the od for \$170,000 \$522,500	\$5,073,700 Sale. Ratio => Std. Dev.=> ECF OUTUERS R \$99,100 \$313,600	42.14 6.11 Sa EMOVED 0 58.29 60.02	\$10,985,838 les Compariso ND NOT REPRESEN \$224,885 \$678,483 \$	\$1 on ECF Det(NT THE VALU \$115,000 \$141,493	9,368,398 E Av Rang Rang terminatio JE \$35,000 \$381,007	\$9,436,326 E.C.F. => We. E.C.F. => erage/Mean: Me.dian: ge Minimum: ge Maximum: 2023 ECF: n for 2024: % Change: \$116,586 \$571,266	0.993 1.146 1.029 0.686 1.986 0.876 0.993 13.36%	2,006 2,455	\$190.83 Std. Deviation -> Ave. Variance-> omes at .895, uniqu smes at .895, uniqu \$27.42 \$155.20	0.336156 72.4159 (ue homes at 1 AA RE AA RE	15.3584 coefficient of Var=> 009, nbhd standard at 47.1350 66.6952	63.168909 .70, designer at .85 ar TWO STORY TWO STORY	3 ad estate at .23; \$115,000 \$139,550	7 received the same rat	o Increase. ANN ARBOR S.D RESIDENTIAL ANN ARBOR S.D RESIDENTIAL	401 401	45 78
>The adjusted >Dividing the >Dividing the Economic Condi >Total all the the average, wh >This Neighbo dated 4-1-2021	d sale minus the land and ya total of the building residua lition Factor, known as the E ECF's and divide by the nun hich is also called the mean. orhood ECF was determined through 3-31-2023, and is o 6645 WARREN RD 4355 MARIO DR	Totals: ard equals to als by the t ECF, for this nber of sale by using to only applied 03/02/22	\$12,040,900 the building res otal of the cost s ECF neighborh es in this choser he 2 year sales d to the imp rov \$170,000 PTA \$522,500 WD \$770,000 WD	idual. manuals will equ lood. n ECF neighborho stud y ements.	\$12,040,900 sal the od for \$170,000	\$5,073,700 Sale. Ratio -> Std. Dev> ECF OUTUERS R \$99,100	42.14 6.11 Sa EMOVED (58.29	\$10,985,838 es Compariso ND NOT REPRESEN \$224,685 \$	\$1 on ECF Det/ 0115,000 01141,493 0148,461	9,368,398 E Av Av Ranj Rang eminatio	\$9,436,326 E.F. ≠> We. E.C.F. => erage/Mean: Me dian: ge Minimum: ge Maximum: 2023 ECF: n for 2024: % Change: \$116,686	0.993 1.146 1.029 0.686 1.986 0.876 0.993 13.36% 0.471 0.667 0.835	Custom ho	\$190.83 Std. Deviation -> Ave. Variance-> omes at .895, uniqu \$27.42	0.336156 72.4159 (uchomes at 1	15.3584 Coefficient of Vare> 009, nbh d standard at 47.1350 66.6952 83.5020	63.168909 .70, designer at .85 ar TWO STORY	3 nd estate at .23; \$115,000	7 rec dived the same rati	io increase. ANN ARBOR S.D RESIDENTIAL	401	45

ANN ARBOR SD NEIGHBORHOOD STANDARD

											OD STANDARD	·									
						Asd. when	Asd/Adj.	Cur.	Land +	Bldg.			Floor							Property	Building
Parcel Number	StreetAddress	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	Land Table	Class	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	401	78
J-10-05-400-008	6645 WARREN RD	03/02/22	\$170,000 PTA	03-ARMS LENGTH	\$170,000	\$99,100	5829	\$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	401	45
J-10-07-200-017	3816 DIXBORO RD	11/17/21	\$600,000 WD	03-ARMS LENGTH	\$600,000	\$298,200	49.70	\$636,385	\$180,450	\$419,550	\$485,037	0.865	2,025	\$207.19	AA-RE	19.2693	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D	401	1 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	\$1,656,627	0.686	5,239	\$216.88	AA-RE	1.3589	DESIGNER HOME	\$143,750	ANN ARBOR S.D	401	80
		Totals:	\$2,592,500		\$2,592,500	\$1,381,000		\$2,995,474		\$1,991,805	\$2,829,616			\$151.67		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 0	Coefficient of Var⇒	15.34169191				
											2023 ECP:	0.690									I
							Sale	es Compar	ison ECF	Determinat	tion for 2024:	0.700	For Ne	eighborhood Sta	ndard (RO	UNDED)					
											ere used to de			-							
									ine ab	ove sales w	rere used to di	etermine	s uns ev	UF							

								Ann Arbor (Custom												
						Asd. when	Asd/Adj.		Land +	Bidg			Floor								Building
Parcel Number	Street Address	Sale Date	Sale Price Instr	 Terms of Sale 	Adj. Sale \$	Sold	Sale	Cur. Appraisal	Yard	Residual	Cost Man. \$	ECR	Area	\$/Sq.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	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	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 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	30.3712	TWO STORY	\$140,850	ANN ARBOR S.D RESID	401	64
J 10 06 100 017	5950 BECKYLN	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 DIXBORD 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/ON ESTORY	\$180,450	ANN ARBOR S.D. (RESID	401	92
J 10 07 200 017	3816 DIXBORD 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/ON ESTORY	\$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	DESIGN ER 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	DESIGN ER 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/ON ESTORY	\$137,665	ANN ARBOR S.D RESID	401	65
1-10-09-400-009	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	11.2190	RANCH/ON ESTORY	\$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/ON ESTORY	\$119,400	ANN ARBOR S.D RESID	401	80
		Totals:	\$10,408,400		\$10,408,400	\$4,768,700		\$10,265,165		\$8,176,161	\$9,138,017			\$187,55		2.2085					
						Sale. Ratio =>	45.82				E.C.F.=>	0.895		Std. Deviation=>	0.2240933						
						Std. Dev. =>	7.02				Ave. E.C.F. =>	0.917		Ave. Variance=>	16.8093 (Coefficient of Var=>	18.3342513				
											2023 ECF:	0.870									
							Sa	les Compari	son ECF D	eterminat	ion for 2024:	0.895	for Cust	to m Homes							
									The ab	ove sales w	ere used to d	ete min	e this EC	DF							

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						Asd. when	Asd/Adj.		Land +	Bldg.			Floor								Building
Parcel Number	Street Address	Sale Date	Sale Price Instr	r. Terms of Sale	Adj. Sale \$	Sold	Sale	Cur. Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq. Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	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/ON ESTORY	\$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	DESIGN ER 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 BECKYLN	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 DIXBORD 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/ON ESTORY	\$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/ON ESTORY	\$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	DESIGN ER 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	DESIGN ER 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/ON ESTORY	\$137,665	ANN ARBOR S.D RESID	401	65
J 10 09 200 062	3757 OAKRIDGECT	04/30/21	\$465,000 WD	03-ARM'S LENGTH	\$465,000	\$205,100	44.11	\$441,656	\$109,131	\$355,869	\$353,750	1.005	1,814	\$196.18	AA RE	0.2734	RANCH/ON ESTORY	\$105,200	ANN ARBOR S.D. (RESID	401	76
J-10-09-400-009	3620 FRAINS LAKERD	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/ON ESTORY	\$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/ON ESTORY	\$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	St	d. Deviation=>	0.2839866						,
						Std. Dev. =>	7.43				Ave. E.C.F. +>	1.009	A	ve. Varlance=>	20.9828	Coefficient of Var=>	20.80129329				,
								_			2023 ECF:										,
							Sa	les Comparis	on ECF De	eterminati	on for 2024:	1.009	for Uniqu	ue Architectu	re						,
									The abo	ve sales w	ere used to a	determin	e this ECF								,

								Ann Arbor (Designer												
						Asd, when			Land +	Bldg			Floor								Building
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Sold	Sale	Cur. Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq. Pt.	ECF Area	Dev. by Mean(%)	Building Style	Land Value	Land Table	Property Class	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 03:4R.MS 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															401	45					
10 06 100 017 5950 BECKYLN 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															401	75					
J 10 07 200 017	3816 DIXBORD 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/ON ESTORY	\$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/ON ESTORY	\$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/ON ESTORY	\$137,665	ANN ARBOR S.D RESID	401	65
J 10 09 400 009	3620 FRAINS LAKERD	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/ONESTORY	\$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/ON ESTORY	\$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	s	itd. Deviation=>	0.1867541						
						Std. Dev. =>	6.52				Ave. E.C.F. =>	0.863	4	ve. Variance=>	14.4720	Coefficient of Var=>	16.76569322	2			
											2022 5.05	0.790									
							_				2023 ECF:										
							Sa	ales Compari	SON ECF D) etermina ti	on for 2024:	0.850	tor Desig	gner Homes							
									The a b	ove sales w	ere used to d	leterm in (e this EC	F							

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

								2024 ARE	BOR HILL	S ECF ADJ	USTMENT										
						Asd. when	Asd/Adj.	Cur.	Land +	Bldg.			Floor						Land	Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Instr	r. 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	Use Code Land V	lue Table	Class	Depr.
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	0.0000	TWO-STORY	\$160,	000 ARBOR H	L 401	84
	6725 FLEMING CREEK DR	11/04/22			\$912,516	\$452,100	49.54		\$169,178	\$743,338	\$1,122,387		5,122	\$145.13	ARBOR	21.7793	TWO-STORY		000 ARBOR H		84
	3318 WOODHILL CIR	06/30/22			\$1,070,000	\$486,800	45.50	\$1,097,470		\$835,000	\$1,134,829		4,651	\$179.53	GLEN		TWO-STORY		000 GLENNBO		81
	5417 WALDENHILL CT	12/06/21	\$870,000 WD	03-ARM'S LENGTH	\$870,000	\$371,400	42.69		\$235,000	\$635,000	\$794,353		3,985	\$159.35	GLEN	2.5444	TWO-STORY	\$235,	000 GLENNBO	401	77
	3390 WOODHILL CIR	05/19/22		03-ARM'S LENGTH	\$960,000	\$401,100	41.78		\$215,000	\$745,000	\$925,174		3,701	\$201.30	GLEN		TWO-STORY		000 GLENNBO		75
	5403 WALDENHILL CT	08/08/22	\$1,050,000 WD	03-ARM'S LENGTH	\$1,050,000	\$445,100	42.39	\$1,003,821		\$813,408	\$1,009,512	0.806		\$200.74	GLEN		TWO-STORY		000 GLENNBO		78
	3348 STIRLING CT	06/25/21			\$1,100,000	\$404,300	36.75	\$1,007,944		\$781,716	\$907,447		3,976	\$196.61	GLEN		TWO-STORY		000 GLENNBO		94
J-10-18-401-033	5309 BETHENY CIR	04/22/22		03-ARM'S LENGTH	\$844,000	\$336,600	39.88		\$235,000	\$609,000	\$691,986	0.880	3,150	\$193.33	GLEN		TWO-STORY	\$235,	000 GLENNBO	V 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					ſ
						Sale. Ratio =>	43.62				E.C.F. =>	0.763		itd. Deviation=>	0.0870113						ſ
						Std. Dev. ⇒	4.89				Ave. E.C.F. =>	0.774	A	Ave. Variance=>	26.6608	Coefficient of Var=>	34,44772412				
The adjust	ad calo minus the land	l and used	anuals the built	Iding residual									1								
-	ed sale minus the land	-	-	-						A	verage/Mean:	0.774									ſ
>Dividing th	e total of the building	residuals	by the total of	the cost manuals	will equal t	he					Median:	0.802									
Econo mic Con	dition Factor, known	as the ECF	F, for this ECF n	eighborhood.						Rar	ige Minimum:	0.642		DUE TO THE LACK O	F SALES IN TH	HIS ECF NEIGHBORHOO	DD, SALES FROM				
>Total all th	e ECF's and divide by	the numb	er of sales in th	is chosen ECF nei	ghborhood f	for				Ran	ge Maximum:	0.880		OTHERS WERE USE	D TO DETERM	INE THIS ECF.					
	which is also called the										2023 ECF:										
	borhood ECF was dete		uncing the 2 ve	ar cales study			Sale	e Comparie	con ECE D	atorminativ	on for 2024:	0.763									
_							3010	es compana	SUILEFD	erei minario											1
	1 through 3-31-2023,										% Change:	3.11%									
Due to the lac	k of sales for a deterr	nin ation tl	his subdivision	was combined wi	th the Gleni	nborough su	bdivisio	n.													
These subdivi	sions have similar hor	mes and lo	cations, with n	nany of them buil	t by the sam	ne builder.															
				•	•								,								
				ECF OUTLIER REMOV	ED-DO NOT RE	PRESENT THE V	ALUE														
6											** *** ***										

J -10-08-480-034 3629 NORTHBROOKE DR 11/07/22	\$899,000 WD 03-ARM'S LENGTH	\$899,000 \$456,600	0 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-ARM'S LENGTH	\$990,000 \$536,600	0 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 AU	JTUMN H	ILLS SUB	ECF ADJU	STMENT										
							Asd. when	Asd/Adj.	Cur.	Land +	Bldg.			Floor							Property	Building
Parcel Number	Street Address	Sale Date	Sale Price In:	istr.	Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft	ECF Area	Dev. by Mean (%)	BuildingStyle	Land Value	Land Table	Class	Depr.
1-10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130 W	וס	03-ARM'S LENGTH	\$9 10,1 30	\$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 F	LEMING MEADOWS	401	75
	5537 OVERBROOK DR	11/09/22	\$570,000 W		03-ARM'S LENGTH	\$570,000	\$293,600	51.51			\$445,692	\$590,051	0.755		\$177.57	TAN		TWO STORY		ANGLEW OOD SUB	401	72
J-10-07-100-012	5514 WARREN RD	09/21/21	\$755,000 W	D	03-ARM'S LENGTH	\$755,000	\$384,400	50.91	+		\$638,015	\$802,939	0.795	2,397	\$266.17	FOXHO	79.4599	TWO STORY	\$115,000 F	OXHOLLOW	401	66
	3668 CREEKSIDE CT	07/15/22	\$979,000 W		03-ARM'S LENGTH	\$979,000	\$462,400	47.23			\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	26.3055	RANCH/ONE STORY	\$115,000 T	ANGLEW OOD SUB	401	71
	3520 BLUE HERON CT	02/04/22	\$646,000 W		03-ARM'S LENGTH	\$646,000	\$260,600	40.34		\$115,000	\$531,000	\$620,382	0.856		\$236.74	BLUEH		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 W	D	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 F	LEMING MEADOWS	401	78
J-10-07-461-006	5537 TANGLE WOOD D R	05/19/21	\$669,900 W	D	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 T	ANGLEW OOD SUB	401	65
1 10 18 262 005	3275 CHERRY HILL RD	06/15/21	\$370,000 Wi	D	03-ARM'S LENGTH	\$370,000	\$184,000	49.73	\$404,707	\$92,450	\$277,550	\$260,214	1.067	2,197	\$126.33	DIXEO	29.8288	RANCH/ONE STORY	\$85,000 0	DIXBORO AREA	401	65
J-10-18/231-015	3380 DIXBORO RD	03/31/22	\$200,000 W	D I	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 0	DIXBORO HEIGHTS SUB	401	50
	3436 CUMMINGS DR	09/22/22	\$451,000 W	D	03-ARM'S LENGTH	\$451,000	\$209,100	46.36	\$458,018		\$408,500	\$346,265	1.180		\$173.68	DIXEO	6.3689	MODULAR/MANUFAC	\$42,500 D	DIXBORO AREA	401	88
J-10-18-260-006	5124 CHURCH ST	06/11/21	\$2.65,000 W	D	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	17.4552	RANCH/ONE STORY	\$67,500 0	DIXBORO AREA	401	45
J-10-18/200-011	3342 BEAUMONT AVE	09/03/21	\$322,500 W	וס	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 0	DIXBORD HEIGHTS SUB	401	61
1.10.18.261.002	5164 PLYMOUTH ANN ARBOR RD	07/15/21	\$355,000 W	וס	03-ARM'S LENGTH	\$355,000	\$135,800	38.25	\$318,962	\$78,083	\$276,917	\$200,733	1.380	1,274	\$217.36	DIXEO	40.5512	FARM HOUSE	\$76,500 0	DIXBORD AREA	401	69
1-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000 W	D	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 A	AUTUM N HILLS SUB	401	71
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000 Wi	D	03-ARM'S LENGTH	\$5.05,000	\$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 D	DIXBORO AREA	401	65
J 10 18 155 013	5347 PLYMOUTH ANN ARBOR RD	11/02/21	\$625,000 W	D I	03-ARM'S LENGTH	\$625,000	\$220,000	35.20	\$475,196	\$85,000	\$540,000	\$325,163	1.661	4,081	\$132.32	DIXEO	94.6682	TWO STORY	\$85,000 0	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	S	Std. Deviation=>	0.30376601						
							Std. Dev. =>	7.62				Ave.E.C.F.=>	1.116	A	Ave. Variance=>	65.9769 C	oefficient of Var=>	59.1168319	5			
																			_			
>The adjuste	ed sale minus the land and ya	ard equals t	the building r	esid	ual.						A	verage/Mear:	1.116									
>Dividing th	etotal of the building residu	als by the t	total of the co	ost n	nanuals will equ	ual the						Median:	1.102		DUE TO THE LACK OF	SALES IN THIS	ECF NEIGHBORHOOD.	SALES FROM				
	dition Factor, known as the										Ra	nge Minimum:	0.714		OTHERS WERE USED							
1	e ECF's and divide by the nur		-			od for						·		-								
			es in this thos	sen	cor neighborho	ou loi					Kar	ige Maximum:	1.661									
	which is a lso called the mean											2023 ECF:	0.890									
-	orhood ECF was determined				-			Sal	es Compari	ison ECF D)etermina ti	on for 2024:	0.974									
dated 4-1-202	1 through 3-31-2023, and is (only applie	d to the impro	over	ments.							% Change:	9.44%									
-																			-			

								2024 BLU	E HURO	N POND E	CF ADJUST	MENT									
						Asd. when	Asd/Adj.	Cur.	Land +	Bidg.			Floor							Property	/ Building
Parcel Number	Street Address	Sale Date	Sale Price Ins	tr. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/\$q.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	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	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	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 0	oefficient 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	Median:	0.795
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.714
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	0.888
the average, which is also called the mean.	2023 ECF:	0.760
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.804
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	5.79%

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

			Т																		
						Asd, when	Asd/Adj.	Cur.	Land +	Bldg.			Floor						Land	Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Ins	tr. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal		Residual	Cost Man. S	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
	8855 SOMERSET LN	02/25/22	\$324,744 WD	03-ARM'S LENGTH	\$324,744	\$12,500	3.85		\$33,000	\$291,744	\$333,296		1,391	\$209.74	BRK3	17.7131	RANCH/ONE STORY	\$33,000	BROOKSID	401	98
	1867 TELFORD CT	08/29/22			\$340,000	\$133,900	39.38		\$37,133	\$302,867	\$341,670		2,205	\$137.35	BRK3		TWO-STORY		BROOKSID		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		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		\$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		03-ARM'S LENGTH	\$327,650	\$111,000	33.88	\$260,423		\$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						
						Sale. Ratio ⇒ Std. Dev. ⇒	30.97 16.06				E.C.F. ⇒ Ave. E.C.F. ⇒	0.873 0.876		Std. Deviation=> Ave. Variance=>		o efficient of Var=>	41.76941461				
											Ave. E.C.F. =>	0.876				o efficient of Var=>	41.76941461				
>The adjust	ed sale minus the lan	nd and yard	d equals the b	uilding residual.												coefficient of Var=>	41.76941461				
	ed sale minus the lan ne total of the buildin	-	-	-		Std. Dev. ⇒					Ave. E.C.F. =>	0.876				coefficient of Var=>	41.76941461				
>Dividing th	e total of the buildin	g residuals	s by the total	of the cost manua		Std. Dev. ⇒				A	Ave. E.C.F. => verage/Mean: Median:	0.876 0.876 0.865				o efficient of Var=>	41.76941461				
>Dividing th Economic Con	ne total of the buildin Indition Factor, known	g residuals n as the EC	s by the total F, for this ECF	of the cost manua neighborhood.	ls will equal	std. Dev. ⇒				A	Ave. E.C.F. => verage/Mean: Me dian: nge Minimum:	0.876 0.876 0.865 0.813				coefficient of Var=>	41.76941461				
>Dividing th Economic Con >Total all th	ne total of the buildin Indition Factor, known In ECF's and divide by	g residuals n as the EC / the numb	s by the total F, for this ECF	of the cost manua neighborhood.	ls will equal	std. Dev. ⇒				A	Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum:	0.876 0.876 0.865 0.813 1.052				coefficient of Var=>	41.76941461				
>Dividing th Economic Con >Total all th the average, v	ne total of the buildin Indition Factor, known Ne ECF's and divide by Which is also called th	g residuals n as the EC / the numb he mean.	s by the total F, for this ECF per of sales in	of the cost manua neighborhood. this chosen ECF ne	ls will equal	std. Dev. ⇒	16.06			A Rar Rar	Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum: 2023 ECF:	0.876 0.876 0.865 0.813 1.052 0.810				coefficient of Var=>	41.76941461				
>Dividing th Economic Con >Total all th the average, v	ne total of the buildin Indition Factor, known In ECF's and divide by	g residuals n as the EC / the numb he mean.	s by the total F, for this ECF per of sales in	of the cost manua neighborhood. this chosen ECF ne	ls will equal	std. Dev. ⇒	16.06	Compariso	on ECF D	A Rar Rar	Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum:	0.876 0.876 0.865 0.813 1.052 0.810				oefficient of Var=>	41.76941461				
>Dividing th Economic Con >Total all th the average, w >This Neigh	ne total of the buildin Indition Factor, known Ne ECF's and divide by Which is also called th	g residuals n as the EC y the numb he mean. termined b	s by the total F, for this ECF per of sales in by using the 2	of the cost manua neighborhood. this chosen ECF ne year sales study	ls will equal eighborhood	std. Dev. ⇒	16.06	Compariso	on ECF D	A Rar Rar	Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum: 2023 ECF:	0.876 0.865 0.813 1.052 0.810 0.873				oefficient of Var=>	41.76941461				
>Dividing th Economic Con >Total all th the average, w >This Neigh	ne total of the buildin Indition Factor, known Ne ECF's and divide by Which is also called th borhood ECF was det	g residuals n as the EC y the numb he mean. termined b	s by the total F, for this ECF per of sales in by using the 2	of the cost manua neighborhood. this chosen ECF ne year sales study	ls will equal eighborhood	std. Dev. ⇒	16.06	Compariso	on ECF D	A Rar Rar	Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum: 2023 ECF: on for 2024:	0.876 0.865 0.813 1.052 0.810 0.873				oefficient of Var=>	41.76941461				
>Dividing th Economic Con >Total all th the average, w >This Neigh	ne total of the buildin Indition Factor, known Ne ECF's and divide by Which is also called th borhood ECF was det	g residuals n as the EC y the numb he mean. termined b	s by the total F, for this ECF per of sales in by using the 2	of the cost manua neighborhood. this chosen ECF ne year sales study	ls will equal eighborhood	std. Dev. ⇒	16.06 Sales			A Rar Rar	Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum: 2023 ECF: on for 2024:	0.876 0.865 0.813 1.052 0.810 0.873				oefficient of Var=>	41.76941461				
>Dividing th Economic Con >Total all th the average, >This Neigh dated 4-1-202	ne total of the buildin Indition Factor, known Ne ECF's and divide by Which is also called th borhood ECF was det	g residuals n as the EC y the numb he mean. termined b	s by the total F, for this ECF per of sales in by using the 2	of the cost manua neighborhood. this chosen ECF ne year sales study the improvements	ls will equal eighborhood	std. Dev. ⇒	16.06 Sales		REPRESEN	A Rar Rar	Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum: 2023 ECF: on for 2024:	0.876 0.865 0.813 1.052 0.810 0.873					41.76941461		BROO KSID	401	
>Dividing th Economic Con >Total all th the average, v >This Neigh dated 4-1-202	ne total of the buildin, indition Factor, known ne ECF's and divide by which is also called th borhood ECF was det 21 through 3-31-2023	g residuals n as the EC y the numb he mean. termined b 3, and is on	s by the total F, for this ECF per of sales in by using the 2 ly applied to \$30,000 WD	of the cost manua in eighborhood. this chosen ECF ne year sales study the improvements	ls will equal eighborhood 5.	Std. Dev. ⇒	Sales (00 LOW TO \$302,970	REPRESEN	A Rar R ar Eter min ati	Ave. E.C.F. => verage/Mean: Median: nge Minimum: 102 Maximum: 2023 ECF: on for 2024: % Change:	0.876 0.876 0.865 0.813 1.052 0.810 0.873 7.78% (0.009)		Ave. Variance=>	36.5926 0	85.6466		\$33,000	BROO KSID BROO KSID		97
>Dividing th Economic Con >Total all th the average, v >This Neigh dated 4-1-202 J-10-34-180-332 J-10-34-180-339	e total of the buildin, ndition Factor, known e ECF's and divide by which is also called th borhood ECF was det 21 through 3-31-2023	g residuals n as the EC y the numb he mean. termined b 3, and is on 06/01/21	s by the total F, for this ECF per of sales in by using the 2 ly applied to \$30,000 WD \$344,835 WD	of the cost manua in eighborhood. this chosen ECF ne year sales study the improvements 03-ARM'S LENGTH 03-ARM'S LENGTH	ls will equal eighborh ood 5. \$30,000	I the I for ECF OUTLIERS \$12,500	Sales REMOVED-T 41.67	100 LOW TO \$302,970 \$386,554	REPRESEN \$33,000	A Rar Rar etermination TTHE VALUE (\$3,000)	Ave. E.C.F. => verage/Mean: Median: nge Minimum: 2023 ECF: on for 2024: % Change: \$333,296	0.876 0.876 0.865 0.813 1.052 0.810 0.873 7.78% (0.009) 0.714	1,391	Ave. Variance=>	36.5926 C	85.6466 11.3405	RANCH/ONE STORY	\$33,000 \$33,000		401	97
>Dividing th Economic Con >Total all th the average, v >This Neigh dated 4-1-202 J-10-34-180-332 J-10-34-180-339 J-10-34-180-287	e total of the buildin ndition Factor, known e ECF's and divide by which is also called th borhood ECF was det 21 through 3-31-2023 8855 SOMERSET LN 8866 SOMERSET LN	g residuals n as the EC y the numb he mean. termined b 3, and is on 06/01/21 08/18/21	s by the total F, for this ECF per of sales in by using the 2 ly applied to \$30,000 WD \$344,835 WD \$330,000 WD	of the cost manua in eighborhood. this chosen ECF ne year sales study the improvements 03-ARM'S LENGTH 03-ARM'S LENGTH	ls will equal eighborh ood 5. \$30,000 \$344,835	Std. Dev. ⇒ I the I for ECF OUTLIERS \$12,500	16.06 Sales (REMOVED-T 41.67 3.62	TOO LOW TO \$302,970 \$386,554 \$361,580	REPRESEN \$33,000 \$33,000	A Rar Rar eter min atio TTHE VALUE (\$3,000) \$311,835	Ave. E.C.F. => verage/Mean: Median: nge Minimum: 2023 ECF: on for 2024: % Change: \$333,296 \$436,486	0.876 0.876 0.865 0.813 1.052 0.810 0.873 7.78% (0.009) 0.714 0.732	1,391 2,257	Ave. Variance=> (\$2.16) \$138.16	36.5926 C BRK3 BRK3	85.6466 11.3405 73.2150	RANCH/ONE STORY TWO-STORY	\$33,000 \$33,000 \$33,000	BROOKSID	401 401	
>Dividing th Economic Cor >Total all th the average, v >This Neigh dated 4-1-202 J-10-34-180-332 J-10-34-180-339 J-10-34-180-287 J-10-34-180-281	e total of the buildin ndition Factor, known e ECF's and divide by which is also called th borhood ECF was det 21 through 3-31-2023 8855 SOMERSET LN 8866 SOMERSET LN 1665 SAVANNAH CT	g residuals n as the EC y the numb he mean. termined b 3, and is on 06/01/21 08/18/21 09/10/21	s by the total F, for this ECF per of sales in by using the 2 aly applied to \$30,000 WD \$344,835 WD \$330,000 WD \$350,000 CD	of the cost manua in eighborhood. this chosen ECF ne year sales study the improvements 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	ls will equal eighborh ood 5. \$30,000 \$344,835 \$330,000	Std. Dev. ⇒ I the I for ECF OUTLIERS \$12,500	16.06 Sales (REMOVED-T 41.67 3.62 45.55	TOO LOW TO \$302,970 \$386,554 \$361,580 \$380,907	REPRESEN \$33,000 \$33,000 \$33,000	A Rar eterminatio TTHE VALUE (\$3,000) \$311,835 \$297,000	Ave. E.C.F. => verage/Mean: Median: nge Minimum: 2023 ECF: on for 2024: % Change: \$333,296 \$436,486 \$405,654	0.876 0.876 0.865 0.813 1.052 0.810 0.873 7.78% (0.009) 0.714 0.732 0.738	1,391 2,257 2,480	Ave. Variance=> (\$2.16) \$138.16 \$119.76	36.5926 C BRK3 BRK3 BRK3	85.6466 11.3405 73.2150 73.8042	RANCH/O NE STO RY TWO-STORY TWO-STORY	\$33,000 \$33,000 \$33,000 \$33,000	BROOKSID BROOKSID	401 401 401	84
>Dividing th Economic Con >Total all th the average, v >This Neigh dated 4-1-202 J-10-34-180-332 J-10-34-180-339 J-10-34-180-287 J-10-34-180-281 J-10-34-180-256	e total of the buildin ndition Factor, known e ECF's and divide by which is also called th borhood ECF was det 21 through 3-31-2023 8855 SOMERSET LN 8866 SOMERSET LN 1665 SAVANNAH CT 1651 SAVANNAH CT	g residuals n as the EC y the numb he me an. termined b 3, and is on 06/01/21 08/18/21 09/10/21 09/28/22	s by the total F, for this ECF per of sales in by using the 2 aly applied to \$30,000 WD \$344,835 WD \$330,000 WD \$350,000 CD \$352,000 WD	of the cost manua in eighborhood. this chosen ECF ne year sales study the improvements 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	Is will equal eighborh ood 5. \$30,000 \$344,835 \$330,000 \$350,000	Std. Dev. ⇒ I the I for ECF OUTLIERS \$12,500	16.06 Sales (REMOVED-1 41.67 3.62 45.55 46.43	TOO LOW TO \$302,970 \$386,554 \$361,580 \$380,907 \$377,382	REPRESEN \$33,000 \$33,000 \$33,000 \$33,000	A Rar Rar eterminatio TTHE VALUE (\$3,000) \$311,835 \$297,000 \$317,000	Ave. E.C.F. => verage/Mean: Median: nge Minimum: 2023 ECF: on for 2024: % Change: \$333,296 \$436,486 \$405,654 \$429,515	0.876 0.876 0.865 0.813 1.052 0.810 0.873 7.78% (0.009) 0.714 0.732 0.738	1,391 2,257 2,480 2,480 2,488	Ave. Variance=> (\$2.16) \$138.16 \$119.76 \$127.82	BRK3 BRK3 BRK3 BRK3	85.6466 11.3405 73.2150 73.8042 75.0301	RANCH/ONE STORY TWO-STORY TWO-STORY TWO-STORY	\$33,000 \$33,000 \$33,000 \$33,000 \$33,000	BROOKSID BROOKSID BROOKSID	401 401 401 401	84 84

\$434,619 0.775 2,275

\$148.09

BRK3

77.5163 TWO-STORY

\$33,000 BROOKSID 401

97

3.38 \$385,041 \$33,000 \$336,900

J-10-34-180-330 8851 SOMERSET LN

07/30/21 \$369,900 WD 03-ARM'S LENGTH \$369,900

\$12,500

								2024 BRO	MLEY P	ARK SUBD	DIVISION EC	F ADJU	STMEN	ПS							
						Asd, when	Asd/Adj.	Cur.	Land +	Bidg.			Floor							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	Land Table	Class	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	BROMLEYPARK	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	BROMLEYPARK	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 (BROMLEYPARK	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 (BROMLEYPARK	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	BROMLEYPARK	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					
					1	Sale. Ratio =>	40.49				E.C.F. ⇒	0.869		Std. Deviation=>	0.04807275						
					1	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	Range Maximum:	0.970
the average, which is also called the mean.	2023 ECF:	0.820
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.869
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	5.98%

					E	OF OUTLIERS RE	MOVED-TO	DO LOW TO R	EPRESENTTI	IE 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 BRC	OOKSID	E ECF ADJ	USTMENT										
						Asd, when	Asd/Adj.	Cur.	Land +	Bldg.			Floor						Land	Property	Buildi
arcel 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	Dep
10-34-180-050	8601 SOMERSET LN	12/28/21	\$312,000 WD	03-AR M'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
10-34-180-150	1785 SAVANNAH LN	05/14/21	\$275,000 WD	03-AR M'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
10-34-180-006	8591 BARRINGTON DR	12/06/21	\$270,000 WD	03-AR M'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
10-34-180-133	8269 S WARWICK CT	09/01/22	\$350,000 WD	03-AR M'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
10-34-180-171	1698 SAVANNAH LN	03/22/22	\$350,000 WD	03-AR M'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
10-34-180-034	8544 BARRINGTON DR	07/29/22	\$390,000 WD	03-AR M'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
10-34-180-063	8582 SOMERSET LN	05/26/21	\$300,000 WD	03-AR M'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
10-34-180-240	1882 SAVANNAH LN	06/01/22	\$390,000 WD	03-AR M'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
10-34-180-111	8585 ERAL CT	09/16/22	\$320,000 WD	03-AR M'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
10-34-180-038	8582 BARRINGTON DR	07/22/22	\$318,500 WD	03-AR M'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
10-34-180-224	8472 PRESTON CT	07/15/22	\$301,000 WD	03-AR M'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
10-34-180-116	1857 SAVANNAH LN	11/16/22	\$300,000 WD	03-AR M'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
10-34-180-070	8513 BERKSHIRE DR	06/17/22	\$320,000 WD	03-AR M'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
10-34-180-018	8551 BARRINGTON DR	08/19/21	\$275,000 WD	03-AR M'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
10-34-180-158	1735 SAVANNAH LN	07/07/22	\$385,000 WD	03-AR M'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
10-34-180-093	1914 SAVANNAH LN	05/04/22	\$320,000 WD	03-AR M'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
10-34-180-007	8589 BARRINGTON DR	10/13/22	\$269,900 WD	03-AR M'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
10-34-180-065	1943 SAVANNAH LN	03/06/23	\$300,000 WD	03-AR M'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
10-34-180-085	1907 SAVANNAH LN	04/28/22	\$365,000 WD	03-AR M'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
10-34-180-013	8571 BARRINGTON DR	11/18/21	\$315,000 PTA	03-AR M'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
10-34-180-169	1674 SAVANNAH CT	03/03/23	\$325,000 PTA	03-AR M'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
10-34-180-097	1922 SAVANNAH LN	05/24/22	\$320,000 WD	03-AR M'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
10-34-180-121	1833 SAVANNAH LN	12/13/22	\$332,000 CD	03-AR M'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					
					1	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=>	36.30845655				
>The adjuste	ed sale minus the lar	nd and yard	equals the bui	ding residual.						A	verage/Mean:	0.990									
-	e total of the buildin	-	-	-	will equal th	e					Median:	0.980									

>Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	0.980
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.887
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	1.159
the average, which is also called the mean.	202 3 ECF:	0.920
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.986
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	7.17%

					E	CF OUTLIERS RE	MOVED-TO	DO LOW TO REPRESENT T	HE VALUE									
J-10-34-180-137	82625 WARWICK CT	04/30/21	\$270,000 WD	03-AR M'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-AR M'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-AR M'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-AR M'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-AR M'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-AR M'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-AR M'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-AR M'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-AR M'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-AR M'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-AR M'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 BU	RR OAKS	#6 ECF AD	JUSTMEN	Г									
						Asd. when	Asd/Adj.	Cur.	Land+	Bldg.			Floor							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	Land Table	Class	Depr.
J -10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130	WD 03-ARM'S LENGT	H \$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 F	FLEMING MEADOWS	401	75
J -10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	WD 03-ARM'S LENGT	H \$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 LENGT	H \$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 LENGT	н \$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	0.2034	RAINCH/ONE STORY	\$115,000 1	TANGLEWOOD SUB	401	71
J -10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	WD 03-ARM'S LENGT	H \$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 1	TANGLEWOOD SUB	401	72
J-10-07-461-006	5537 TANGLE WOOD DR	05/19/21	\$669,900	WD 03-ARM'S LENGT	H \$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 1	TANGLEWOOD SUB	401	65
J -10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD 03-ARM'S LENGT	H \$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$620,382	0.856	2,243	\$236.74	BLUEH	0.0902	RAINCH/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 LENGT	H \$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 LENGT	н \$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 EQUESTR	401	79
J -10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	WD 03-ARM'S LENGT	H \$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 EQUEST R	401	78
J -10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	WD 03-ARM'S LENGT	H \$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 8	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 0	oefficient of Var=>	14.84005287	,			
																				-	

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.855
>Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	0.795
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.714
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	1.447
the average, which is also called the mean.	2023 ECF:	0.800
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.824
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	3.00%

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

								2024 CRE	EKSIDE	SUB ECF A	DJUSTMEN	п									
						Asd. when	Asd/Adj.	Cur.	Land+	Bldg.			Floor							Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/\$q.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	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 TANGLE WOOD 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	1			
71 12 1	ad a she with the data of		1								1		1								

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.817
>Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	0.795
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.714
>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:	0.800
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.812
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	1.50%

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

OTHERS WERE USED TO DETERMINE THIS ECF.

							2024 D	IXBORO /	AREA EC	FADJUS	MENT										
						Asd. when	Asd/Adj.	Cur.	Land +	Bidg.			Floor					Land		Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. 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	Value	Land Table	Class	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	9 401	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 DIXBORD 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						I
						Std. Dev. =>	8.79				Ave. E.C.F. =>	1.266		Ave. Variance⇒	71.1611	Coefficient of Var=>	56.20825	1			I
>Dividing th Economic Con >Total all the the average, v >This Neight	ed sale minus the land and y e total of the building residu dition Factor, known as the e ECF's and divide by the nur which is also called the mean porhood ECF was determined 1 through 3-31-2023, and is d	als by the t ECF, for thi nber of sal d by using t	total of the cos is ECF neighbor les in this chos the 2 year sale	st manuals will eo rhood. en ECF neigh borh s study			Sales	Compariso	on ECF D	Rai Rar	verage/Mean: Median: Median: Mge Minimum: 2023 ECF: 2023 ECF: 2023 FCF: 2024 Change:	1.556 1.176 1.270	THE NE Custorr	EIGHBORING ECF WE	REUSEDTODE	IGHBORHOOD, SALES TERMINE THIS ECF. at 1.01, received the si					
						ECF OUTLIERS R	EMOVED-D	D NOT REPR	ESENT 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		\$340,460	\$133,915		1,208		DIXBO	254.2359	RANCH/ONE STORY		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

\$306,477

\$325,163

1.840 2,489

1.661 4,081

\$226.55

\$132.32

DIXBO

DIXBO

183.9881 CUSTOM

166.0704 TWO-STORY

\$85,000 DIXBORO AREA

\$85,000 DIXBORO AREA

401

401

71

63

28.51 \$398,725 \$86,118 \$563,882

35.20 \$475,196 \$85,000 \$540,000

								IXBORO I	HEIGHTS	S ECF ADJU	JSTMENT										
						Asd. when	Asd/Adj.	Cur.	Land +	Bldg.			Floor			Dev. by		Land		Property	
Parcel Number	Street Address			str. Terms of Sale	Adj. Sale\$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.		Mean (%)	Building Style	Value	Land Table	Class	Depr.
	5164 PLYMOUTH-ANN ARBOR RD	07/15/21	\$355,000 \		\$355,000	\$135,800	38.25	\$318,962		\$276,917	\$200,733	1.380	1,274	\$217.36	DIXBO		FARMHOUSE		DIXBORO AREA	401	69
	3556 DIXBORO LN	07/25/22	\$505,000 \		\$505,000	\$190,400		\$409,661		\$416,601	\$267,718	1.556	1,558	\$267.39	DIXBO		TWO-STORY		DIXBORO AREA	401	65
	5347 PLYMOUTH-ANN ARBOR RD	11/02/21	\$625,000 \		\$625,000	\$220,000	35.20	\$475,196		\$540,000	\$325,163	1.661	4,081	\$132.32	DIXBO		TWO-STORY		DIXBORO AREA	401	63
	3335 ALAN MARK DR	09/23/22	\$325,000 \		\$325,000	\$141,600	43.57	\$299,948		\$255,000	\$149,317	1.708	1,170	\$217.95	DIXHG		RANCH/ONE STORY		DIXBORO HEIGHTS S		58
	5052 PLYMOUTH-ANN ARBOR RD		\$1,250,000 F			\$120,200		\$895,741		\$1,175,000	\$683,951		3,819	\$307.67	DIXBO		TWO-STORY		DIXBORO AREA	401	95
	3362 BEAUMONT AVE	05/12/21	\$452,000 \		\$452,000	\$200,800		\$438,656		\$382,000	\$222,082			\$185.80	DIXHG		TWO-STORY		DIXBORO HEIGHTS S		59
J-10-18-155-008		10/14/21	\$650,000 \		\$650,000	\$185,300	28.51	\$398,725		\$563,882	\$306,477	1.840	2,489	\$226.55	DIXBO		CUSTOM		DIXBORO AREA	401	/1
J-10-18-231-017		10/05/21	\$299,000 \		\$299,000	\$118,000 \$119,200	39.46 29.80	\$249,982		\$229,000	\$108,423		1,090 1,754	\$210.09 \$185.29	DIXHG		TWO-STORY		DIXBORO HEIGHTS S		53
	5020 PLYMOUTH-ANN ARBOR RD 5045 PLYMOUTH-ANN ARBOR RD	02/15/22	\$400,000 \ \$395.000 \		\$400,000	\$119,200		\$254,209 \$248,533		\$325,000	\$149,341 \$142,777	2.2.26	1,754	\$185.29 \$192.37	DIXBO	217.6230	TWO-STORY		DIXBORO AREA	401 401	51 47
	3357 BEAUMONT AVE	05/20/22 08/08/22	\$303.000 \		\$395,000 \$303,000	\$107,100	35.35	\$225,990		\$317,799 \$233,000	\$142,777	2.480	1,652	\$192.37	DIXEG		TWO-STORY		DIXBORO AREA DIXBORO HEIGHTS S		47
J -10-18-231-028		05/25/21	\$386,500 \			\$69,700			\$46,040	\$233,000	\$133,915		1,270	\$183.46	DIXHG		RANCH/ONE STORY		DIXBORO AREA	401	54
1-10-18-130-014	5345 CHORCH SI		\$5,945,500	U US-AKIM S LENGTH	\$5,945,500	\$1,725,500	18.05	\$4,422,341	240,040	\$5,054,659	\$2,783,867	2.392	1,208	\$217.34	DIABO	11.0812	RANCH/ONE STORT	\$42,300	DIABORD AREA	401	34
		rocas.	\$3,543,500		33,543,300	Sale. Ratio =>	29.02	34,422,341			E.C.F. =>	1.816		Std. Deviation=>	0.3717251	11.0612					
						Std. Dev. =>	10.24				Ave. E.C.F. =>	1.927	-	sta. Deviation-2	0.3/1/21						
						510.001.07	10.24				ALC: 1.217	1.727									
>The adjuste	ed sale minus the land and y	ard equals	the build in	residual							verage/Mean:	1.927	1								
-		-		-	and the					A	-										
_	e total of the building residu	-			equal the						Median:	1.780									
Econo mic Con	dition Factor, known as the	ECF, for th	is ECF neigh	borhood.						Rar	ge Minimum:	1.380	(DUE TO THE LACK OF	SALES IN THIS	ECF NEIGH	IBORHOOD, SALES FRO	M			
>Total all the	e ECF's and divide by the nu	mber of sa	les in this c	osen ECF neighbo	rhood for					Ran	ge Maximum:	2.542	1	THE NEIGHBORING E	CF WERE USED	TO DETER	MINE THIS ECF.				
the average, v	which is also called the mean										2023 ECF:	1.653		Ranch homes are at 1	1.696 and rece	ived the sa	me ratio increase of .1	56			
>This Neight	borhood ECF was determined	d by using t	the 2 years	ales study			Sales	Comparise	on ECF D	eterminatio	on for 2024:	1.816									
	1 through 3-31-2023, and is			•							% Change:										

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

\$185,300

\$220,000

J-10-18-155-008 5260 CHURCH ST

10/14/21 \$650,000 WD 03-ARMIS LENGTH \$650,000

1-10-18-155-013 5347 PLYMOUTH-ANN ARBOR RD 11/02/21 \$625,000 WD 03-ARM'S LENGTH \$625,000

J -10-18-231-015 3380 DIXBORO RD	03/31/22 \$200,000 WD 03-ARM'S LENGTH	\$200,000 \$122,600 61.30	0 \$259,710 \$70,000 \$130,000 \$1	114,283 1.138 1,330 \$97.74	DIXHG 97.4574 TWO-STORY	\$70,000 DIXBORO HEIGHTS \$ 401 50	0
J -10-18-200-011 3342 BEAUMONT AVE	09/03/21 \$322,500 WD 03-ARM'S LENGTH	\$322,500 \$173,500 53.80	0 \$376,314 \$73,589 \$248,911 \$1	182,364 1.365 1,215 \$204.87	DIXHG 136.4910 TWO-STORY	\$70,000 DIXBORO HEIGHTS 5 401 61	1

								2024 FLE	MINGN	/IEADOWS	SECF ADJUS	TMEN	Г								
						Asd, when	Asd/Adj.	Cur.	Land+	Bldg.			Floor							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.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	Depr.
J 10 28 300 034 2	2015 PAD DOCK 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 HUN	TERS CREEK EQUESTRIAN #25	401	78
J-10-03-110-021 4	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 FLEM	IIN G MEAD OWS	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 TANK	SLEW OD D 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 HUN	TERS CREEK EQUESTRIAN #25	401	79
1-10-30-300-006	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	3,2.64	\$139.07	BUROA	79.1261	TWO STORY	\$160,000 BUR	R 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	1.0149	TWO-STORY	\$115,000 FOXH	OLLOW	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	6.8538	RANCH/ONE STORY	\$115,000 TANK	SLEW OD D SUB	401	71
J 10 03 110 023 4	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 FLEM	IING 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	St	td. Devia tion=>	0.08747126						
						Std. Dev. =>	4.67				Ave. E.C.F. =>	0.772	A	ve. Variance=>	34.3578	Coefficient of Var=>	44.5132038				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.772
> Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	0.784
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.601
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	0.888
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:	0.778
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	5.14%

DUE TO THE LACK OF SALES IN THIS ECFNEIGHBORHOOD, SALES FROM

OTHERS WERE USED TO DETERMINE THIS ECF.

							2024 FL	EMING RI	DGE CON	IDOS ECF	ADJUSTME	NT									
						Asd, when	Asd/Adj.	Cur.	Land +	Bidg.			Floor							Property	Build in
Parcel Number	Stre et Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECFArea	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	Depr.
10 03 110 02 1	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	FLE M	34.7680 T\	WO STORY	\$135,000	FLEMING MEADOWS	401	75
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 T	WO STORY	\$115,000	TANGLEW OOD SUB	401	72
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	BURDA	6.4663 TV	WO STORY	\$160,000	BURR OAKS #6	401	60
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 TV	WO STORY	\$115,000	FOXHOLLOW	401	66
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	20.8714 R/	ANCH/ONE STORY	\$115,000	TANGLEW OOD SUB	401	71
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 R/	ANCH/ONE STORY	\$115,000	#5 BLUE HURON POND	401	91
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	FLE M	66.8560 TV	WO STORY	\$135,000	FLEMING MEADOW'S	401	78
10 07 461 006	5537 TANGLE WOOD D.R	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 54	ALTBOX	\$115,000	TANGLEW OOD SUB	401	65
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 R/	ANCH/ONE STORY	\$85,000	DIXBORO AREA	401	65
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 TV	WO STORY	\$70,000	DIXBORO HEIGHTS SUB	401	50
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	11.8030 M	IOD ULAR/M ANUFAC	\$42,500	DIXBORO AREA	401	88
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	27.9803 R/	ANCH/ONE STORY	\$67,500	DIXBORO AREA	401	45
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 TV	WO STORY	\$70,000	DIXBORO HEIGHTS SUB	401	61
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	44.7415 F/	ARM HOUSE	\$76,500	DIXBORO AREA	401	69
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 TV	WO STORY	\$115,000	AUTUMN HILLS SUB	401	71
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 TV	WO 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				E.C.F. =>	0.932		Std. Deviation=>	0.27636793						
						Std. Dev. =>	7.18				Ave. E.C.F. =>	1.062		Ave. Variance=>	60.3907 C	oefficient of Var+>	56.88100603				
>The adjuste	d sale minus the land and y	ard equals	the building r	esidual.						۵	verage/Mean:	1.052									
-	etotal of the building residu		-		upl the						Madan										

· · · · · · · · · · · · · · · · · · ·	creating of the second s	-	
> Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	0.997	DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.714	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	Range Maximum:	1.556	
the average, which is a lso called the mean.	2023 ECF:	0.890	
> This Neighborhood ECF was determined by using the 2 year sales study	ales Comparison ECF Determination for 2024:	0.932	
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	4.72%	

							2024 FC	ORD ROA	D ESTAT	ES ECF AD	USTMENT										
						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	Value	Land Table	Class	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
	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	I-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 Totals: \$1,696,850 \$1,696,850 \$1,696,850 \$187,614 \$1,349,321 \$1,159,259														DIXBO	10.5550	RANCH/ONE STORY	\$67,500	DIXBORO AREA	401	71
	Totals: \$1,696,850 \$788,500 \$1,703,741 \$1,349,321 \$1,159,259 \$150,43 0.7125 Sale. Batio => 46.47 E.C.F. => 1.164 Std. Deviation=> 0.07197214																				
	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 0	Coefficient of Var=>	43.10667542				
>The adjust	ed sale minus the	land and y	ard equals the	e building residua	d.					A	verage/Mean:	1.171									
>Dividing th	e total of the build	ling residu	als by the tota	al of the cost mai	nuals will eq	qual the					Median:	1.180									
Economic Con	dition Factor, kno	wn as the	FCF, for this F	CF neighborhood	l.	-				Bar	ige Minimum:	1.080		DUE TO THE LACK O		LES IN THIS FOR NEIG	HBORHOOD, SALES FROM	1			
	e ECF's and divide					hand for					-										
		-		in uns chosen ec	Fileighbori					Ran	ge Maximum:	1.277		OTHERS WERE USED	D TO DETERMI	NE THIS ECF.					
	which is also called										2023 ECF:										
>This Neight	borhood ECF was o	letermine	d by using the	2 year sales stud	ly		Sale	s Comparis	son ECF D	eterminatio	on for 2024:	1.164									
dated 4-1-202	1 through 3-31-20	23, and is	only applied t	o the improveme	ents.						% Change:	5.82%									

							2024 FC	XHOLLO	W ECF AD	DJUSTMEN	IT										
						Asd, when	Asd/Adj.	Cur.	Land +	Bldg.			Floor							Property	Buildin
Parcel Number	Stre et Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft	ECF Area	Dev. by Mean (%) B	ulidingStyle	Land Value	Land Table	Class	Depr.
10 03 110 021	4380 OLD OAK CT	10/06/21	\$910,130 WD	03-ARM'S LENGTH	\$9 10,1 30	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	38.2916 TWO S	TORY	\$135,000	FLEMING MEADOWS	401	75
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 5	TORY	\$115,000	TANGLEW OOD SUB	401	72
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	3,2.64	\$139.07	BUROA	6.4663 TWO S	TORY	\$160,000	BURR OAKS #6	401	60
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 5	TORY	\$115,000	FOXHOLLOW	401	66
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 1	TANGLEW OOD SUB	401	71
10 09 400 05 3	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
10 03 1 10 02 3	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 5	TORY	\$135,000	FLEMING MEADOWS	401	78
10 07 461 006	553 7 TANGLE WOOD D R	05/19/21	\$6.69,900 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 SALTBO	x	\$115,000	TANGLEW OOD SUB	401	65
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
10 18 231 015	3380 DIXBORO RD	03/31/22	\$2.00,000 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 5	TORY	\$70,000	DIXBORO HEIGHTS SUB	401	50
10 18 130 005	343.6 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 MODU	LAR/MANUFAC	\$42,500	DIXBORO AREA	401	88
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
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 5	TORY	\$70,000	DIXBORO HEIGHTS SUB	401	61
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
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 5	TORY	\$115,000	AUTUM N HILLS SUB	401	71
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 5	TORY	\$85,000	DIXBORO AREA	401	65
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 5	TORY	\$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 C	oefficient of Var=>	57.11176887				
>The adjuste	d sale minus the land and ya	ard equals t	the building res	sidual.							verage/Mean:	1.097									
-	etotal of the building residu		-							-	Median:	1.057				ECE NEIGHBORHOOD, SALES					

	contraction of the second s	and the set of the	
>Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	1.067	DUE TO THE LACK OF SALES IN THIS ECF NEIGHBORHOOD, SALES FROM
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.714	OTH ERS WERE USED TO DETERMINE THIS ECF.
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	1.661	
the average, which is also called the mean.	2023 ECF:	0.890	
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.961	
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	7.98%	

							2024 G	ALE ECF AD	JUSTM	ENT									
						Asd. when	Asd/Adj.		Land +	Bldg.			Floor					Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale\$	Sold	Sale	Cur. Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/\$q.Ft.	ECF Area	Dev. by Mean (%) Building Style	Land Value Land Table	Class	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	GED G1	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	\$9.90,000	\$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	\$9.05,950	\$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	RLEM	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	GED G1	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	GED G1	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 STOR	\$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	RLEM	88.7557 TWO-STORY	\$135,000 FLEMING MEADOWS	401	78
J-10-31-226-011	1111 TOWSLEY IN	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		\$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 0	pefficient of Var⇒ 35.6774	08		
													1						
>I he adjuste	ed sale minus the land	d and yard	equals the buil	iding residual.						4	werage/Mean:	0.744							
>Dividing the	e total of the building	; residuals l	by the total of t	the cost manuals	will equal th	1e					Median:	0.782		DUE TO THE LACK OF	ENOUGH SALE	S IN THIS ECF NEIGHBORHOOD, SALES FR	M		
Economic Con	dition Factor, known	as the ECF	, for this ECF ne	eighborhood.						Ra	nge Minimum:	0.491		OTHERS WERE USED	TODETERMIN	THIS ECF.			
>Total all the	e ECF's and divide by	the numbe	er of sales in thi	is chosen ECF neig	ghborhood fe	or				Rar	nge Maximum:	0.949							
the average, v	which is also called th	e mean.									2023 ECF:	0.700							
>This Neight	borhood ECF was dete	ermined by	using the 2 ve	ar sales study			Sa	les Compari	son ECE I)eterminati	on for 2024:	0.735							
-	1 through 3-31-2023,						34	es compani	Join Cor D	/ coordination									
uateu 4-1-202	1 unougn 3-31-2023,	and is only	applied to the	improvements.							% Change:	5.00%							

2024 GEDDES GLENN ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Sale Price Inst	. Terms of Sale	Adj.Sale \$	Asd, when Sold	Ard /Adl Cala	Cur. Approla	I and a Vard	Bida Backhurd	CostMan 6	E.C.F.	Floor Area	\$/Sa.Ft.	ECF Area	Dev. by Mean (%) Building	Onde Land	Value Land Table	Property Class	Building Depr.
	2025 VALLEYVEW DR	05/09/22		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		80,000 GEDDES GLENN #1	401	
J 10 30 331 028	1895 VALLEYVIEW DR	07/14/21	\$670,000 WD	03 ARM'S LENG TH	\$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	\$18	80,000 GEDDES GLENN #1	401	75
J-10-19-310-013	5144 PHEASANT TRL	02/11/22	\$767,500 WD	03-ARM'S LENG TH	\$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 \$15	55,000 MATTHAI FARMS/MEADO WLAND	401	68
J 10 30 350 031	2240 HIGHLAND DR	02/28/23	\$1,950,000 PTA	03 ARM'S LENG TH	\$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	\$18	80,000 GEDDES GLENN #1	401	92
J - 10 03 - 110 - 023	4461 OLD OAKCT	06/03/22	\$800,000 WD	03-ARM'S LENG TH	\$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	\$13	85,000 FLEMING MEADOWS	401	78
J 10 31 226 011	1111 TOWSLEY LN	03/21/23	\$1,325,000 WD	03-ARM'S LENG TH	\$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	\$18	80,000 TOWSLEY FARMS SUB	401	78
J-10-19-310-015	5128 PHEASANT TRL	01/14/22	\$723,000 WD	03-ARM'S LENG TH	\$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 \$15	55,000 MATTHAI FARMS/MEADOWLAND	401	78
J 10 30 350 006	2153 PARK VIEW CT	02/25/22	\$1,475,000 WD	03 ARM'S LENG TH	\$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	\$18	80,000 GEDDES GLENN #1	401	93
J 10 19 310 047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000 WD	03-ARM'S LENG TH	\$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	\$17	75,000 MATTHAI FARMS/MEADOWLAND	401	79
J 10 19 310 010	5168 PHEASANT TRL	06/09/21	\$662,850 WD	03-ARM'S LENG TH	\$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 \$15	55,000 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	s	td. Deviation=>	0.107231573					
						Std.Dev.=>	6.69				Ave.E.C.F. =>	0.933	A	ve. Variance=>	40.5228 0	coefficient of Var=> 43.	42859805			

>The adjusted sale minus the land and yard equals the building residual.		٨	verage/Mean:	0.933							
>Dividing the total of the building residuals by the total of the cost manuals will equal the			Median:	0.773							
Economic Condition Factor, known as the ECF, for this ECF neighborhood.		Ra	nge Minimum:	1.119	UE TO THE LACK OF S	ALES IN THIS EC	F NEIGHBORHOO	D, SALES FROM			
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for		Rar	ige Maximum:	1.026	THERS WERE USED TO	DETERMINET	HIS ECF.				
the average, which is also called the mean.			2023 ECF:	0.880							
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comp	arison ECF Determinati	on for 2024:	0.919							
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.			% Change:	3.90%							
These two similar subdivisions were combined and are across Geddes Road											
from each other with similar home values.											
ECF 0	JTUER REMOVED TOO LOW TO REPRESENT TH	E 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 GLE	NNBORO	UGH SITE	CONDO EC	F ADJU	STMEN	NT							
						Asd, when	Asd/Adj.	Cur.	Land +	Bldg.			Floor				Building	Land		Property	/ Buildi
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 (%)	Style	Value	Land Table	Class	Depr
-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
-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
	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
-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
-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
-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
	5309 BETHENY CIR	04/22/22	\$844,000 WD	03-ARM'S LENGTH	\$844,000	\$336,600	39.88		\$235,000	\$609,000	\$691,986	0.880	3,150	\$193.33	GLEN	22.0508			GLENN BOROUGH S		72
-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 E	0.004		Std. Deviation=>	0.08152999						
						sale. Ratio =>	41.88				E.C.F. ⇒	0.804		Std. Deviation=>							
						Std. Dev. =>	41.88				E.C.F. => Ave. E.C.F. =>	0.804		Ave. Variance=>		Coefficient of Var=>	35.7170021				
											Ave. E.C.F. =>	0.808				Coefficient of Var=>	35.7170021	L			
	d sale minus the la			-		Std. Dev. =>										Coefficient of Var=>	35.7170021	L			
	d sale minus the la total of the buildi			-		Std. Dev. =>					Ave. E.C.F. =>	0.808				Coefficient of Var=>	35.7170021	L			
>Dividing the		ng residua	ils by the total o	of the cost manua		Std. Dev. =>				A	Ave. E.C.F. =>	0.808				Coefficient of Var=>	35.7170021	L			
>Dividing the	e total of the buildi dition Factor, know	ng residua vn as the E	als by the total of CF, for this ECF	of the cost manua neighborhood.	als will equal	std. Dev. =>				A	Ave. E.C.F. => verage/Mean: Median: nge Minimum:	0.808 0.808 0.805 0.660		Ave. Variance=>	28.8453 (L			
>Dividing the conomic Con >Total all the	e total of the buildi dition Factor, knov e ECF's and divide t	ng residua vn as the E by the num	lls by the total o CF, for this ECF ber of sales in t	of the cost manua neighborhood.	als will equal	std. Dev. =>				A	Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum:	0.808 0.808 0.805 0.660 0.914		Ave. Variance=>	28.8453 (Coefficient of Var=>					
>Dividing the conomic Con >Total all the he average, w	e total of the buildi dition Factor, know e ECF's and divide t rhich is also called	ng residua vn as the E by the num the mean.	Is by the total of CF, for this ECF of sales in t	of the cost manua neighborhood. this chosen ECF n	als will equal	std. Dev. =>	4.00			A Rar Rar	Ave. E.C.F. => verage/Mean: Median: nge Minimum: Ige Maximum: 2023 ECF:	0.808 0.805 0.660 0.914 0.756		Ave. Variance=>	28.8453 (
>Dividing the conomic Con- >Total all the he average, w >This Neighb	e total of the buildi dition Factor, knov e ECF's and divide t	ng residua vn as the E by the num the mean. etermined	IS by the total of CF, for this ECF ber of sales in the by using the 2	of the cost manua neighborhood. this chosen ECF no year sales study	als will equal eighborhood	std. Dev. =>	4.00	es Comparis	son ECF D	A Rar Rar	Ave. E.C.F. => verage/Mean: Median: nge Minimum: Ige Maximum: 2023 ECF:	0.808 0.808 0.805 0.660 0.914		Ave. Variance=>	28.8453 (L			

				E	CF OUTLIERS R	EMOVED-T	TOO LOW TO REPRESENT TH	IE 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 \$ 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 \$ 401 81

										GLENNBOR	ROUGH RANG	HOM	E ECF								
						Asd. when	Asd/Adj.		Land +	Bldg.			Floor				Building	Land		Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Sold	Sale	Cur. Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Value	Land Table	Class	Depr.
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	5.4753	TWO-STORY	\$215,000	GLENNBOROUGH S	401	75
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	\$983,045	0.702	3,839	\$179.73	GLEN	4.8601	TWO-STORY	\$190,000	GLENNBOROUGH S	401	74
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	16.3080	TWO-STORY	\$235,000	GLENNBOROUGH S	401	77
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	\$911,626	0.628	4,427	\$129.32	GLEN	12.2503	TWO-STORY	\$235,000	GLENNBOROUGH S	401	80
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	12.9575	TWO-STORY	\$235,000	GLENNBOROUGH S	401	72
J -10-18-401-042	3016 ANDOR A 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	9.0933	TWO-STORY	\$235,000	GLENNBOROUGH S	401	81
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	14.0613	TWO-STORY	\$235,000	GLENNBOROUGH S	401	81
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	5.5242	TWO-STORY	\$235,000	GLENNBOROUGH S	401	78
		Totals:	\$7,665,400		\$7,665,400	\$3,419,500		\$7,729,985		\$5,813,475	\$7,734,289			\$177.79		0.1148					
						Sale. Ratio =>	44.61				E.C.F. ⇒	0.752		Std. Deviation=>	0.116400896						
						Std. Dev. ⇒	5.28				Ave. E.C.F. ⇒	0.751		Ave. Variance=>	10.0662	Coefficient of Var=>	13.4126923				
											2023 ECF:	0.710									
							Sa	les Comparis	on ECF D	eterminati	on for 2024:	0.751	for Ra	nch homes-Ave	age Used						

There were no ranch sales so the above sales were used to determine this ECF

										GLENNBOR	ROUGH DESI	GNER HO	OME EC)F							
						Asd. when	Asd/Adj.		Land +	Bldg.			Floor				Building	Land		Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Sold	Sale	Cur. Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Style	Value	Land Table	Class	Depr.
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	3.7252	TWO-STORY	\$215,000	GLENNBOROUGH S	401	75
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	\$983,045	0.702	3,839	\$179.73	GLEN	6.6101	TWO-STORY	\$190,000	GLENNBOROUGH S	401	74
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	14.5580	TWO-STORY	\$235,000	GLENNBOROUGH S	401	77
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	11.2074	TWO-STORY	\$235,000	GLENNBOROUGH S	401	72
J-10-18-401-042	3016 ANDOR A 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	10.8433	TWO-STORY	\$235,000	GLENNBOROUGH S	401	81
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	15.8114	TWO-STORY	\$235,000	GLENNBOROUGH S	401	81
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	3.7742	TWO-STORY	\$235,000	GLENNBOROUGH S	401	78
		Totals:	\$6,857,900		\$6,857,900	\$3,006,600		\$6,802,149		\$5,240,975	\$6,822,663			\$184.71		0.0169					
						Sale. Ratio =>	43.84				E.C.F. ⇒	0.768		Std. Deviation=>	0.113793193						
						Std. Dev. =>	5.09				Ave. E.C.F. ⇒	0.768		Ave. Variance=>	9.5042	Coefficient of Var=>	12.3752713				
											2023 ECF:	0.730									
							Sa	les Comparis	on ECF D	eterminati	on for 2024:	0.768	for De	esigner homes							
											ere used to d			-							

								2024 GE	DDES R	IDGE 1,2	ECF ADJUST	MENT									
						Asd. when	Asd/Adj.	Cur.	Land +	Bldg.			Floor							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	Land Table	Class	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		\$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		1,364	\$158.36	GRD	123.9756	SALTBOX		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					
					5	iale.Ratio =>	40.85				E.C.F. ⇒	1.270		Std. Deviation=>	0.11429747						
					5	itd. Dev. =>	2.86				Ave. E.C.F. =>	1.284		Ave. Variance=>	41.2217	Coefficient of Var=>	32.10400024	1			
													-								
>The adjust	ed sale minus the	land and y	ard equals the	building residua	d.					A	verage/Mean:	1.284									
>Dividing th	e total of the build	ding residu	als by the tota	I of the cost mar	nuals will eq	ual the					Median:	1.285									
-	dition Factor, kno	-	-		-						nge Minimum:										
	-		-								•	0.837									
> lotal all th	e ECF's and divide	by the nu	mber of sales i	n this chosen EC	r neighborh	ood for				Rar	ige Maximum:	1.562									
the average, i	which is also called	the mean									2023 ECF:	1.150									
>This Neigh	borhood ECF was o	determine	d by using the	2 year sales stud	lv		Sales C	ompariso	n ECF De	etermin ati	on for 2024:	1.270									
-	1 through 3-31-20				-						% Change:	10.43%									
uullu + 1-202	2 anough 0-01-20	and to	our opplied to	and improvering							ve energe.	20.4070									

- 1					E	CF OUTLIERS RE	MOVED-1	OO LOW TO REPRESENT	TTHE 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 HICI	(ORY R	DGE ECF AI	DJUSTMEN	Г									
						Asd, when	Asd/Adj.	Cur.	Land +				Floor							Property	y Building
Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECFArea	Dev. by Mean (%)	Building Style	Land Value	E Land Table	Class	Depr.
J-10-18401-058 5	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 3	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-10-18401-073 5	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 3	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	TANGLEW OOD SUB	401	71
J-10-17-201-098 3	3348 STIRUNG 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-10-18401-033 5	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 3	3211 CRESTON CIR	11/04/22	\$1,383,900 WD	03-ARM'S LENGTH	\$1,383,900	\$531,200	38.38	\$1,196,699	\$2,70,333	\$1,113,567	\$1,218,903	0.914	5,468	\$203.65	GLEN	91.3582	TWO STORY	\$235,000	GLENN BOROUGH SITE CONDO	401	77
1-10-07-461-006 5	5537 TANGLE WOOD D R	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	TANGLEW OOD 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				A ve. E.C.F. =>	0.856		Ave. Variance=>	48.2905 0	oefficient 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%

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

								2024 HIC	KORY RU	JN SUB E	CF ADJUSTN	1ENT									I
						Asd, when	Asd/Adj.	Cur.	Land +	Bidg.			Floor							Property B	uilding
Parcel Number Str	Street Address	Sale Date	Sale Price Inst	. 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	Land Table		Depr.
J-10-21-300-004 2668 S	STOMMELRD	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 G	GEDDESRD	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 C	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 G	GEDDESRD	03/17/22	\$220,000 PTA	03-ARM'S LENGTH	\$2,20,000	\$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	WILOW RUN	1	45
J -10-20-400-005 6735 V	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 R		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		CUSTOM		YPSILANTI S.D RESIDENTIAL	401	73
J-10-33-200-005 7330 G		03/17/22		03-ARM'S LENGTH	\$2,20,000	\$0	0.00	\$204,338	\$92,105	\$127,895	\$113,367	1.128	1,994	\$64.14	YP-RE		TWO-STORY		WILOW RUN	401	45
J -10-16-400-023 3227 P	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 H		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		MULTI-UNIT		HICKORY RUN SUB	401	63
J-10-30-101-016 2324 H		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		TWO-STORY		YPSILANTI S.D RESIDENTIAL	401	68
J -10-32-300-009 6166 F		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		FARM HOUSE		YPSILANTI S.D RESIDENTIAL	401	80
J-10-33-300-006 1678L		07/12/21	\$150,000 PTA		\$150,000	\$54,800	36.53	\$121,964	\$26,400	\$123,600	\$87,673	1.410	880	\$140.45	YP-RE		RANCH/ONE STORY		YPSILANTI S.D RESIDENTIAL	401	49
J-10-16-400-009 7785 C		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		TWO-STORY		YPSILANTI S.D RESIDENTIAL	401	45
J -10-33-400-019 1597 P		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		TWO-STORY		YPSILANTI S.D RESIDENTIAL	401	50
J -10-32-300-046 6167 F		04/28/22	\$599,000 WD		\$599,000	\$181,700	30.33	\$396,691	\$107,952	\$491,048	\$264,898	1.854	2,636	\$186.29	YP-RE		RANCH/ONE STORY		YPSILANTI S.D RESIDENTIAL	401	59
J-10-33-400-014 1571 P		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		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						
					5	Std. Dev. =>	16.24				Ave. E.C.F. =>	1.231		Ave. Variance=>	96.7430 C	oefficient of Var=>	78.56457861				
The editor deals	la minus dha la																				
>The adjusted sale		-		-						А	verage/Mean:	1.231									
>Dividing the tota	al of the buildir	ng residua	is by the total	of the cost man	uals will equ	althe					Median:	1.161	(DUE TO THE LACK (OF ENOUGH SALE	ES IN THIS ECFNEIGHE	BORHOOD, SALES FROM	1			
Economic Condition	n Factor, know	n as the E	CF, for this EC	F neighborhood.						Ra	nge Minimum:	0.499	1	THE SAME SCHOOL	DISTRICT WERE	USED TO DETERMINE	THIS ECF.				
>Total all the ECF's	's and divide b	y the num	ber of sales in	this chosen ECF	neighborho	od for				Ran	nge Maximum:	2.658									
the average, which i	is also called t	the mean.									2023 ECF:	0.988									
>This Neighborhoo	ood ECF was de	termined	by using the 2	year sales study			Sale	s Compari	son ECF D	eterm ina ti	on for 2024:	1.112									
dated 4-1-2021 thro	ough 3-31-2023	3, and is o	nly applied to	the improvemen	ь.						% Change:	12.55%									

								2024 HU	NTERS C	REEKEQ	JESTRIAN E	CF ADJ	USTMI	ENT							
						Asd, when	Asd/Adj.	Cur.	Land +	Bldg.			Floor							Property	y 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	Land Table	Class	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	\$536,936	0.601	2,390	\$135.68	HUNCK	18.9831	TWO-STORY	\$120,000 H	IUNTERS 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	\$753,861	0.778	3,160	\$185.52	HUNCK	10.9917	TWO-STORY	\$110,000 H	IUNTERS 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	BURDA	6.4663	TWO-STORY	\$160,000 E	URR 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 F	OXHOLLOW	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	\$848,2.44	\$994,438	0.853	3,047	\$278.39	TAN	5.8389	RANCH/ONE STORY	\$115,000 T	ANGLEWOOD SUB	401	71
J-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000 WD	03-ARM'S LENGTH	\$646,000	\$2,60,600	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 F	LEMING 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	Median:	0.795
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.601
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	0.888
the average, which is also called the mean.	2023 ECF:	0.766
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.804
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	4.96%

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

1								2024 LAI	KEVIEW	ESTATES	CONDOS	CF ADJ	USTM	IENT							
						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-10-34-310-112	8347 LAKEVIEW CT	08/15/22	\$139,000 WD	03-ARM'S LENGTH	\$139,000	\$61,100	43.96	\$144,163		\$130,000	\$93,216	1.395	1,050	\$123.81	LVE	24.1559	MULTHUNIT		LVE LAKEV		59
J -10-34-310-120		11/19/21	\$132,000 WD	03-ARM'S LENGTH	\$132,000	\$54,200	41.05	\$136,597		\$123,000	\$87,998	1.398	1,050	\$117.14	LVE		MULTI-UNIT		LVE LAKEV		59
J -10-34-310-097		06/23/21	\$142,000 WD	03-ARM'S LENGTH	\$142,000	\$58,200	40.99	\$146,082		\$133,000	\$94,539	1.407	1,050	\$126.67	LVE		MULTHUNIT		LVE LAKEV		56
		03/31/22	\$139,800 WD		\$139,800	\$56,700	40.56	\$142,449		\$130,800	\$92,034	1.421	1,050	\$124.57	LVE		MULTHUNIT	1 A A	LVE LAKEV	401	56
J -10-34-310-057		04/01/22	\$130,100 WD	03-ARM'S LENGTH	\$130,100	\$55,400	42.58	\$130,187		\$121,100	\$83,577		1,050	\$115.33	LVE		MULTI-UNIT		LVE LAKEV		53
J-10-34-310-043		06/27/22 12/15/21	\$145,000 WD \$140,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$145,000 \$140,000	\$61,000 \$52,300	42.07 37.36	\$143,380 \$131,060		\$135,097 \$131,000	\$92,053 \$84,179	1.468 1.556	1,050 1,050	\$128.66 \$124.76	LVE		MULTFUNIT		LVE LAKEV LVE LAKEV		53 53
J -10-34-310-014 J -10-34-310-003		07/14/21	\$141,501 WD		\$140,000	\$52,500	36.25	\$131,080		\$132,501	\$84,179	1.607	1,050	\$124.76	LVE		MULTHUNIT		LVE LAKEV		53
J -10-34-310-069		04/01/22	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\$139,000	\$52,800	37.99	\$128,334	10 M 10	\$130,000	\$79,454	1.636	875	\$148.57	LVE		MULTHUNIT	1 A A A A A A A A A A A A A A A A A A A	LVE LAKEV		54
		11/03/21	\$142,000 WD		\$142,000	\$50,500	35.56	\$126,637		\$133,000	\$81,129		1,050	\$126.67	LVE		MULTHUNIT		LVE LAKEV		53
J-10-34-310-046		05/14/21	1 A A A A A A A A A A A A A A A A A A A		\$137,000	\$47,500	34.67	\$119,200		\$128,000	\$76,000	1.684	1,050	\$121.90	LVE		MULTHUNIT		LVE LAKEV		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	MULTHUNIT	\$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	MULTHUNIT	\$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					
					5	ale.Ratio ⇒	38.55				E.C.F. =>	1.536		Std. Deviation⇒	0.341385349						
					S	td. Dev. =>	3.92				Ave. E.C.F. =>	1,545									
<u> </u>																					
>The adjust	ed sale minus the	land and y	yard equals the	e building residua																	
>Dividing th	and the second sec									A	verage/Mean:	1.545									
>Dividing th	ie total of the bull	ding resid	uals by the tota	al of the cost mar		ual the				A	verage/Mean: Median:	1.545 0.825									
-																					
Economic Con	ndition Factor, kno	own as the	ECF, for this E	CF neighborhood	uals will eq					Rar	Median: nge Minimum:	0.825 1.395									
Economic Con >Total all th	ndition Factor, kno ne ECF's and divide	own as the by the nu	ECF, for this E mber of sales	CF neighborhood	uals will eq					Rar	Median: nge Minimum: ge Maximum:	0.825 1.395 1.734									
Economic Con >Total all the the average, v	ndition Factor, kno ne ECF's and divide which is also called	own as the by the nu d the mea	ECF, for this E mber of sales n.	CF neighborhood in this chosen ECI	uals will eq neighborho		Color (Rar Rar	Median: nge Minimum: ge Maximum: 2023 ECF:	0.825 1.395 1.734 1.450									
Economic Con >Total all the the average, v >This Neighl	ndition Factor, kno ne ECF's and divide which is also called borhood ECF was	own as the by the nu d the mea determine	ECF, for this E mber of sales n. ed by using the	CF neighborhood in this chosen ECI 2 year sales stud	uals will eq [:] neighborho Y		Sales (Compariso	n ECF De	Rar Rar	Median: nge Minimum: ge Maximum: 2023 ECF: on for 2024:	0.825 1.395 1.734 1.450 1.536									
Economic Con >Total all the the average, v >This Neighl	ndition Factor, kno ne ECF's and divide which is also called	own as the by the nu d the mea determine	ECF, for this E mber of sales n. ed by using the	CF neighborhood in this chosen ECI 2 year sales stud	uals will eq [:] neighborho Y		Sales (Compariso	n ECF De	Rar Rar	Median: nge Minimum: ge Maximum: 2023 ECF:	0.825 1.395 1.734 1.450									
Economic Con >Total all the the average, v >This Neighl	ndition Factor, kno ne ECF's and divide which is also called borhood ECF was	own as the by the nu d the mea determine	ECF, for this E mber of sales n. ed by using the	CF neighborhood in this chosen ECI 2 year sales stud	uals will eq neighborho y nts.	ood for		Compariso	n ECF De	Rar Rar	Median: nge Minimum: ge Maximum: 2023 ECF: on for 2024:	0.825 1.395 1.734 1.450 1.536									
Economic Con >Total all the the average, v >This Neight dated 4-1-202	ndition Factor, kno ne ECF's and divide which is also called borhood ECF was 21 through 3-31-20	own as the by the nu d the mea determine 023, and is	ECF, for this E mber of sales n. d by using the only applied t	CF neighborhood in this chosen ECI 2 year sales stud to the improveme	uals will eq neighborho y nts. E	CF OUTLIERS R	EMOVED			Rar Rar eterminatio	Median: oge Minimum: ge Maximum: 2023 ECF: on for 2024: % Change:	0.825 1.395 1.734 1.450 1.536 5.93%									
Economic Con >Total all the the average, v >This Neight dated 4-1-202	ndition Factor, kno ne ECF's and divide which is also called borhood ECF was 21 through 3-31-20 8310 LAKEVIEW DR	by the nu by the nu d the mea determine 023, and is 12/15/21	ECF, for this E mber of sales n. d by using the only applied t	CF neighborhood in this chosen ECI 2 year sales stud to the improveme 03-ARM'SLENGTH	uals will eq neighborho y nts. s124,000	CF OUTLIERS R \$57,300	EMOVED 46.21	\$144,204	\$9,000	Rar Rar etermination \$115,000	Median: nge Minimum: ge Maximum: 2023 ECF: on for 2024: % Change: \$93,244	0.825 1.395 1.734 1.450 1.536 5.93%	1,050	\$109.52	LVE		MULTHUNIT		LVE LAKEV		59
Economic Con >Total all the the average, v >This Neight dated 4-1-202 J-10-34-310-129 J-10-34-310-088	ndition Factor, kno ne ECF's and divide which is also called borhood ECF was 21 through 3-31-20 8310 LAKEVIEW DR 8419 LAKEVIEW CT	by m as the by the nu d the mea determine 023, and is 12/15/21 10/29/21	ECF, for this E mber of sales n. d by using the only applied t \$124,000 PTA \$130,000 WD	CF neighborhood in this chosen ECI 2 year sales stud to the improveme 03-ARM'S LENGTH 03-ARM'S LENGTH	uals will equ ineigh borh o y ents. 5124,000 5130,000	CF OUTLIERS R \$57,300 \$56,700	EMOVED 46.21 43.62	\$144,204 \$142,449	\$9,000 \$9,000	Rar Rar etermination \$115,000 \$121,000	Median: nge Minimum: 2023 ECF: on for 2024: % Change: \$93,244 \$92,034	0.825 1.395 1.734 1.450 1.536 5.93%	1,050	\$115.24	LVE	15.2864	MULTHUNIT	\$9,000	LVE LAKEV	401	56
Economic Con > Total all the the average, v > This Neighl dated 4-1-202 J-10-34-310-129 J-10-34-310-088 J-10-34-310-090	ndition Factor, kno ne ECF's and divide which is also called borhood ECF was 21 through 3-31-20 8310 LAKEVIEW DR 8419 LAKEVIEW CT 8413 LAKEVIEW CT	by m as the by the nu d the mea determine 023, and is 12/15/21 10/29/21 02/04/22	ECF, for this E mber of sales n. d by using the only applied t \$124,000 PTA \$130,000 WD \$123,200 WD	CF neighborhood in this chosen ECI 2 year sales stud to the improveme 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	uals will equ ineigh borh o y ents. 5124,000 5130,000 5123,200	CF OUTLIERS R \$57,300 \$56,700 \$52,000	EMOVED 46.21 43.62 42.21	\$144,204 \$142,449 \$130,645	\$9,000 \$9,000 \$9,711	Rar Rar etermination \$115,000 \$121,000 \$113,489	Median: nge Minimum: 2023 ECF: on for 2024: % Change: \$93,244 \$92,034 \$83,403	0.825 1.395 1.734 1.450 1.536 5.93% 1.233 1.315 1.361	1,050 1,100	\$115.24 \$103.17	LVE LVE	15.2864 136.0734	MULTHUNIT MULTHUNIT	\$9,000 \$9,000	LVE LAKEV LVE LAKEV	401 401	56 55
Economic Con > Total all the the average, v > This Neighl dated 4-1-202 J-10-34-310-129 J-10-34-310-088 J-10-34-310-090 J-10-34-310-110	ndition Factor, kno ne ECF's and divide which is also called borhood ECF was 21 through 3-31-20 8310 LAKEVIEW DR 8419 LAKEVIEW CT 8413 LAKEVIEW CT	by m as the by the nu d the mea determine 023, and is 12/15/21 10/29/21	ECF, for this E mber of sales n. d by using the only applied t \$124,000 PTA \$130,000 WD \$123,200 WD \$138,900 WD	CF neighborhood in this chosen ECI 2 year sales stud to the improveme 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	uals will equ ineigh borh o y ents. 5124,000 5130,000	CF OUTLIERS R \$57,300 \$56,700	EMOVED 46.21 43.62	\$144,204 \$142,449	\$9,000 \$9,000 \$9,711 \$9,000	Rar Rar etermination \$115,000 \$121,000	Median: nge Minimum: 2023 ECF: on for 2024: % Change: \$93,244 \$92,034	0.825 1.395 1.734 1.450 1.536 5.93% 1.233 1.315 1.361 1.385	1,050	\$115.24	LVE	15.2864 136.0734 138.4983	MULTHUNIT	\$9,000 \$9,000 \$9,000	LVE LAKEV	401 401 401	56

								2024 MA	TTHAI/N	IEADOW	LAND/STON	NES/WAL	NUT E	ECF ADJUSTM	IENT						
						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-10-19-310-010	5168 PHEASANT TRL	06/09/21	\$662,850 WD	03-AR M'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-AR M'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
	5535 GREAT HAWK CIR	07/26/22	\$1,500,000 WD	03-AR M'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			79
J-10-19-400-020	5636 MEADOW IN	03/03/22	\$1,200,000 WD	03-AR M'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					
					1	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				
-	ed sale minus the lar e total of the buildin		-	-	ls will equa	l the				Α	verage/Mean: Median:	0.983									
Econo mic Con	dition Factor, know	n as the EC	F, for this ECF	n eighborhood.						Rai	nge Minimum:	0.803									
>Total all the	e ECF's and divide by	y the num	er of sales in t	this chosen ECF n	eighborhoo	d for				Rar	ige Maximum:	1.119									
the average, v	which is also called t	he mean.									2023 ECF:	0.900									
>This Neight	borhood ECF was de	termined I	y using the 2 y	year sales study			Sale	s Comparis	son ECFD	etermin ati	on for 2024:	0.951									
dated 4-1-202	1 through 3-31-2023	, and is or	ly applied to t	he improvements	5.						% Change:	5.67%									
				OUTLIER									-								

								2024 MYS	TIC FORE	ST ECF ADJ	USTMENT									
						Asd. when	Asd/Adj.		Land +				Floor						Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Instr.	. Terms of Sale	Adj. Sale \$	Sold	Sale	Cur. Appraisal	Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value Land Table	Class	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 MEADOW'S	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 D.R	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
1-10-30-300-006	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
1 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	\$62,0,382	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 TANGLEW OOD D.R	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				
					1	Sale.Ratio =>	45.58				E.C.F. =>	0.812		Std. Deviation=>	0.068018317					
					1	Std. Dev. =>	4.21				Ave. E.C.F. =>	0.817		Ave. Variance=>	31.6313 (Coefficient of Var=>	38.6987583			
>The adjuste	d sale minus the land	d and yard (equals the build	ling residual.						A	verage/Mean:	0.817								
>Dividing the	total of the building	residuals b	y the total of th	he cost manuals v	vill equal the	e					Median:	0.795		DUE TO THE LACK O	FSALES IN THIS	ECF NEIG HBORHOOD,	SALES FROM			
Economic Con	dition Factor, known	as the ECF,	for this ECF nei	ighborhood.						Ran	ige Minimum:	0.714		OTHERS WERE USED	D TO DETERMIN	E THIS ECF.				

Sales Comparison ECF Determination for 2024: 0.812

Range Maximum: 0.927

2023 ECF: 0.785

% Change: 3.44%

>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for

>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.

the average, which is also called the mean.

Designer home .722 similar calculation. See below.

										DESIGNER H	DMEECF										
						Asd. when	Asd/Adj.		Land+				Floor							Property	Buildin
Parcel Number	Street Address	Sale Date	Sale Price	str. Terms of Sal	Adj. Sale \$	Sold	Sale	Cur. Appraisal	Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	Depr.
J 10 18 401 047	3032 AND ORA DR	09/10/21	\$995,000 \	D 03-ARM'S LENG	н \$995,000	\$517,600	52.02	\$1,254,624	\$239,010	\$755,990	\$1,336,334	0.566	4,824	\$156.71	GLEN	21.1920 1	TWO-STORY	\$235,000 GLI	ENNBOROU GH SITE CONDO	401	73
J 10 28 300 034	2015 PADD OCK WAY	01/12/23	\$475,000 \	D 03-ARM'S LENG	H \$475,000	\$256,500	54.00	\$565,511	\$152,070	\$322,930	\$536,936	0.601	2,380	\$135.68	HUNCK	10.0470 1	TWO STORY	\$120,000 HU	NTERS CREEK EQUESTRIAN #25	401	78
J 10 18 401 067	3109 WESTLOCH CIR	05/12/21	\$790,000 \	D 03-ARM'S LENG	H \$790,000	\$410,200	51.92	\$926,602	\$235,000	\$555,000	\$910,003	0.610	3,532	\$157.13	GLEN	16.7751 1	TWO STORY	\$235,000 GLI	ENNBOROUGH SITE CONDO	401	81
J 10 17 201 126	3302 WOOD HILL CIR	07/30/21	\$807,500 \	D 03-ARM'S LENG	H \$807,500	\$412,900	51.13	\$927,836	\$235,000	\$572,500	\$911,626	0.628	4,427	\$129.32	GLEN	22.4990 1	TWO STORY	\$235,000 GLI	ENNBOROUGH SITE CONDO	401	80
J 10 18 401 042	3016 AND ORA DR	09/27/21	\$950,000 \	D 03-ARM'S LENG	H \$950,000	\$469,000	49.37	\$1,058,872	\$235,000	\$715,000	\$1,084,042	0.660	4,552	\$157.07	GLEN	14.6175 1	TWO STORY	\$235,000 GLI	ENNBOROUGH SITE CONDO	401	81
J - 10 - 17 - 201 - 013	3380 W OOD HILL CIR	05/18/22	\$880,000 \	D 03-ARM'S LENGT	H \$880,000	\$413,400	46.98	\$937,114	\$190,000	\$690,000	\$983,045	0.702	3,839	\$179.73	GLEN	15.1087 1	TWO-STORY	\$190,000 GL	ENNBOROU GH SITE CONDO	401	74
J - 10-03-110-021	4380 OLD OAK CT	10/06/21	\$910,130 \	D 03-ARM'S LENGT	н \$910, 130	\$426,900	46.91	\$938,331	\$135,000	\$775,130	\$1,085,582	0.714	4,603	\$168.40	FLEM	71.4022 1	TWO-STORY	\$135,000 FLE	MING MEADOWS	401	75
J - 10 - 17 - 201 - 124	3318 WOOD HILL CIR	06/30/22	\$1,070,000 \	D 03-ARM'S LENGT	н \$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 1	TWO-STORY	\$235,000 GL	ENNBOROUGH SITE CONDO	401	81
J 10 07 453 058	5537 OVERBROOK DR	11/09/22	\$570,000 \	D 03-ARM'S LENGT	H \$570,000	\$293,600	51.51	\$667,155	\$124,308	\$445,692	\$590,051	0.755	2,510	\$177.57	TAN	75.5345 1	TWO-STORY	\$115,000 TA	NGLEWOOD SUB	401	72
J 10-28-300-015	2037 HUNTERS CREEK D.R	11/15/21	\$700,000 \	D 03-ARM'S LENGT	H \$700,000	\$318,800	45.54	\$694,241	\$113,768	\$586,232	\$753,861	0.778	3,160	\$185.52	HUNCK	2.8105 1	TWO-STORY	\$110,000 HU	NTERS CREEK EQUESTRIAN #25	401	79
J - 10-30-300-006	2127 ANN'S W AY	02/22/23	\$630,000 \	D 03-ARM'S LENGT	H \$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,264	\$139.07	BUROA	1.3993 1	TWO-STORY	\$160,000 BU	RR OAKS #6	401	60
J 10 18 401 058	5417 WALDENHILL CT	12/06/21	\$870,000 \	D 03-ARM'S LENGT	H \$870,000	\$371,400	42.69	\$838,708	\$235,000	\$635,000	\$794,353	0.799	3,985	\$159.35	GLEN	0.6351 1	TWO-STORY	\$235,000 GL	ENNBOROUGH SITE CONDO	401	77
J - 10 - 17 - 201 - 012	3390 WOOD HILL CIR	05/19/22	\$960,000 \	D 03-ARM'S LENGT	H \$960,000	\$401,100	41.78	\$918,132	\$215,000	\$745,000	\$925,174	0.805	3,701	\$201.30	GLEN	80.5254 1	TWO-STORY	\$215,000 GL	ENNBOROUGH SITE CONDO	401	75
J - 10 - 18 - 401 - 073	5403 WALDENHILL CT	08/08/22	\$1,050,000 \	D 03-ARM'S LENGT	H \$1,050,000	\$445,100	42.39	\$1,003,821	\$236,592	\$813,408	\$1,009,512	0.806	4,052	\$200.74	GLEN	80.5744 1	TWO-STORY	\$235,000 GL	ENNBOROUGH SITE CONDO	401	78
J 10 07 452 064	3668 CREEKSIDE CT	07/15/22	\$979,000 \	D 03-ARM'S LENGT	H \$979,000	\$462,400	47.23	\$1,045,639	\$130,756	\$848,244	\$994,438	0.853	3,047	\$278.39	TAN	85.2988 F	RANCH/ONE STORY	\$115,000 TA	NGLEWOOD SUB	401	71
J 10 09 400 053	3520 BLUE HERON CT	02/04/22	\$646,000 \	D 03-ARM'S LENG	H \$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$62,0,382	0.856	2,243	\$236.74	BLUEH	85.5925 F	RANCH/ON E STORY	\$115,000 #5	BLUE HURON POND	401	91
		Totals:	\$13,282,630		\$13,282,630	\$6,229,000		\$14,095,559		\$10,280,047	\$14,243,835			\$177.64		0.7023					
						Sale . Ratio =>	46.90				E.C.F. =>	0.722		Std. Deviation=>	0.092457844						
						Std. Dev. =>	4.18				Ave. E.C.F. =>	0.729		Ave. Variance=>	41.0995 0	oefficient of Var=>	56.397 82244				
											2023 ECF:	0.700									
								Sales Compa	rison ECF	Determination	on for 2024:	0.722	for De	signer homes							

The above sales were used to determine this ECF

								2024 PLY	моитн	RES ECF	ADJUSTME	π									
						Asd. when	Asd/Adj.	Cur.	Land+	Bidg.			Floor							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 Other Parcels in Sale	Land Table	Class	Depr.
1-10-02-300-024	8989 WARREN RD	08/05/21	\$850,000 WD	03-ARM'S LENGTH	\$85 0,000	\$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		02/17/23	+		\$879,000	\$359,500	40.90		+	\$676, 245	\$529,674	1.277	2,470	\$27 3.78	PLY-R		RANCH/ONE STORY	\$140,000	PLYMOUTH RES		79
	4741 NAPIER RD	05/16/22		03 ARM'S LENGTH	\$530,000	\$208,900	39.42	\$434,782		\$395, 162	\$272,961		2,285	\$172.94	PLY-R		TWO STORY	\$125,000 J 10 01 100 012	PLYMOUTH RES		51
J 10 02 400 021	4037 GOTFREDSON RD	10/29/21		03-ARM'S LENGTH	\$500,000	\$133,800	26.76		\$165,522	\$334,478	\$155,091	2.157	1,834	\$182.38	PLY-R		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=>	64.0382546	3			
-			1.7.5										1								
	ed sale minus the land and ya		-							A	verage/Mean:	1.370									
>Dividing th	e total of the building residua	ls by the to	/tal of the cost	manuals will equ	ual the						Median:	1.277									
Economic Cor	dition Factor, known as the E	CF, for this	ECF neighborh	lood.						Rat	nge Mini mum :	0.901									
>Total all th	e ECF's and divide by the num	ber of sale	s in this choser	n ECF neighborha	ood for					Rar	ge Maximum:	2.157		custom .985, unique	e .835, and desi	gner .76 sales studies	are below.				
	which is also called the mean.			•							2023 ECF:					0					
							c.l.														
-	borhood ECF was determined						2916	es compan	SON ECF D	eterminati	on for 2024:	1.195									
dated 4-1-202	21 through 3-31-2023, and is o	nly applied	to the improv	ements.							% Change:	13.59%									
				ECF OUTUERS REM																	
1 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
	4495 NAPIER RD			03-ARM'S LENGTH	\$1,090,000	\$489,600		\$1,043,662		\$942,457	\$814,654	1.157	3,576	\$263.55	PLY-R		TWO STORY	\$145,000	PLYMOUTH RES	401	79

								Plymouth	Custom E	CF											
						Asd. when	Asd/Adj.	Cur.	Land +	Bidg.			Floor							Property	Building
Parce 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 Me an (%)	Building Style	Land Value Other Parcels in Sale	Land Table	Class	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	4 145 HAWK'S CV	06/25/21	\$652,000 PTA	03-ARM'S LENGTH	\$65 2,000	\$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-10-02-300-0.24	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	5 333 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	\$22.2.59	AA/RE	92.9310	RANCH/ONE STORY	\$180,450	ANN ARBOR S.D.	401	92
J-10-09-200-062	3 757 OAK RIDGE 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	3 620 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 0 10	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	5	Std. Deviation=>	0.22091823						
						Std. Dev. =>	5.68				Ave. E.C.F. =>	0.994		Ave. Variance=>	65.7851	Coefficient of Var=>	66.1835973	1			
DUE TO THE LACK	OF ENOUGH SALES IN THIS ECF NEIGHE	BORHOOD, SA	LES FROM																		
OTHERS WERE USE	D TO DETERMINE THIS ECF.										2023 ECF:	0.930									
							Sale	es Compari	son ECF D	eterminati	on for 2024 :	0.985	for Cust	tom Homes							
					Due to th	a lack of a									hined to de	termine this ECF					
L					Due to u	re lack of el	nough sa	es in uns i	cor neight	ornood, sa	nes nomone	other n	erginboli	noou were com	iomed to de	comme uns cor					

									Plymouth	Unique A	rchitecture	ECF										
							Asd. when	Asd/Adj.	Cur.	Land +	Bldg.			Floor								Property
Parcel Number	Street Address	Sale Date	Sale Price	instr.	Terms of Sale	Adj. Sale \$	Sold	Sale	App ra isal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Class
10.05.400.008	6645 WARREN RD	03/02/22	\$170,000	РТА	03 ARM'S LENGTH	\$170,000	\$99,100	58.29	\$22,4,685	\$115,000	\$55,000	\$116,686	0.471	2,005	\$27.42	AA-RE	36.3850	TWO STORY		\$115,000	ANN ARBOR S.D.	401
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
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	66.69.52	TWO STORY		\$139,550	ANN ARBOR S.D.	401
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	34.42.60	DESIGNER HOME		\$143,750	ANN ARBOR S.D.	401
10-04-300-026	4145 HAWK'S CV	06/25/21	\$652,000 1	РТА	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		\$1 15,000	ANN ARBOR S.D.	401
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
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
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
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		\$1 15,000	ANN ARBOR S.D.	401
10-07-200-017	3816 DIXBORO R D	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
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		\$1 19,400	ANN ARBOR S.D.	401
10.05.100.017	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	3,2.54	\$179.47	AA RE	95.3077	TWO STORY		\$1.40,800	ANN ARBOR S.D.	401
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		\$1.05,200	ANN ARBOR S.D.	401
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		\$1 19,893	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				Ave. E.C.F. =>	0.828		Ave. Variance=>	59.4359	Coefficient of Var=>	71.80256176	i			
												2023 ECF:	0.800									
								Sale	s Compari	son ECF D	eterminati	on for 2024:	0.835	for Un	ique Architectu	re						

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

								Plymouth	Designer	ECF												
						Asd. when	Asd/Adj.	Cur.	Land +	Bidg.			Floor									Building
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Sold	Sale	App ra Isal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Pro	perty Class	Depr.
J 10:05:400:008	6645 W AR REN 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 F	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	\$7 70,000	\$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	\$63 6,385	\$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		2.02.42						
						Sale. Ratio =>	51.49				E.C.F. =>	0.760		Std. Deviation=>	0.159349005							I
						Std. Dev. =>	5.91				Ave. E.C.F. =>	0.740		Ave. Variance=>	64.4366	Coefficient of Var=>	87.11697507					
											2023 ECF:	0.710										
							Sale	s Comparis	son ECF D	eterminati	on for 2024:	0.760	for Des	signer Homes								
					Due to th	e lack of end								-	nbined to de	etermine this ECF						

								2024 TH	EPRESER	VE ECF A	DJUSTMEN	т									
						Asd, when	Asd/Adj.	Cur.	Land+	Bidg.			Floor							Property	Building
Parcel Number	Street Address	Sale Date	Sale Price In:	tr. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq. Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	Depr.
J 10 30 300 006	2127 ANN'S WAY	02/22/23	\$630,000 W	03 ARM'S LENGTH	\$630,000	\$282,700	44.87	\$635,013	\$176,079	\$453,921	\$573,668	0.791	3,2.64	\$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 W	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	FOXH OLLOW	401	66
J 10 07 452 064	3668 CREEKSIDE CT	07/15/22	\$979,000 W	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	0.2937	RANCH/ONE STORY	\$115,000	TANGLEW OOD SUB	401	71
J 10 09 400 053	3520 BLUE HERON CT	02/04/22	\$646,000 W	03 ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$531,000	\$62,0,38,2	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 Wi	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 TANGLEW OOD D R	05/19/21	\$669,900 W	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	SALTBOX	\$115,000	TANGLEW OOD SUB	401	65
J 10 18 133 012	3390 AUTU MN LN	07/20/22	\$575,000 W	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	5	Std. Deviation=>	0.23031065						
						Std. Dev. =>	6.06				Ave. E.C.F. =>	0.937		Ave. Variance=>	24.5084	Coefficient of Var=>	26.16497177	7			
>The adjuste	d saleminus the land	l and yard (equals the b	ilding residual.						4	werage/Mean:	0.937									
>Dividing the	total of the building	residuals b	y the total o	f the cost manual	s will equal t	the					Median:	0.856		DUE TO THE LACK O	F ENOUGH SAL	ESTN THIS ECF NEIGHE	ORHOOD, SALES FROM	4			
Economic Cond	lition Factor, known	as the FCF.	for this ECE	neighborhood.	-					Ra	nge Minimum:	0.791		OTHERS WERE USED	TO DETERMIN	E THOSO ECES					
				-		·					-										
	ECF's and divide by t		r of sales in t	nis chosen ECF ne	gnoornood	TOF				Ra	nge Maximum:										
the average, w	hich is also called the	emean.									2023 ECF:	0.844		unique homes .791-	See below.						
>This Neighb	orhood ECF was dete	ermined by	using the 2 y	ear sales study			Sale	s Compari	son ECF D	eterminati	on for 2024:	0.891									
dated 4-1-2021	l through 3-31-2023,	and is only	applied to t	he improvements.							% Change:	5.57%									

											Unique A	chitecture E0	Æ									
							Asd. when	Asd/Adj.	Cur.	Land+	Bidg.			Floor							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.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	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	\$536,936	0.601	2,380	\$135.68	HUNCK	18.9831	TWO STORY	\$120,000	HUNTERS CREEK EQUESTRIAN #25	401	78
J - 10-03 - 1 10-021	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	TANGLEW OOD 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 W AY	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	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	\$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	TANGLEW OOD 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	\$745,022	0.888	3,544	\$186.58	FLEM	88.7557	TWO STORY	\$135,000	FLEMING MEADOWS	401	78
J 10:07 461:006	5537 TANGLEW OOD D R	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	TANGLEW OOD 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				
												2023 ECF:	0.750									
								Sale	s Compari	son ECF D	eterminati	on for 2024:	0.791	for Uni	ique Architectu	re						
						Due to :	the lack of								•		ormino this ECE					
						Due to	the lack of	enougn s	ales in the	cur neigi	100111000,	sales from 0	ner nelg	snuorne	oos werecom	oined to det	ermine this ECF					

2024 PRP PROSPECT PARK-PROSPECT WOODS ECF ADJUSTMENT

								2024 PMP	- FROSF	LUI PAN	K-PROSPEC		D3 EC	FADJUSTIVIEN	11						
						Asd. when	Asd/Adj.	Cur.	Land +	Bldg.			Floor							Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Instr	r. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/\$q.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	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 PROSPECR 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 PROSPECR 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			\$180.04	PRP	11.3526	MULTI-UNIT	\$10,000	PRP PROSPECR 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 PROSPECR 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 PROSPECR PARK/PROSPECT WOODS	401	72
		Totals:	\$936,800		\$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 Co	efficient of Var=>	8.083333634				
>The adjust	ed sale minus the	e land and	yard equals th	e building residu	al.					4	Average/Mean:	1.457									
>Dividing th	e total of the bui	ilding resid	luals by the tot	tal of the cost ma	nuals will	equal the					Median:	1.380									
Economic Cor	dition Factor, kn	own as the	e ECF. for this l	ECF neighborhoo	d.					Ra	nge Minimum:	1.343									
	-		-	in this chosen E		rhood for					-	1.721									
1		· ·		in the chosen of	or neighbo					Kd	nge Maximum:										
the average, i	which is also calle	ed the mea	n.								2023 ECF:	1.350	1.10 EC	F for Single homes	s, 1.35 ECF for to	withomes/duplex	185				
>This Neigh	borhood ECF was	determin	ed by using the	e 2 year sales stu	dy			Sales Com	parison EC	F Determin	ation for 2024:	1.455	1.205	ECF for single h	omes and 1.4	55 For townhor	mes/duplexes.				
dated 4-1-202	1 through 3-31-2	023, and is	s only applied	to the improvem	ents.						% Change:	7.78%	The sa	me increase the	e townhomes	had with these	e sales was ad	ded to sin	gle homes		
									2024 T	ownhom	es/duplexes:	1.455							-		
									20241												
										51	ingle Homes:	1.205									
				ECF OUTLIERS REM	DVED-DID NO	FREPRESENT TH	E VALUE														

			ECH ON TELETO REMO	TED DID HOT HE	CONTRACTOR OF THE OWNER OWNE	COLUMN 1												
J -10-34-351-014 8084 PARK U	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 PROSPECR PARK/PROSPECT WOODS	401	72
J -10-34-350-027 1620 GOLDE	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 PROSPECR PARK/PROSPECT WOODS	401	68

								2024 RIVER	DISTRI	CT ECF AD.	JUSTMENT											
						Asd. when	Asd/Adj.		Land+				Floor								Property	Building
Parcel Number		Sale Date	Sale Price Inst		Adj. Sale \$	Sold	Sale	Cur. Appraisal		Bldg, Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale		Class	Depr.
J 10 32 300 037	6130 RRST 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	15A295	TWO-STORY	\$234,250 J	1 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
	3720 PROSPECT RD	04/21/21	\$770,000 WD		\$770,000	\$414,200	53.79	\$848,141		\$621,539	\$744,340	0.835	3,385	\$183.62	AA/RE		RANCH/ONESTORY	\$137,665		ANN ARBOR S.D RESIDENTIAL	401	65
	7550 ELLEN'S WAY	07/30/21		03 ARM'S LENGTH	\$572,000	\$250,000	43.71	\$571,463		\$449,830	\$477,971		2,175	\$206.82	AA/RE		RANCH/ONESTORY	\$119,400		ANN ARBOR S.D. RESIDENTIAL	401	80
J 10 06 100 017	5950 BECKY UN	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:	\$3,980,000		\$3,825,000	\$1,929,100		\$4,072,914		\$2,930,045	\$3,590,991			\$169.54		2.8507						
						Sale. Ratio ⇒	50.43				ECF.=>	0.816	5	5td. Deviation=>	0.11076							
					5	Std. Dev. =>	5.96				Ave. E.C.F.=>	0.844	1	Ave. Variance=>	13.6340	Coefficient of Var=>	16.1454459	4				
>The adjust	ed sale minus the la	and and ya	rd equals the t	building residual.						A	verage/Mean:	0.844										
>Dividing th	e total of the build	ing residua	als by the total	of the cost manuals will equal	lthe						Median:	0.835										
Econo mic Con	dition Factor, know	vn as the E	CF, for this EC	F neighbo rh ood.						Rai	nge Minimum:	0.681	c	DUE TOTHE LACK (OF ENOUGH	SALES IN THIS ECF NE	EIGHBOR HOOD, SALES	FROM				
>Total all th	e ECF's and divide l	y the nun	nber of sales in	this chosen ECF neighborhood	d for					Ran	ge Maximum:	0.953		OTHERS WERE USE	D TODETER	RMINE THIS ECF.						
	which is also called			5								0.800	4	ALL SALES HAVE W	ATER FROM	TAGE OR WATER ACC	555					
	borhood ECF was d			year sales study				ales Compari:	son FCE	Determinati		0.844				.80 k .044 increase.						
							-															
uateu 4-1-202	1 through 3-31-202	.5, and 15 0	my applied to	the improvements.				THE AVERAGE (OF THE SALE	ES WAS USED.	% Change :	5.50%	1	The Unique ECF wa	s also incre	ased .044 to .659 and	the log homes were i	increased the sa	me .044 to 1.244.			
					ECF OUTLIERS R	REMOVED DID	NOT REPRE	SENT THE VALUE														

					ECF OUTUERS RE	MOVED OID N	OT REPRES	SENT THE VALUE												
J -10-	0-330-001 2086 VALLEYVIEW DR	05/26/21	\$750,000 WD	03-ARM'S LENGTH	\$750,000	\$552,900	73.72	\$1,199,583 \$182	2,476 \$5	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)	2 300 036 6140 RRST ST	06/23/22	\$1,000,000 WD	03-ARM'S LENGTH	\$1,000,000	\$525,600	52.56	\$1,165,061 \$213	5,822 \$7	784,178	\$1,186,549	0.661	5,926	\$132.33	RIVER	66.0890 TWO STORY	\$187,250	YPSILANTI S.D. / RESIDENTIAL	401	66
J (10)	0-331-024 2025 VALLEYVIEW DR	05/09/22	\$1,420,000 WD	03 ARM'S LENGTH	\$1,420,000	\$736,800	51.89	\$1,586,126 \$210	6,639 \$1,2	203,361	\$1,556,235	0.773	6,397	\$188.11	GEDG1	773251 TWO STORY	\$180,000	GEDDES GLENN #1	401	75

								2024 TA	NGLEWO	OD SUB	ECF ADJU	STMENT										
							Asd. when	Asd/Adj.	Cur.	Land+	Bldg.			Roor							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 (%)	BuildingStyle	Land Value	Land Table	Class	Depr.
1-10-07-453-058	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	TANGLEW OOD 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	28.9856	RANCH/ONE STORY	\$115,000	TANGLEW OOD SUB	401	71
1-10-09-400-053	3520 BLUE HERON CT	02/04/22	\$646,000	WD	03-ARM'S LENGTH	\$646,000	\$260,600	40.34	\$586,490	\$115,000	\$53 1,000	\$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 TANGLE WOOD D R	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	TANGLEW OOD SUB	401	65
J 10 18 262 005	3275 CHERRY HILL RD	06/15/21	\$3 70,000	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	\$2,00,000	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
1-10-18-260-006	5124 CHURCH ST	06/11/21	\$2.65,000	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	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	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	AUTUM N HILLS SUB	401	71
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$5.05,000	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	S	Std. Deviation=>	0.29419522						
							Std. Dev. =>	7.87				Ave. E.C.F. =>	1.143	A	Ave. Variance=>	66.6183 (Coefficient of Var=>	58.29166268				
L																				1		
>The adjuste	ed sale minus the land and ya	ard equals 1	the building	g resid	dual.						Д	verage/Mean:	1.143									
>Dividing the	etotal of the building residu	als by the t	otal of the	costi	manuals will equ	al the						Median:	1.138	0	DUE TO THE LACK O	F ENOUGH SAL	ES IN THIS ECF NEIGHB	ORHOOD, SALES FROM				
Economic Con	dition Factor, known as the l					Ra	nge Minimum:	0.755	c	OTHERS WERE USED	D TO DETERMIN	E THISECF.										
>Total all the	e ECF's and divide by the nun	nber of sale	es in this ch	ECF neighborho	od for					Ra	nge Maximum:	1.661										
the average, v	which is a lso called the mean											2023 ECF:	0.920									
>This Neight	orhood ECF was determined	d by using t	he 2 year sa	ales s	tudy			Sal	es Compari	ison ECF D)etermina ti	on for 2024:	1.017									
dated 4-1-202	1 through 3-31-2023, and is o	only applie	d to the imp	prove	ments.							% Change:	10.54%									

								2024 TAN	IGLEWO	OD HILLS	ECF ADJUS	TMENT									
						Asd. when	Asd/Adj.	Cur.	Land+	Bldg.			Floor							Property	y Building
Parcel Number	Street Address	Sale Date	Sale Price Ins	tr. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq. Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	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	TANHI	0.000.0	TWO STORY	\$140,000	TANGLEW OOD 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 MEAD OW'S	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	TANGLEW OOD 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	s	Std. Deviation=>	0.31248862						
						Std. Dev. =>	5.79				Ave. E.C.F. =>	1.087	4	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	Median:	0.907
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.736
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	1.447
the average, which is also called the mean.	2023 ECF:	0.850
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.889
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	4.59%

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

								2024 TIM	IBERWO	OD ESTAT	TE ECF ADJU	JSTMEN	Л								
						Asd, when	Asd/Adj.	Cur.	Land +	El dg.			Floor							Property	y 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	Land Table	Class	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	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	AUTH	55.9900	TWO-STORY	\$115,000	AUTUMIN 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					
						Sale. Ratio ⇒	41.28				E.C.F.⇒	0.933	S	td. Deviation⇒	0.255140869						
						Std. Dev. =>	5.60				Ave. E.C.F. ⇒	0.994	A	lve. Varianœ⇒	31.3974 (Coefficient of Var=>	31.58092393	3			
>The adjuste	ed sale minus the land	dand yard	equals the bui	ding residual.						Δ	verage/Mean:	0.994									
>Dividing the	e total of the building	residuals	by the total of	the cost manual	s will equal	the					Median:					ES IN THIS FOR NEIGH	BORHOOD, SALES FROM	4			
	-																BORNOOD, SALES MOR				
	dition Factor, known		-	-						Ra	nge Minimum:	0.853		THERS WERE USE	D TO DETERMIN	E THIS ECF.					
>Total all the	ECF's and divide by	the numbe	er of sales in th	is chosen ECF ne	ighborhood	for				Ra	nge Maximum:	1.447									
the average, w	which is also called the	e mean.									2023 ECF:	0.846	0	lustom homes calc	culated as .853						
>This Neighb	orhood ECF was dete	ermined by	using the 2 ye	ar sales study			Sale	s Comparis	ion ECF D	etermina ti	on for 2024:	0.933									
dated 4-1-202	1 through 3-31-2023,	and is only	y applied to the	e improvements.							% Change:	10.28%									

								Timberwo	od Custon	n Home EC	F										
						Asd. when	Asd/Adj.	Cur.	Land+	Bidg.			Floor							Property	y 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. Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	E Land Table	Class	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	\$536,936	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 OVER BROOK 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	TANHI	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	\$753,861	0.778	3,160	\$185.52	HUNCK	10.9917	TWO STORY	\$110,000	HUNTERS CREEK EQUESTRIAN #25	401	79
J - 10 - 30 - 3 00 - 006	2127 ANN'S W AY	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	85.2988	RANCH/ONE STORY	\$115,000	TANGLEW OOD 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 - 1 10-023	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
1-10-07-461-006	5537 TANGLEW OOD D R	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	TANGLEW OOD 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	144.7456	TWO STORY	\$115,000	AUTUMN HILLS SUB	401	71
		Totals:	\$8,250,030		\$8,250,030	\$3,7 84,000		\$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									
							Sale	s Compari	son ECF De	eterminati	on for 2024:	0.853	for Cus	tom Homes-Us	ed Average						
					Due to	the lack of									-	ermine this ECF					
						and then of						and a second									

								2024 TOV	VSLEY F	ARMS SUB	ECF ADJUS	TMENT									
						Asd, when	Asd/Adj.	Cur.	Land +				Floor							Property	y Building
Parcel Number	Street Address	Sale Date	Sale Price Instr.	Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Bidg. Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECFArea	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	Depr.
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
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
10 18 401 073	18 401 073 5403 W ALDEN HILL 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 GLENN BOROUGH SITE CONDO 401															78					
10 07 452 064	7 452 064 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					
10 17 201 098	3348 STIRUNG 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
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
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
10 07 461 006	5537 TANGLE WOOD D R	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	Median:	0.857	DUE TO
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.799	OTHERS
>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	custom
>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%	

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

custom homes at .924

								Towsley Fa	rms Cust	tom Home E	0F										
						Asd. when	Asd/Adj.	Cur.	Land +				Floor							Property	Building
Parcel Number	Street Address	Sale Date	Sale Price In	str. Terms of Sale	Adj. Sale \$	Sold	Sale	Appraisal	Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	E Land Table	Class	Depr.
J 10:03:110:021	4380 OLD OAK CT	10/06/21	\$910,130 W	D 03-ARM'S LENGT	\$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 W	D 03-ARM'S LENGT	\$1,110,000	\$599,800	54.04	\$1,258,805	\$146,809	\$963, 191	\$1,308,231	0.736	4,438	\$217.03	TANHI	8.7827	TWO STORY	\$140,000	TANGLEWOOD HILLS SUB	401	73
J - 10-07-100-012	5514 WARREN RD	09/21/21	\$755,000 W	D 03-ARM'S LENGT	\$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 - 461 - 006	5537 TANGLEW OOD D R	05/19/21	\$669,900 W	D 03-ARM'S LENGT	\$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 - 133 - 012	3390 AUTUMN LN	07/20/22	\$575,000 W	D 03-ARM'S LENGT	ł \$575,000	\$185,900	32.33	\$397,841	\$115,000	\$460,000	\$317,799	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=>	85.962810	57			
											2023 ECF:	0.890									
							Sal	es Compar	ison ECF	Determinati	on for 2024:	0.924	for Cu	istom Homes-Av	erage Used						
					Duet	o the lack o									-	ermine this ECF					

2024 WAA WASHTENAW AUTUMN 1,2 ECF ADJUSTMENT

ParcelNumber	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Asd, when Sold A	sd/Adj. Sale	Cur. Appraisal	Land +Yard	Bldg, Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Pt.	ECF Area	Dev. by Mean (%)	BuildingStyle	Land Value	Land Table	Property Class	Building Depr.
J 10 35 450 009 1	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	\$50,609	1.680	864	\$98.38	WAA	3.8612	RANCH/ONE STORY	\$15,000 W/	A WASHTENAW AUTUMN 1,2	401	45
J 10 35 450 014 1	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 W/	A WASHTENAW AUTUMN 1,2	401	45
J 10 35 450 017 1	1586 HARVEST UN	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 W/	A WASHTENAW AUTUMN 1,2	401	82
J 10 35 451 005 1	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 W/	A WASHTENAW AUTUMN 1,2	401	45
J 10 35 451 008 1	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 W/	A WASHTENAW AUTUMN 1,2	401	67
J 10 35 451 008 1	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 W/	A WASHTENAW AUTUMN 1,2	401	67
1.10.35.451.020 1	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 W/	A WASHTENAW AUTUMN 1,2	401	81
J 10 35 451 022 1	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 W/	A WASHTENAW AUTUMN 1,2	401	45
J 10 35 451 029 1	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 W/	A WASHTENAW AUTUMN 1,2	401	45
1 10 35 451 035 1	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 W/	A WASHTENAW AUTUMN 1,2	401	45
J 10/35/451/035 1	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 W/	A WASHTENAW AUTUMN 1,2	401	45
J 10 35 451 035 1	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 W/	A WASHTENAW AUTUMN 1,2	401	45
J 10 35 451 042 1	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 W/	A WASHTENAW AUTUMN 1,2	401	45
J 10 35 475 007 1	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 W/	A WASHTENAW AUTUMN 1,2	401	45
J 10 35 475 012 1	1510 WIARD BLVD	06/15/22		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 W/	A WASHTENAW AUTUMN 1,2	401	45
J 10 35 476 013 1	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	\$109.95	WAA	12.7103	RANCH/ONE STORY	\$15,000 W/	AA 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					
					1	Sale. Ratio =>	36.83			I	E.C.F. =>	1.555	S	td. Deviation=>	0.647106175						
					1	Std. Dev. =>	18.20				Ave. E.C.F.=>	1.718	A	ve. Variance=>	50.6487 C	oefficient of Var=>	29.4787580	1			
The adjusted	d calo minus the	landand	used any sle th	e building residu	-1							1710									
				-						A	verage/Mean:	1.718									
>Dividing the	total of the bui	ld ing resid	uals by the tot	al of the cost ma	nuals will eo	qualthe					Median:	1.637									
Economic Cond	ition Factor, kn	own as the	ECF, for this I	ECF neighborhood	i.					Ran	ge Minimum:	0.553									
>Total all the	ECF's and divid	e by the nu	mber of sales	in this chosen EC	Fneighborh	oodfor				Ran	ge Maximum:	2.795									
the average, w	hich is also calle	ed the mea	n.								2023 ECF:	1.350									
>This Neighbo	rhood ECF was	determine	ed by using the	e 2 year sales stud	iy			Sales Comp	arison ECF	Determinatio	on for 2024:	1.555									

dated 4-1-2021 through 3-31-2023, and is only applied to the improvements. % Change: 15.19%

						2	024 WAN	WOODLAN	D ACRES 5,	7, 9 ECF A	DJUSTMEN	Л								
Parcel Number	Street Address	Sale Date	SalePrice Inst	r. Terms of Sale	Adj. Sale\$	Asd, when Sold A	isd/Adj. Sale	Cur. Appraisal	Land + Yard Bk	dg, Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Pt.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class Building Depr
J 10 34 430 012	8537 UVERPOOL 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	BILEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401 5
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 5
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 5
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		BI-LEVEL	\$26,000	WAN WOODLAND ACRES 5,7,9	401 5
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 5
	1803 HAMLET DR	04/08/22	\$220,000 WD		\$220,000	\$100,300	45.59	\$223,580	\$26,000	\$194,000	\$164,650	1.178	1,821	\$106.53	WAN		BI-LEVEL		WAN WOODLAND ACRES 5,7,9	401 5
	1615 SHEFFIELD DR	03/10/23	\$262,500 WD		\$262,500	\$115,200	43.89	\$257,340	\$53,558	\$208,942	\$169,818	1.230	1,696	\$123.20	WAN		TWO STORY	\$26,000	WAN WOODLAND ACRES 5,7,9	401 5
J 10 34 429 002		08/24/21	\$199,900 WD		\$199,900	\$86,300	43.17	\$192,635	\$26,782	\$173,118	\$138,211	1.253	1,850	\$93.58	WAN		BILEVEL		WAN WOODLAND ACRES 5,7,9	401 5
	1793 HAMLET DR	07/01/21		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		TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
	8535 ASHTON CT	06/17/22	\$275,000 WD		\$275,000	\$115,900	42.15	\$258,901	\$28,286	\$246,714	\$192,179	1.284	2,145	\$115.02	WAN		BILEVEL		WAN WOODLAND ACRES 5,7,9	401 5
	1711 HAMLET DR	09/09/22		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		RANCH/ONE STORY		WAN WOODLAND ACRES 5,7,9	401 5
	1730 SHEFFIELD DR	06/30/22	\$247,500 WD		\$247,500	\$102,000	41.21	\$227,256	\$26,000	\$221,500	\$167,713	1.321	1,740	\$127.30	WAN		TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
	1096 STAMFORD RD	06/07/21	\$246,900 WD		\$246,900	\$100,800	40.83	\$225,873	\$26,000	\$220,900	\$166,561	1.326	1,821	\$121.31	WAN		BILEVEL		WAN WOODLAND ACRES 5,7,9	401 5
	1852 HAMLET DR	06/14/21		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		QUAD LEVEL		WAN WOODLAND ACRES 5,7,9	401 5
	1029 STAMFORD RD	08/23/21	\$270,705 WD		\$270,705	\$106,100	39.19	\$237,712	\$26,000	\$244,705	\$176,427	1.387	1,632	\$149.94	WAN		TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
	1036 STAMFORD RD	03/07/22		03 ARM'S LENGTH	\$265,000	\$103,800	39.17	\$232,706	\$27,480	\$237,520 \$203.000	\$171,022	1.389	1,632	\$145.54	WAN		TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
	1727 SHEFFIELD DR	10/06/21	\$229,000 WD		\$229,000	\$89,900	39.26	\$200,415	\$26,000		\$145,346	1.397	1,721	\$117.95	WAN		BILEVEL		WAN WOODLAND ACRES 5,7,9	401 5
	1179 STAMFORD RD	07/08/21		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		TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
	1183 STAMFORD RD	06/28/21	\$262,500 WD		\$262,500	\$99,500	37.90	\$222,618 \$215,718	\$26,719 \$27,268	\$235,781 \$227,732	\$163,249	1.444	1,632	\$144.47	WAN		TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
	1554 SHEFFIELD DR	04/29/21		03 ARM'S LENGTH	\$255,000	\$96,700	37.92				\$157,042			\$139.54			TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
	1758 SHEFFIELD DR 1789 HAMLET DR	04/01/22 09/23/22		03 ARM'S LENGTH	\$275,000	\$104,200	37.89	\$232,120	\$26,871 \$28,034	\$248,129 \$256,966	\$171,041	1.451	1,696 1,547	\$146.30	WAN	#REF!	TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
			\$285,000 WD		\$285,000	\$104,000	36.49	\$232,113			\$170,066		-	\$166.11		#REF!	TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
1 10 34 428 010		10/26/21	\$267,000 WD		\$267,000	\$96,500	36.14	\$215,844	\$26,975	\$240,025	\$157,391	1.525	1,547	\$155.16	WAN		TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
	8580 WINDSOR CT 1843 HAMLET DR	11/16/22	\$269,900 WD		\$269,900 \$295,000	\$95,700	35.46	\$213,240 \$232,091	\$26,000 \$26,971	\$243,900 \$268.029	\$156,033	1.563 1.568	1,848 1,632	\$131.98 \$164.23	WAN		BILEVEL		WAN WOODLAND ACRES 5,7,9	401 5 401 5
		07/26/22	\$295,000 WD			\$104,000	35.25				\$170,933						TWO STORY		WAN WOODLAND ACRES 5,7,9	
	1623 SHEFFIELD DR	05/27/22 02/25/22	\$255,000 WD		\$255,000 \$280,000	\$90,800 \$98,400	35.61	\$202,149 \$220,122	\$30,028 \$26,000	\$224,972 \$254,000	\$143,434 \$161,768	1.568 1.570	1,632	\$137.85	WAN	#REF!	TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5 401 5
	1831 MANCHESTER DR		\$280,000 WD				35.14							\$138.50			BILEVEL		WAN WOODLAND ACRES 5,7,9	
	8550 ASHTON CT 1815 MAN CHESTER DR	02/25/22 07/22/22	\$250,000 WD \$290,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$250,000 \$290,000	\$86,800 \$99,500	34.72 34.31	\$193,434 \$221,713	\$26,000 \$26,000	\$224,000 \$264,000	\$139,528 \$163,094	1.605 1.619	1,628 1.632	\$137.59 \$161.76	WAN		TWO STORY TWO STORY		WAN WOODLAND ACRES 5,7,9 WAN WOODLAND ACRES 5,7,9	401 5 401 5
	1116 STAMFORD RD	06/14/22	\$260,000 WD		\$250,000	\$89,600	34.46	\$199,722	\$27,576	\$232,424	\$143,455	1.619	1,821	\$127.64	WAN		BILEVEL		WAN WOODLAND ACRES 5,7,9	401 5
	8540 LIVERPOOL CT	03/18/22	\$228,000 WD		\$228,000	\$75,900	33.29	\$174,439	\$26,000	\$202,000	\$123,699	1.633	1,021	\$164.09	WAN		BILEVEL		WAN WOODLAND ACRES 5,7,9	401 5
	1820 HAMLET DR	06/24/22		03 ARM'S LENGTH	\$306,500	\$100,900	32.92	\$225,219	\$26,000	\$280,500	\$166,016	1.690	1,231	\$181.32	WAN		TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
	1824 HAMLET DR	08/25/22		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		TWO STORY		WAN WOODLAND ACRES 5,7,9	401 5
	1554 SHEFFIELD DR	05/06/22		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		WAN WOODLAND ACRES 5,7,9	401 5
11004077011	2004 Ship Head On		\$8,639,105	CONTRACT STRENGTH	\$8,639,105	\$3,343,400	30.10	\$7,485,160	2004,724	\$7,684,666	\$5,442,267	1.004	2,002	\$137.58		0.2602	110 31011	220,000		
		Totals:	30,033,103			sale. Ratio =>	38.70	\$7,463,100			\$3,442,207 E.C.F.=>	1.412		td. Deviation=>	0.20436984	0.2002				
						Std. Dev. =>	5.08				Ave. E.C.F. =>	1.415		ve. Variance=>		Coefficient of Var=>	#REF!			
						nu. p.e., ->	3.00				A.R. 1.1.1.	1.412		and warmanes	and the second s	counterent of var->	and the			
• The adjuste	d sale minus the lan	d and yas	d oguals tha b	uilding cosidual								4.445								
-				-						A	verage/Mean:	1.415								
-	e total of the build in	-			is will equal	the					Median:	1.409								
Economic Con	dition Factor, know	n as the EC	F, for this ECF	neighborhood.						Ran	nge Minimum:	1.019								
>Total all the	ECF's and divide by	the numb	per of sales in	this chosen ECF ne	eigh bo rho oo	dfor				Ran	ge Maximum:	1.864								
	, hich is also called th				-						2023 ECF:	1.200								
	orhood ECF was det		w using the 3	waar cales study				Salas Come	arison ECFDe	atominativ		I								
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dated 4-1-202	1 through 3-31-2023	s, and is on	ly applied to t	the improvements	5.						% Change:	17.67%								
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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

J-10-35-371-006 1550 DAWN AVE 05/10/21 \$176,000 WD 03-ARM'S LENGTH \$176,000 \$86,200 48.98 \$194,986 \$24,636 \$151,364 \$126,185 1.200 1,160 \$130.49 WAS 9.8485 RANCH/ONE STORY \$24,000 WAS WOC 401 59								2024 V	VAS WO	DDLAN	D ACRES	1,2, 3, 4, 6,	8 ECF A	DJUST	MENT							
Display:10:10:10:10:10:10:10:10:10:10:10:10:10:																				Land	Property	Building
D-3-4-60 D-3-10.40 Perform D-3-2 D-3-2 <thd-3-2< th=""> D-3-2 <thd-3-2< th=""> <thd-3-2< th=""> D-3-2</thd-3-2<></thd-3-2<></thd-3-2<>	Parcel Number	Street Address	Sale Date														Dev. by Mean (%)	Building Style	Land Value	Table	Class	Depr.
Dep-3-base Period Number 1 Out 2 Sign 2	J-10-35-371-006	1550 DAWN AVE	05/10/21	\$176,000 WD	03-ARM'S LENGTH			48.98							\$130.49	WAS	9.8485	RANCH/ONE STORY	\$24,000	WAS WOC	401	59
Disp. 5:000 Visit NAMMAAN Disp. 7:000 Signed Part Part Part Part Part Part Part Part																						48
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1-10-3+60010 812 CEAR (T Q2/18/22 S22.00 W0 0-34MX SLINGTH S22.000 S3000 77.8 S19.428 S26.27 S19.473 S12.4275 S19.12 WXS S19.029 RMACHONE STOR S24.000 WSS WC Q1 Q4 1-0-3-443024 8511 CEDAR (T 10/15/21 S2100 W0 0-34MX SLINGTH S21.000 S79.00 S18.407 S18.407 S18.148 L62 L230 S150.12 WXS 155.027 RMACHONE STOR S24.000 WSWC 401 S1 1-0-3-483024 867.071NGHAMDR 10/15/21 S21.00 W0 0-34MX SLINGTH S21.500 S88.00 S18.20 S18.20 S16.10 12.02 S16.197 WAS 14.638 RMACHONE STOR S24.000 WAS WC 401 S1 1-0-3-48012 17/16 CWN ST 11/19/21 S21.00 W0 0-34MX SLINGTH S21.00 S28.00 S18.03 S19.100 S18.437 1.662 1.230 S16.24 WAS S66.037 WOS S44.00 WAS WC 401 S3 S12.00 S18.00 S18.00 S18.00 </td <td></td>																						
1-10-34-3432-121 SE11 CDAR CT 19/11/21 S210,000 V/0 0-AAMYS LENGTH S210,000 V/S 7500 V/S 7500<																						
1-10-34-82/024 167/07V/0N ST 10/15/21 5215.900 W0 03-ARMS LINGTH 215.900 SEL000 37.22 SIB.910 SII.7019 16/0 10/22 SII.7019 WAS 15.76.7 RANCHVONESTORY 524.000 WAS WOC 401 SI 1-10-34-83202 8925 NOTTINGHAMDR 05/14/21 5215.000 W0 03-ARMS LINGTH 5210.000 S616.020 510.000 510.000 510.000 510.000																		-				
1-10-34-83/202 8725 NOTTING HAM DR 11/07/22 5224 000 VM 0 34 AMX SLENGTH 5224 000 5665 5182,12 524,775 5192,22 512,105 1.64 1.20 516,197 WAS 1.40,188 TH-LIVLL 524,000 WAS WAS 312,277 TM-LIVLL 524,000 WAS WAS 312,277 TW-LIVLL 524,000 WAS WAS 534,378 1.62 1.20 516,177 WAS 514,378 1.62 1.20 516,137 WAS 514,378																						
1:10:34:481:024 8815 NOTTINGHAMDR 05/14/21 \$215,000 W0 03:4RMS LENGTH \$215,000 \$739,000 \$716 \$179,283 \$24,873 \$199,127 \$114,378 1.662 1.203 \$154.57 WAS \$31222 TRI-LEVEL \$24,000 WAS WCC 401 493 1:0:34:483:002 1774 DEVON ST 11/14/21 \$221,000 W0 03:4RMS LENGTH \$212,000 W3 \$36,52 \$1513,653 \$24,000 \$118,195 1.668 1.203 \$166,24 WAS \$46,903 TRI-LEVEL \$24,000 WAS WCC 401 \$11 1:0:3:4:464007 8950 NOTTINGHAMDR 10/14/22 \$21,000 W0 34,AMS LENGTH \$21,000 \$73,000 \$36,25 \$180,442 \$24,000 \$115,883 1.674 1.230 \$157,72 WAS 166,507,7100 \$10,000 \$10,000 \$10,000 \$11,003 \$14,001 \$11,003 \$14,000 \$11,003 \$16,82 \$12,000 \$11,883 1.674 \$12,300 \$10,800 \$11,236 TWO-STORY \$24,000 \$10,200 \$11,236 \$10,200 \$11,236 \$10,200 \$11,236																						
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1-10-34-480-023 8956 NOTTINGHAMDR 07/09/21 \$202,000 W0 03-ARMS LENGTH \$202,000 \$73,300 36.29 \$168,021 \$24,000 \$158,833 1664 1.058 \$168,24 WAS 1665507 TWO-STORY \$24,000 WAS WOC 401 \$11 1-10-34-464007 8368 NOTTINGHAMDR 07/09/21 \$221,000 W0 03-ARMS LENGTH \$220,000 \$362,000 \$152,800 \$115,803 1.674 1.230 \$157,72 WAS 167,4103 TRH-LVLL \$24,000 WAS WOC 401 50 1-10-34-482-001 8466 Stor TMO-HAMDR 60/09/21 \$220,000 WD 03-ARMS LENGTH \$220,000 \$63,63 \$116,000 \$110,000 \$124,000 \$168,001 \$110,200 \$168,001 \$124,000 \$168,001 \$124,000 \$124,000 \$110,000 \$110,000 \$110,000 \$110,100 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000																						
1-10-33-464007 89360 NOTTINGHAMDR 10/14/22 \$218,000 VO 03-ARMS LENGTH \$218,000 \$579,400 \$642 \$184,000 \$115,883 1.674 1.203 \$157,72 WAS 167,4103 TRI-LEVEL \$24,000 WAS WOC 401 \$50 1-10-33-372028 9360 PANAMAAVE 66/08/21 \$220,000 WO 93,600 \$115,883 1.674 1.220 \$157,72 WAS 1.674,103 TRI-LEVEL \$24,000 WAS WOC 401 \$50 1-10-34-62/001 1645 DCVN ST 66/16/22 \$210,000 WO 93,407 \$153,914 1.686 1.085 1.57,52 WAS 1.545381 TVO-STORY \$24,000 WAS WOC 401 \$15 1-10-34-682/001 893,00TTINGHAM R 04/01/22 \$220,000 \$10,290 \$153,914 1.696 1.686 1.686 1.587 WAS 1545381 TVO-STORY \$24,000 WAS WOC 401 \$15 1-10-34-62005 5720,000 \$0 3.487 \$117,905 \$24,000 \$153,914 1.696 1.586 \$157,52 WAS 175,917 YWO S																						
1-10-35-372028 9360 PANAMAAVE 06/09/21 \$230,000 WD 03-ARMS LENGTH \$220,000 \$83,600 36.35 \$189,011 \$24,000 \$122,230 1.685 1.242 \$165,86 WAS 3.3675 TWO-STORY \$24,000 WAS WOC 401 601 1-10-34-482/01 1645 DEVON ST 06/09/21 \$220,000 WD 03-ARMS LENGTH \$210,000 \$76,000 36.19 \$172,882 \$24,000 \$153,911 1.00 \$164,000 \$153,914 1.666 1.058 \$175,80 WAS 112,345 TWO-STORY \$24,000 WAS WOC 401 \$10 1-10-34-481012 1690 STEPHENS DR 05/24/21 \$220,000 WD 03-ARMS LENGTH \$220,000 \$78,800 35.52 \$171,917 \$171,917 WAS 171,917 WAS 174,917 WAS 174,917 WAS 174,917 \$24,000 WAS WOC 401 \$96 1-10-34-81012 1690 STEPHENS DR 05/24/21 \$220,000 WD 03-ARMS LENGTH \$220,000 \$54,200 \$130,300 \$114,48 1736 996 \$216,88 WAS 1736,107 <td></td>																						
1-10-34-482021 1645 DE VON ST 06/16/22 \$210,000 WD 03-ARM'S LENGTH \$210,000 \$576,000 36.19 \$172,892 \$24,000 \$110,290 1.686 1.058 \$175,80 WAS 112346 TWO-STORY \$24,000 WAS WOC 401 \$11 1-10-34-482-011 8943 NOTTINGHAM DR 04/01/22 \$285,000 WD 03-ARM'S LENGTH \$220,000 \$100,200 \$102,100 \$576,000 \$100,210 \$52 \$210,000 \$100,210 \$582 \$211,736 \$24,100 \$100,210 <td></td>																						
1-10-34-482-001 8943 NOTTINGHAM DR 04/01/22 \$285,000 WD 03-ARM'S LENGTH \$2285,000 S102,100 35.82 \$217,375 \$254,17 \$184,583 \$107,377 1/19 1.10 456 1.489 \$175,29 WAS 154,5381 TWO-STORY \$24,000 WAS WOC 401 51 1-10-34-481-012 1690 STEPHENS DR 05/24/21 \$220,000 WD 03-ARM'S LENGTH \$220,000 \$78,800 37.52 \$170,376 \$25,417 \$184,583 \$107,377 1/19 1.10 \$167,19 WAS 171,9017 TWO-STORY \$24,000 WAS WOC 401 490 1-10-34-481-031 1590 DAWN AVE 05/24/21 \$227,000 WD 03-ARM'S LENGTH \$22,000 \$36,40 35.42 \$181,901 \$24,000 \$114,048 1.736 1.230 \$160.98 WAS 173,5581 RM-HU/ON EVEL \$24,000 WAS WOC 401 490 1-10-34-452025 8725 NOTTINGHAM DR 05/24/21 \$27,000 WD 35.44 \$150,411 \$24,000 \$114,448 1.735 1.230 \$160,98 WAS 173,5581																						
j-10-34-481012 i690 STEPHENS DR 05/24/21 \$210,000 WD 03-ARMTS LENGTH \$210,000 \$78,800 37.52 \$170,375 \$25,417 \$184,583 \$107,377 1.719 1.104 \$167.19 WAS 171.9017 TWO-STORY \$24,000 WAS WOC 401 499 1-10-34-481008 1722 STEPHENS DR 03/18/22 \$222,000 WD 03-ARMTS LENGTH \$222,000 \$78,800 35.42 \$181,901 \$24,000 \$116,964 1.736 936 \$216,88 WAS 173,5109 TWO-STORY \$24,000 WAS WOC 401 499 1-10-34-481008 1722 STEPHENS DR 03/18/22 \$222,000 WD 03-ARMTS LENGTH \$222,000 \$78,400 35.77 \$177,95 \$24,000 \$114,048 1.736 1,230 \$160.98 WAS 173,6109 TWO-STORY \$24,000 WAS WOC 401 499 1-10-34-451008 1700 DVER CT 09/12/22 \$187,000 \$66,200 35.40 \$184,211 \$220,000 \$14,048 1.736 1,230 \$140,037 \$174,0337 TWO-STORY \$24,000 WAS WOC 401																						
1-10-35-371-001 1590 DAWN AVE 05/24/21 \$227,000 WD 03-ARMTS LENGTH \$227,000 \$80,400 35.42 \$181,901 \$24,000 \$216,964 1.736 936 \$216,88 WAS 173,5581 RANCH/ONE STORY \$24,000 WAS WOC 401 599 1-10-34-481-008 1722 STEPHENS DR 03/18/22 \$222,000 WD 03-ARMTS LENGTH \$222,000 \$579,400 35.77 \$177,965 \$24,000 \$114,048 1.736 1,230 \$160,98 WAS 173,6109 TRI-LEVEL \$24,000 WAS WOC 401 499 1-10-34-461-028 8725 NOTTINGHAM DR 05/02/22 \$187,000 WD 03-ARMTS LENGTH \$222,000 \$81,300 35.04 \$184,211 \$24,000 \$93,660 1.740 1,056 \$154.36 WAS 174,0337 TWO-STORY \$24,000 WAS WOC 401 48 1-10-34-462028 8688 HEATHER CT 08/24/21 \$196,000 WD 3-ARMTS LENGTH \$220,000 \$81,800 34,95 \$172,000 \$92,993 1.792 1,230 \$139,84 WAS 1791.791 TRI-LEVEL \$2																						
1-10-34-481008 1722 STEPHENS DR 03/18/22 \$222,000 WD 03-ARM'S LENGTH \$222,000 \$579,400 \$579,400 \$579,400 \$177,955 \$24,000 \$140,48 1.736 1.230 \$160.98 WAS 173.6109 TRI-LEVEL \$24,000 WAS WOC 401 499 1-10-34-462:025 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 173.6109 TRI-LEVEL \$24,000 WAS WOC 401 48 1-10-34-462:025 8725 NOTTINGHAM DR 05/02/22 \$187,000 WD 03-ARM'S LENGTH \$222,000 \$81.300 35.04 \$184,211 \$25,093 \$206,907 \$117,865 1.755 1,489 \$138,96 WAS 173.1791 TRI-LEVEL \$24,000 WAS WOC 401 49 1-10-34-462:028 8688 HEATHER CT 08/24/21 \$196,000 WD 03-ARM'S LENGTH \$220,000 \$86,500 \$162,12 \$24,000 \$172,000 \$95,993 1.792 1,230																						
1-10-34-462-025 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 \$154.35 WAS 174.0337 TWO-STORY \$24,000 WAS WOC 401 488 1-10-34-481-033 1701 DOVER CT 09/19/22 \$232,000 WD 03-ARM'S LENGTH \$232,000 \$813.00 35.04 \$150,441 \$24,000 \$170,65 \$175.5 1.489 \$138.96 WAS 175.5455 TWO-STORY \$24,000 WAS WOC 401 47 1-10-34-462:008 8688 HEATHER CT 08/24/21 \$196,000 \$68,500 34.95 \$133,91 \$24,000 \$172,000 \$95,993 1.792 1,230 \$139.84 WAS 179.1791 TRI-LEVEL \$24,000 WAS WOC 401 48 1-10-35-371:02 1582 DAWN AVE 05/19/22 \$240,000 \$81,600 \$46,6548 \$24,447 \$205,553 \$105,666 1.798 1,242 \$173.91 WAS 232,2382 TWO-STORY \$24,000 \$80,800 \$101,944 1.98																						
J-10-34-481-033 1701 DOVER CT 09/19/22 \$232,000 WD 03-ARM*S LENGTH \$232,000 \$813.00 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 1-10-34-462008 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 1-10-35-371-002 1582 DAWN AVE 05/19/22 \$240,000 WD 03-ARM*S LENGTH \$24,000 \$416,021 \$24,000 \$105,050 \$120,164 1.798 1,242 \$173.91 WAS 23.2382 TWO-STORY \$24,000 WAS WOC 401 59 1-10-35-371-012 9133 PANAMACT 08/03/22 \$230,000 WD 03-ARM*S LENGTH \$230,000 \$77,000 33.48 \$166,548 \$24,447 \$205,553 \$105,260 1953 1,120 \$183.33 WAS				+																		
1-10-34-462-008 8688 HAATHER CT 08/24/21 \$196,000 WD 03-ARM'S LENGTH \$196,000 \$48,500 \$48,500 \$172,000 \$95,993 1.792 1,230 \$139,84 WAS 179.1791 TRI-LEVEL \$24,000 WAS WOC 401 48 1-10-35-371-002 1582 DAWN AVE 05/19/22 \$240,000 WD 03-ARM'S LENGTH \$24,000 \$81,600 \$48,521 \$24,000 \$120,164 1.798 1,242 \$173,91 WAS 23.2382 TWO-STORY \$24,000 WAS WOC 401 48 1-10-35-371-02 1582 DAWN AVE 05/19/22 \$230,000 WD 03-ARM'S LENGTH \$220,000 \$316,623 \$24,447 \$205,553 \$105,260 1.953 1,120 \$183,53 WAS 195,2812 TRI-LEVEL \$24,000 WAS WOC 401 50 1-10-35-371-012 9133 PANAMACT 06/02/22 \$258,000 WD 03-ARM'S LENGTH \$22,000 \$72,900 28,65 \$166,514 \$24,000 \$216,000 \$195,566 2.217 936 \$250,000 WAS 06,1458 RANCH/ONE STORY \$24,000 WAS WOC																						
1-10-35-371:02 1582 DAWN AVE 05/19/22 \$240,000 WD 03-ARM'S LENGTH \$240,000 \$416,000 \$186,221 \$240,000 \$120,164 1.798 1,242 \$173.91 WAS 23.2382 TWO-STORY \$24,000 WAS WOC 401 59 1-10-34-421:002 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 59 1-10-35-371:012 9133 PANAMACT 06/02/22 \$258,000 WD 03-ARM'S LENGTH \$22,000 \$77,000 33.48 \$166,548 \$24,447 \$205,553 \$105,566 2.217 936 \$250.00 WAS 05,1458 RANCH/ONE STORY \$24,000 WAS WOC 401 59 1-10-35-371:012 9133 PANAMACT 06/02/22 \$258,000 WD 03-ARM'S LENGTH \$22,000 \$28,000 \$234,000 \$234,000 \$105,566 2.217 936 \$250.00 WAS 65,1458 RANCH/ONE																						
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 PANAMACT 06/02/22 \$258,000 WD 03-ARM'S LENGTH \$258,000 \$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 PANAMACT 06/02/22 \$258,000 WD 03-ARM'S LENGTH \$22,000 \$72,900 28.26 \$166,514 \$24,000 \$234,000 \$105,566 2.217 936 \$250.00 WAS 05.1458 RANCH/ONE STORY \$24,000 WAS WOC 401 59 Intrust \$9,698,900 \$3,702,800 \$8,578,068 \$8,579,077 \$5,524,626 \$158.44 \$12287 \$1287 Sale. EC.F. = 1.553 \$td.																						
J-10-35-371012 9133 PANAMACT 06/02/22 \$258,000 WD 03-ARM'S LENGTH \$258,000 \$72,900 28.26 \$166,514 \$24,000 \$214,000 \$250,00 WAS 65.1458 RANCH/ONE STORY \$24,000 WAS 65.1458 RANCH/ONE STORY \$24,000 WAS 65.1458 RANCH/ONE STORY \$24,000 WAS WAS 06.1458 RANCH/ONE STORY \$24,000 WAS WAS WAS 06.1458 RANCH/ONE STORY \$24,000 WAS WAS 06.1458 WAS WAS WAS WAS <td></td> <td></td> <td></td> <td>+</td> <td></td>				+																		
Totals: \$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 \$td. Deviation=> 0.204641294																						
Sale. Ratio => 38.18 E.C.F. ⇒ 1.553 Std. Deviation=> 0.204641294	1-10-33-37 1-012	5155 PANAMACT			G-ARM 5 LENGTH			20.20		\$24,000			2.211	530		WAS		INVICE/UNE STORE	\$24,000	WAS WOL	401	35
			iotais:	29/038/300		29,698,900		30 10	\$8, 578, 068		\$8, 579,077		1.000			0.204641204	1.2287					
SIG, Dey, =? 7.40 AVC, DL, P. =? 1.303 AVC, VARIARCE=? 78, 1100 COEMICIENT 01 VATES 49.30883056																	on Ficiant of Var-	40.00.99505.6				
							std. Dev. ⇒	7.46				AVE. E.C.F. =>	1.565		Ave. vanance=>	78.1156 (.cencient of var=>	49.90885056				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	1.565
>Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	1.574
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.984
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	0.880
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:	1.553
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	15.04%

					0.	utiers												
J-10-34-481-036	1725 DOVER CT	06/14/21	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$99,600	58.59	\$223,327 \$26,681	\$143,319	\$145,664	0.984	1,489	\$96.25	WAS	98.3903 TWO-STORY	\$24,000 WAS WOC	401	50
J-10-34-480-024	8952 NOTTINGHAM DR	06/25/21	\$177,000 WD	03-ARM'S LENGTH	\$177,000	\$91,300	51.58	\$209,949 \$24,000	\$153,000	\$137,740	1.111	1,202	\$127.29	WAS	111.0788 TWO-STORY	\$24,000 WAS WOC	401	59
J-10-34-462-028	8745 NOTTINGHAM DR	10/28/22	\$200,000 WD	03-ARM'S LENGTH	\$200,000	\$103,200	51.60	\$237,119 \$24,000	\$176,000	\$157,866	1.115	1,230	\$143.09	WAS	111.4870 TRI-LEVEL	\$24,000 WAS WOC	401	79
J-10-34-432-006	8644 PINE CT	08/27/21	\$169,900 WD	03-ARM'S LENGTH	\$169,900	\$86,800	51.09	\$194,639 \$26,965	\$142,935	\$124,203	1.151	1,220	\$117.16	WAS	115.0818 RANCH/ONE STORY	\$24,000 WAS WOC	401	49

							2024 V	VAW WO	ODLAN	D ACRES	10, 11 ECF A	DJUST	MENT								
						Asd. when	Asd/Adj.	Cur.	Land +	Bidg.			Floor						Land	Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Instr	r. Terms of Sale	Adj. Sale \$	Sold	Sale	App raisal	Yard	Residual	Cost Man.\$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Table	Class	Depr.
J-10-34-282-029	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		1,354	\$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		2,101	\$142.97	WAW	10.7184	TWO-STORY	\$28,000	WAW WO	401	68
	8418 BERKSHIRE DR	01/20/23	\$335,000 WD		\$335,000	\$128,300	38.30	\$280,189		\$300,592	\$234,077		2,326	\$129.23	WAW		TWO-STORY		WAW WO		67
	8426 BERKSHIRE DR	06/30/21	\$265,000 PTA		\$265,000	\$99,000	37.36	\$216,713		\$237,000	\$179,727		1,644	\$144.16	WAW		TWO-STORY		WAW WO		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		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					
		Totals:	\$3,817,000		s	ale. Ratio ⇒	40.39	\$3,384,451			E.C.F. ⇒	1.202	s	\$144.52 td. Deviation⇒	0.18466924						
		Totals:	\$3,817,000		s			\$3,384,451				1.202 1.211	-			0.9223 coefficient of Var⇒	30.62825	i			
					s	ale. Ratio ⇒	40.39	\$3,384,451			E.C.F. ⇒		-	td. Deviation=>			30.62825	i			
>The adjuste	ed sale minus the la			ouilding residual.	s	ale. Ratio ⇒	40.39	\$3,384,451			E.C.F. ⇒		-	td. Deviation=>			30.62825	i			
-	ed sale minus the la e total of the buildi	ind and ya	rd equals the b	-	S	ale. Ratio ⇒ td. Dev. ⇒	40.39	\$3,384,451			E.C.F. ⇒ Ave. E.C.F. =>	1.211	-	td. Deviation=>			30.62825	i			
>Dividing th	e total of the buildi	ind and yai ng residua	rd equals the b Is by the total	of the cost manu	S	ale. Ratio ⇒ td. Dev. ⇒	40.39	\$3,384,451		A	E.C.F. ⇒ Ave. E.C.F. => verage/Mean: Median:	1.211 1.211 1.252	-	td. Deviation=>			30.62825	i			
>Dividing th Economic Con	e total of the buildi dition Factor, know	ind and yai ng residua in as the E	rd equals the b Is by the total CF, for this ECF	of the cost manu neighborhood.	s s als will equa	ale. Ratio ⇒ td. Dev. ⇒	40.39	\$3,384,451		A	E.C.F. => Ave. E.C.F. => verage/Mean: Median: nge Minimum:	1.211 1.211 1.252 0.738	-	td. Deviation=>			30.62825	i			
>Dividing th Economic Con >Total all the	e total of the buildi dition Factor, know e ECF's and divide b	nd and ya ng residua /n as the Ed vy the num	rd equals the b Is by the total CF, for this ECF	of the cost manu neighborhood.	s s als will equa	ale. Ratio ⇒ td. Dev. ⇒	40.39	\$3,384,451		A	E.C.F. ⇒ Ave. E.C.F. => verage/Mean: Median: nge Minimum: ige Maximum:	1.211 1.211 1.252 0.738 1.516	-	td. Deviation=>			30.62825	i			
>Dividing th Economic Con >Total all the the average, v	e total of the buildi dition Factor, know e ECF's and divide b which is also called t	ind and yai ng residua /n as the Ei ny the num the mean.	rd equals the b Is by the total CF, for this ECF ber of sales in	of the cost manu neighborhood. this chosen ECF n	s s als will equa	ale. Ratio ⇒ td. Dev. ⇒	40.39 6.66			A Rai Rai	E.C.F. => Ave. E.C.F. => verage/Mean: Median: nge Minimum: Ige Maximum: 2023 ECF:	1.211 1.211 1.252 0.738	-	td. Deviation=>			30.62825	i			
>Dividing th Economic Con >Total all the the average, v	e total of the buildi dition Factor, know e ECF's and divide b	ind and yai ng residua /n as the Ei ny the num the mean.	rd equals the b Is by the total CF, for this ECF ber of sales in	of the cost manu neighborhood. this chosen ECF n	s s als will equa	ale. Ratio ⇒ td. Dev. ⇒	40.39 6.66		on ECF De	A Rai Rai	E.C.F. ⇒ Ave. E.C.F. => verage/Mean: Median: nge Minimum: ige Maximum:	1.211 1.211 1.252 0.738 1.516	-	td. Deviation=>			30.62825	i			
>Dividing th Economic Con >Total all the the average, v >This Neight	e total of the buildi dition Factor, know e ECF's and divide b which is also called t	ind and yai ng residua yn as the Ei yy the num the mean. etermined	rd equals the b Is by the total CF, for this ECF ber of sales in by using the 2	of the cost manu neighborhood. this chosen ECF n year sales study	s als will equa neighborh ood	ale. Ratio ⇒ td. Dev. ⇒	40.39 6.66		on ECF De	A Rai Rai	E.C.F. => Ave. E.C.F. => verage/Mean: Median: nge Minimum: Ige Maximum: 2023 ECF:	1.211 1.252 0.738 1.516 1.050 1.202	-	td. Deviation=>			30.62825	<u>;</u>			
>Dividing th Economic Con >Total all the the average, v >This Neight	e total of the buildi dition Factor, know e ECF's and divide b which is also called 1 borhood ECF was de	ind and yai ng residua yn as the Ei yy the num the mean. etermined	rd equals the b Is by the total CF, for this ECF ber of sales in by using the 2	of the cost manu neighborhood. this chosen ECF n year sales study	s als will equa neighborh ood	ale. Ratio ⇒ td. Dev. ⇒	40.39 6.66		on ECF De	A Rai Rai	E.C.F. => Ave. E.C.F. => verage/Mean: Median: nge Minimum: ige Maximum: 2023 ECF: on for 2024:	1.211 1.252 0.738 1.516 1.050 1.202	-	td. Deviation=>			30.62825	<u>i</u>			
>Dividing th Economic Con >Total all the the average, v >This Neight	e total of the buildi dition Factor, know e ECF's and divide b which is also called 1 borhood ECF was de	ind and yai ng residua yn as the Ei yy the num the mean. etermined	rd equals the b Is by the total CF, for this ECF ber of sales in by using the 2	of the cost manu neighborhood. this chosen ECF n year sales study	s als will equa neighborh ood	ale. Ratio ⇒ td. Dev. ⇒	40.39 6.66 Sales	Compariso		A Rai Rai	E.C.F. => Ave. E.C.F. => verage/Mean: Median: nge Minimum: ige Maximum: 2023 ECF: on for 2024:	1.211 1.252 0.738 1.516 1.050 1.202	-	td. Deviation=>			30.62825	<u>;</u>			
>Dividing th Economic Con >Total all the the average, v >This Neight dated 4-1-202	e total of the buildi dition Factor, know e ECF's and divide b which is also called 1 borhood ECF was de	ind and yai ng residua yn as the Ei yy the num the mean. etermined	rd equals the b Is by the total CF, for this ECF ber of sales in by using the 2	of the cost manu neighborhood. this chosen ECF n year sales study	s als will equa neighborh ood ts.	ale. Ratio ⇒ td. Dev. ⇒	40.39 6.66 Sales	Compariso	THE VALUE	A Rai Rai	E.C.F. => Ave. E.C.F. => verage/Mean: Median: nge Minimum: ige Maximum: 2023 ECF: on for 2024:	1.211 1.252 0.738 1.516 1.050 1.202	-	td. Deviation=>		oefficient of Var⇒	30.62825		WAW WO	401	75
>Dividing th Economic Con >Total all the the average, v >This Neighl dated 4-1-202	e total of the buildi dition Factor, know e ECF's and divide b which is also called t borhood ECF was de 1 through 3-31-202	ind and yai ng residua yn as the Eu y the num the mean. etermined 13, and is o	rd equals the b ls by the total CF, for this ECF ber of sales in by using the 2 nly applied to	of the cost manua neighborhood. this chosen ECF n year sales study the improvement	s als will equal neighborh ood ts. ECF OUTLIERS	ale. Ratio ⇒ td. Dev. ⇒ I the I for	40.39 6.66 Sales	Compariso	THE VALUE \$29,465	A Rai Rai eterminati	E.C.F. => Ave. E.C.F. => verage/Mean: Median: nge Minimum: nge Maximum: 2023 ECF: on for 2024: % Change:	1.211 1.252 0.738 1.516 1.050 1.202 14.48%	A	td. Deviation=> ve. Variance=>	37.0939 C	oefficient of Var⇒	TW O-STORY	\$28,000	WAW WO		75 58

2024 WOODLANDS OF GEDDES GLENN ECF ADJUSTMENT

J 10 30 331 028	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj.Sale \$	Asd, when Sold	Ard /Adl Sala	-												Property B	uilding
J 10:30:331:024 J 10:30:331:028			Service inse	 Terms or sale 	Muj . Selle S					Dida Dasidual	CostMan C		Floor Area	\$/Sa.Ft.	ECE Areas	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	Depr.
J 10 30 331 028		05/09/22	\$1,420,000 WD	03-ARM'S LENGTH	\$1,420,000	\$736,800	51.89	\$1,586,126	\$216,639		\$1,556,235	0.773	6,397	\$188.11	GEDG1		TWO STORY	\$180,000 GED		401	75
	1895 VALLEYVIEW DR	07/14/21		03 ARM'S LENG TH	\$670,000	\$390,500	58.28	\$710,833	\$180.000		\$603,219	0.812	3.040	\$161.18	GEDG1		TWO STORY	\$180,000 GED		401	75
J 10 19 310 013	5144 PHEASANT TRL	02/11/22	\$767,500 WD	03 ARM'S LENG TH	\$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 MAT	THAI FARMS/MEADO WLAND	401	68
J 10 30 350 031	2240 HIGHLAND DR	02/28/23	\$1,950,000 PTA	03 ARM'S LENG TH	\$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 GED	DES GLENN #1	401	92
J 10 03 110 023	4461 OLD OAKCT	06/03/22	\$800,000 WD	03 ARM'S LENG TH	\$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 FLEM	ING MEADOWS	401	78
J 10 31 226 011	1111 TOWSLEY UN	03/21/23	\$1,325,000 WD	03-ARM'S LENG TH	\$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 TOW	SLEY FARMS SUB	401	78
	5128 PHEASANT TRL	01/14/22	4		\$723,000	\$298,200	41.24	\$674,381	\$155,000	\$568,000	\$577,090	0.984	1,545	\$367.64	MAT		RANCH/ONE STORY	4 4	THAI FARMS/MEADO WLAND	401	78
1 10 30 350 006		02/25/22	\$1,475,000 WD	03 ARM'S LENG TH	\$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		TWO STORY	\$180,000 GED		401	93
J 10 19 310 047	5535 GREAT HAWK CIR	07/26/22	******	03-ARM'S LENG TH	\$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 MAT	THAI FARMS/MEADO WLAND	401	79
1 10 19 310 010	5168 PHEASANT TRL	06/09/21	1	03-ARM'S LENG TH	\$662,850	\$248,400	37.47	\$563,598	\$155,000	\$507,850	\$453,998	1.119	1,469	\$345.71	MAT		RANCH/ONE STORY	\$155,000 MAT	THAI FARMS/MEADO WLAND	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			0.107231573						
						Std.Dev.=>	6.69				Ave.E.C.F.=>	0.933	A	ve. Variance=>	40.5228 C	oefficient of Var=>	43.42859805				
The adjuster	d and a minute the last		l annala tha bui	late a section of									1								
-	d sale minus the lan			-		_				А	verage/Mean:	0.933									
>Dividing the	total of the building	g residuals	by the total of	the cost manual	s will equal t	he					Median:	0.773									
Economic Cond	lition Factor, known	as the EC	F, for this ECF n	eighborhood.						Ran	nge Minimum:	1.119	DUE TO THE LA	CK OF SALES IN TH	HIS ECF NEIGHBO	RHOOD, SALES FROM					
>Total all the	ECF's and divide by	the numb	er of sales in th	is chosen ECF nei	igh borh ood f	or				Ran	ge Maximum:	1.026	OTHERS WERE	USED TO DETERM	INE THIS ECF.						
the average, w	hich is also called th	e mean.									2023 ECF:	0.880									
	orhood ECF was det		vucing the 7 ve	ar cales study				Sales Com	narison FC	FDeterminati		0.919									
-	through 3-31-2023,							Sales com	punsonee	r b cremingo	% Change:										
											s change:	3.90%									
	lar subdivisions we		ed and are acro	ss Geddes Road																	
from each oth	er with similar hom	e values.																			
						ECF OUTLIER REMO	OVED TOO LOW	TO REPRESENT T	HE VALUE												
J - 10 30 330 001 3 J - 10 30 350 026 3	2086 VALLEYVIEW DR	05/26/21 06/10/21	\$750,000 WD \$1,225.000 WD		\$750,000 \$1,225,000	\$552,900 \$722,100	73.72 58.95	\$1,199,583 \$1,709,627	\$182,476 \$180.000	\$567,524 \$1.045.000	\$1,155,803 \$1,738,213	0.491	3,744	\$151.58 \$189.45	GEDG1 WOOD		TWO-STORY TWO-STORY	\$180,000 GED \$180.000 GED		401 401	75 92

2024 WILLOW RUN ECF ADJUSTMENTS

								ince of the													
						Asd. when	Asd/Adj.	Cur.	Land +	Bldg.			Floor							Property	Building
Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Sold	Sale	A pp ra isal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/5q.Ft.	ECFAma	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	Depr.
J 10 33 200 003	7330 GED DES 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	46.699.4	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	\$55,2.84	\$94,716	\$110,290	0.859	1,101	\$86.03	YP-RE	34.6844	RAN CH/O NE 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	\$2,92,800	45.05	\$648,835	\$146,250	\$503,750	\$552,291	0.912	2,070	\$2,43.36	YP-RE	32.9810	CUSTOM	\$146,250	YPSILANTI S.D.	401	73
J - 10 - 33 - 200 - 005	7330 GED DES 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 - 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			\$216.59	WRS	3.8299	RANCH/ONE STORY	\$83,900	WILLOW RUN	401	67
J - 10 - 14 - 100 - 011		02/25/22	\$600,000 WD	03-ARM'S LENGTH	\$600,000	\$294,500	49.08	\$540,168	\$179,576	\$420,424	\$353,522			\$168.71	WRS	5.2674	HISTORICAL	\$137,750	WILLOW RUN	401	58
1 - 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		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	\$2 15.00	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	\$87,673	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		\$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	\$182,000	33.03	\$370,689	\$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			\$151.83		3.6285					
						Sale . Ratio =>	37.52				E.C.F. =>	1.205		Std. Deviation=>	0.292688127						
						Std. Dev. =>	13.73				Ave. E.C.F. =>	1.242		Ave. Variance=>	47.0477	Coefficient of Var=>	37.8830299	1			
>The adjust	ed sale minus the la	and and va	d equals the b	uilding residual.						۵	verage/Mean:	1.242	1								
	ne total of the buildi					lthe				î	Median:	1.189		Due to the lack of sal	es this neighb	orhood was combined v	with Yosilanti.				
Economic Cor	ndition Factor, knov	vn as the E	CF, for this ECF	neighborhood.						Ran	nge Minimum:	0.819			0						
>Total all th	eECF's and divide b	by the num	ber of sales in	this chosen ECF (neighborhoo	od for				Ran	ige Maximum:	1.669									
the average,	which is also called	the mean.									2023 ECF:	1.013									
>This Neigh	borhood ECF was de	etermined	by using the 2	vear sales study			Sal	es Comnaris	on FCE D	eterminati	on for 2024:	1.206		Designer homes ECF	is determined	as 999 See below.					
-	21 through 3-31-202			-							% Change:										
uateu 4-1-20	21 through 5-51-202	co, anu is u	iny applied to	the improvement	16.						% change:	19.05%									
							FOR OUTLIN	DC DEM/WED	EDOM ADOM		OT REPRESENT T										
1 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		\$46,566	\$171,694		2,505	\$18.59	WRS	160 279 5	RANCH/ONE STORY	694 600	WILLOW RUN	401	48
1 10 21 300 004		06/23/22	\$138,500 WD \$245,000 WD	03-ARM'S LENGTH	\$138,500	\$133,100	75.22	\$392,690		\$124,500	\$171,694	0.499		\$65.66	YP-RE	#REF!	RANCH/ONE STORY		YPSILANTI S.D.	401	71
	10024 FORD RD	09/10/21		03-ARM'S LENGTH	\$245,000	\$184,300	36.14	\$123,199	- C. C	\$124,300	\$79,911	1.681		\$104.20	WRS		FARM HOUSE		WILLOW RUN	401	45
J 10 32 300 046		04/28/22	\$599.000 WD		\$599,000	\$181,700	30.33	\$396,691		\$491,048	\$264,898			\$186.29	YP-RE	#REF!	RANCH/ONE STORY		YPSILANTI S.D.	401	59
1 10 24 100 008		04/28/22	\$271.000 WD	03-ARM'S LENGTH	\$399,000	\$90,600	33,43	\$186,211	\$85.000	\$186,000	\$99,226		1,124	\$165.48	WRS	#REF!	RANCH/ONE STORY		WILLOW RUN	401	45
1 10 15 105 002		02/10/23		03-ARM'S LENGTH	\$200,000	\$57,900	28.95	\$124,425	\$65,239	\$134,761	\$58,025	2.322		\$128.34	WRS		RANCH/ONE STORY		WILLOW RUN	401	32
	3085 BERRY RD	05/22/21		03-ARM'S LENGTH	\$475,101	\$134,000	28.20	\$263.099	\$107,612	\$367,489	\$152,438		1,872	\$196.31	WRS		RANCH/ONE STORY		WILLOW RUN	401	45
	1571 PROSPECT RD	04/30/21		03-ARM'S LENGTH	\$475,101	\$134,000	26.55	\$199,390		\$227,241	\$85,486		1,872	\$196.31	YP-RE	#REF!	TWO STORY		YPSILANTI S.D.	401	45
1.10.22.400.014	1371 PRUSPECT RD	04/30/21	\$342,000 WD	US-ARM S LENGTH	\$342,000	\$90,800	26.33	\$133'330	\$114,739	\$441,441	263,485	2.638	1,236	\$180.92	TPIRE	ench:	THOSTORY	380,000	TPSILAWITS.D.	401	43

10:12:00:00 2488 STOMMALERO 09/2/12 242.00 V12.00 V12.452 592.490 512.50 512.450 512.50 512.450 512.50 512.450 512.50 512.450 512.50 512.450 512.50 512.450 512.50									Willow Rur	Designer	Homes EC	F										
10.1 ±0.00 2.488 ± TOM MELRO 09/2/12 2.428 ± 00 ± 0.4AM 5 ± 10.4M 5 51.44.00 51.42.00 51.44.00							Asd. when	Asd/Adj.	Cur.	Land+	Bidg.			Floor							Property	Building
10 25 0000 2000 250 000 000 23 APM 5 180 001 000 3 APM 5 180 001 517,200 511,21,50 502,219 511,21,50 502,219 510,217 178 513,200 511,21,00 500,200 512,200 511,21,0	Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Sold	Sale	A pp ra Isal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECFAma	Dev. by Mean (%)	Building Style	Land Value	Land Table	Class	Depr.
10 17 400 00 6821 CH8RY HIL R0 09/13/21 \$100 00 00 01 AMS LINGTH \$100 00 \$11,700 \$66,895 \$92,499 0.736 \$66,897 YP RE \$45,076 F ARM HOUSE \$275,000 YBLANTS L0. HIL ND 401	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	64.2890	RANCH/ONE STORY	\$120,500	YPSILANTI S.D.	401	71
10 22 400 277 44.86 577 567,40 0.75 2.328 584.48 WRS 50.7451 64.000 willow RUN 401 62.000 10 32.000 7330 650.58 / mol 0.717 2.520.000 WID 34.845 S127.100 582.895 511.1.867 0.819 1.994 54.659 WRS 50.7451 FAAHOV(ONE STORY 552.100 WILLOW RUN 1 430 10.24 0000 573.075 553.000 VID 0.34.875 (kee) 574.700 553.522 10.32 20.000 FIR 64.699 WID 553.570 553.523 553.523 511.387 533.620 VIP RE 64.641 VIP RE 65.641 VIP RE 16.736 KAHOV(VIP RUN<	J - 10-29-300-002	6200 GED DES 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
10 33 200 003 7330 GED DES RD 03/17/22 \$220,000 PTA 03 ARM'S LENGTH \$520,000 \$115,200 \$52,36 \$229,38 \$127,105 \$92,895 \$113,367 0.819 1,994 \$46,599 TWO STORY \$120,000 WILOW RUN 1 446,000 10 20 0000 6735 WEELAND RD 02/23/22 \$50,000 9781,000 \$115,200 \$51,7500 \$55,248 \$84,716 \$110,290 0.899 1,01 \$86,00 TYP RE \$65,757 \$175,700 \$9781,0AT1 5.0401 \$45,05 \$64,845 \$142,55 \$55,255 \$55,255 \$55,255 \$55,259 \$113,367 1,18 \$94 \$64,14 TYP RE \$164,6994 TWO STORY \$85,000 WILOW RUN 401 450 10 14 000 12 3220 7000 \$74,700 \$93 0.00 \$24,818 \$91,250 \$127,895 \$113,867 1,141 1,88 \$92,950 1,161 1,141 1,88 \$89,000 \$11,1407 \$140,070 \$11,1407 \$140,070 \$11,1407 \$140,070 \$11,1407 \$11,1407 \$11,1407 \$11,1407 \$11,1407 \$11,1407 \$11,140 <td>J 10 17 400 009</td> <td>6823 CHERRY HILL RD</td> <td>09/13/21</td> <td>\$360,000 WD</td> <td>03-ARM'S LENGTH</td> <td>\$360,000</td> <td>\$171,200</td> <td>47.56</td> <td>\$384,589</td> <td>\$293,015</td> <td>\$66,985</td> <td>\$92,499</td> <td>0.724</td> <td>960</td> <td>\$69.78</td> <td>YP-RE</td> <td>46.5076</td> <td>FARM HOUSE</td> <td>\$275,000</td> <td>YPSILANTI S.D.</td> <td>401</td> <td>45</td>	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
10:02:000:05 6735 VFEELAND RD 00/73/22 \$550,000 VFEELAND RD \$516,000 \$514,000 \$502,000 VFEELAND RD 00/73/22 \$550,000 VFEELAND RD \$516,000 \$514,000 \$502,000 \$502,000 \$502,000 \$502,000 \$502,000 \$500,000 \$502,000 \$500,000 \$514,000 \$502,000 \$500,000 \$514,000 \$512,000 \$500,000 \$514,000 \$512,000 \$500,000 \$514,000 \$512,000 \$500,000 \$513,000 \$513,000 \$512,000 \$500,000 \$513,000 \$513,000 \$512,000 \$500,000 \$513,000	1 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
10 32 200 024 6188 RIVERWOOD R 12/07/22 \$560,000 WD 03 ARM'S LENGTH \$560,000 \$292,800 \$504,328 \$501,500 \$502,250 \$522,211 0.912 2,070 \$243,36 YP RE 8.6547 CUSTOM \$146,250 YPSILANTI'S,D. 401 432 10 32 2000 07 7330 GED DES RD 03/07/22 \$520,000 WD 03 ARM'S LENGTH \$220,000 \$50 500,438 \$921,505 \$113,150 1.128 \$994 \$64.44 YP RE 10.9457 TWO STORY \$580,000 WILLOW RUN 401 43 10 23 200 005 2760 HARRIS RD 03/07/22 \$435,000 WD 03 ARM'S LENGTH \$450,000 \$191,300 43.98 \$590,932 \$535,22 1.894 \$167.17 WFS 116.336 RAUC4/WE STORY \$500,000 WD \$34,875 \$400,40 \$349,149 \$299,999 1.167 1.612 \$216,59 WFS 116.336 RAUC4/WE STORY \$500,000 WD \$348,95 \$400,40 \$370,58 \$140,20 \$370,58 \$140,20 \$370,58 \$142,27 \$10.127 \$175,09 \$450,00 \$170,57 \$400,42 \$373,58 \$146,55 \$170	J 10-33-200-003	7330 GED DES 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
10 33 200 005 7330 GED ES RD 03/17/22 \$220,000 PTA 03 ARM \$ 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 401 443 10 1540 003 3227 PROSPECT RD 11/01/22 \$198,00 WD 03 ARM \$ LENGTH \$158,000 \$313,00 42.02 \$193,188 \$91,25 \$106,744 \$93,316 1.141 1.188 \$98.85 YP RE 114.1457 RANCH/ONE STORY \$70,000 YPSILANTI \$.0. 401 450 10 23 300 05 7204 HARR RD 03/07/23 \$455.00 WD 03 ARM \$ LENGTH \$450,000 \$294,500 49.08 \$540,168 \$179,575 \$420,424 \$353,522 1.189 2.492 \$168.71 WRS 118.9246 HISTORICAL \$137,75 WILLOW RUN 401 453 10 30 101 05 2224 HICKMAN RD 09/30/21 \$545.00 WD 03 ARM \$ LENGTH \$450,000 \$294,500 49.08 \$540,168 \$179,575 \$420,424 \$353,522 1.189 2.492 \$168.71 WRS 118.9246 HISTORICAL \$137,75 WILLOW RUN 401 458 \$10.32 300 005 1667 RIST 04/27/21 \$456,00 WD 03 ARM \$LENGTH \$450,000 \$118,300 33.74 \$451,546 \$84,700 \$440,000 \$370,388 1.248 \$2.87 \$201.27 WP RE 97.1604 TWO STORY \$84,700 YPSILANTI \$.0. 401 458 \$10.340 019 1377 RGSPECT RD 07/12/21 \$150,000 PTA 03 ARM \$LENGTH \$455,000 \$518,300 \$410,000 \$318,715 \$1226 1.290 \$10.97 \$212.000 YP RE \$128,415 FAR HOUSE \$55,000 YPSILANTI \$.0. 401 458 \$10.340 019 1397 RGSPECT RD 07/12/21 \$150,00 PTA 03 ARM \$LENGTH \$150,000 \$54,800 \$40.000 \$318,715 \$1226 1.907 \$212.00 YP RE \$118,4157 RANCH/ONE STORY \$26,400 YPSILANTI \$.0. 401 459 \$10.3400 019 1397 RGSPECT RD 07/12/21 \$150,00 PTA 03 ARM \$LENGTH \$150,000 \$54,800 \$410,000 \$318,715 \$128,61 \$97 \$521.280 \$197 \$521.880 \$140,45 \$YP RE \$41,1121 RANCH/ONE STORY \$55,000 YPSILANTI \$.0. 401 459 \$10.34 400 19 1397 RGSPECT RD 07/12/21 \$150,00 WD 03 ARM \$LENGTH \$151,000 \$54,800 \$54,08 \$45,370 \$277,99 \$168 \$171,880 \$140,85 \$YP RE \$44,480 YP RE \$44,400 YP RE \$44,400 YP RE \$44,400 YPSILANTI \$.0. 401 459 \$10.3400 \$10 \$270 HARR \$80 \$51,220 \$133,00 \$13,370 \$453,87 \$277,99 \$168 \$11,880 \$252,38 \$WS \$166,863 TWO STORY \$55,000 YPSILANTI \$.0. 401 459 \$10.3400 \$10 \$270 HARR \$80 \$51,220 \$133,00 \$13,370 \$463,87 \$277,99 \$168 \$11,880 \$252,38 \$WS \$166,863 TWO STORY \$58,000 \$11,000 \$10 \$10 \$200 \$10 \$200 \$1	1 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	\$55,2.84	\$94,716	\$110,290	0.859	1,101	\$86.03	YP-RE	85.8791	RANCH/ONE STORY	\$55,000	YPSILANTI S.D.	401	45
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 \$98,35 YP RE 114.1457 RANCH/ONE STORY \$70,000 YPSILANTI 5.D. 401 45 10 23 300 05 2750 HARM'S RD 03/09/21 \$435,000 WD 03 ARM'S LENGTH \$545,000 \$191,300 43.98 \$190,932 \$83,81 \$349,149 \$299,099 1.167 1,121 \$216,871 WRS 116,7336 RANCH/ONE STORY \$83,900 WILLOW RUN 401 67 10 32 300 05 2750 HARM'S RD 09/30/21 \$545,000 WD 03 ARM'S LENGTH \$545,000 \$181,300 43.98 \$49,256 \$106,744 \$93,516 1.141 1,188 \$98,35 YP RE 114.1457 RANCH/ONE STORY \$83,900 WILLOW RUN 401 67 10 32 300 05 1656 FIRST ST 04/23/21 \$456,000 WD 03 ARM'S LENGTH \$545,000 \$183,900 33.47 \$451,364 \$84,700 \$460,300 \$170,388 1.243 \$2,287 \$201,27 YP RE 97,1604 TWO STORY \$84,700 YPSILANTI 5.D. 401 88 10 32 300 05 1656 FIRST ST 04/23/21 \$456,000 WD 03 ARM'S LENGTH \$545,000 \$111,600 24.00 \$370,528 \$55,000 \$318,715 1.286 1.907 \$211,500 YP RE 121,8415 FARM HOUSE \$55,000 YPSILANTI 5.D. 401 88 10 33 400 019 1597 RPGORE RD 07/12/21 \$150,000 PTA 03 ARM'S LENGTH \$150,000 \$154,800 \$54,800 \$123,600 \$318,715 1.286 1.907 \$211,500 YP RE 141,1121 RANCH/ONE STORY \$54,800 YPSILANTI 5.D. 401 88 10 33 400 019 1597 RPGORE RD 07/12/21 \$130,00 WD 03 ARM'S LENGTH \$150,000 \$154,800 \$54,800 \$123,600 \$318,715 1.286 1.907 \$211,500 YP RE 141,1121 RANCH/ONE STORY \$55,000 YPSILANTI 5.D. 401 88 10 33 400 019 1597 RPGORE RD 07/12/21 \$130,00 WD 03 ARM'S LENGTH \$150,000 \$154,800 \$54,800 \$123,600 \$5123,600 \$318,715 1.286 1.907 \$211,500 YP RE 141,1121 RANCH/ONE STORY \$55,000 YPSILANTI 5.D. 401 95 10 23 200 017 2520 HARM'S RD 053/122 \$551,000 WD 03 ARM'S LENGTH \$150,000 \$182,000 \$31,87,150 \$123,600 \$73,825 1.666 \$49 \$144,88 YP RE 64,3407 TWO \$TORY \$55,000 YPSILANTI 5.D. 401 95 10 32 300 007 12820 HARM'S RD 053/12 \$551,000 \$138,000 \$131,00 \$567,62 \$517,100 \$40,530 \$YP RE 143.187 \$16,860 \$170 WO STORY \$55,000 YPSILANTI 5.D. 401 95 10 23 200 017 12920 HARM'S RD 053/12 \$515,000 \$138,000 \$131,00 \$517,028 \$54,000 \$132,010 \$57,818 \$166,880 \$123,500 \$123,000 \$138,370 \$277,99	1 10 32 200 024	6188 RIVERWOOD DR	12/07/22	\$650,000 WD	03-ARM'S LENGTH	\$650,000	\$2,92,800	45.05	\$648,835	\$146,250	\$503,750	\$552,291	0.912	2,070	\$2.43.36	YP-RE	8.6547	CUSTOM	\$146,250	YPSILANTI S.D.	401	73
10 23 300 005 2760 HARRIS RD 03/09/23 \$435,000 \$191,300 \$3.98 \$390,932 \$85,851 \$349,149 \$299,099 1.167 1.612 \$216,539 WRS 116,736 RANCH/ONE STORY \$83,900 WILLOW RUN 401 67 10 14 100 011 3388 GOTFREDSON RD 02/5/22 \$600,000 02 ARM S LENGTH \$640,000 \$294,500 49.98 \$540,168 \$175,576 \$420,424 \$353,522 1.189 2,482 \$168,711 WRS 116,736 RANCH/ONE STORY \$83,900 WILLOW RUN 401 67 10 32 100 015 2324 HICKMAR RD 09/20/21 \$465,000 \$181,800 \$370,528 \$55,000 \$123,600 \$318,715 1.286 1.907 \$215.00 YP RE 97.1604 YP SILANTI S.D. 401 68 10 33 300 005 1597 REGRER RD 07/12/21 \$150,000 \$54,800 35.3 \$121,964 \$55,000 \$123,600 \$370,528 1.400 \$89 \$140,45 YP RE 41.1121 RANCH/ONE STORY \$56,000 YP SILANTI S.D. 401 \$56 10 33 000 05 1597 REGRER D <td< td=""><td>J 10-33-200-005</td><td>7330 GED DES RD</td><td>03/17/22</td><td>\$220,000 PTA</td><td>03-ARM'S LENGTH</td><td>\$220,000</td><td>\$0</td><td>0.00</td><td>\$204,338</td><td>\$92,105</td><td>\$127,895</td><td>\$113,367</td><td>1.128</td><td>1,994</td><td>\$64.14</td><td>YP-RE</td><td>10.5457</td><td>TWO STORY</td><td>\$85,000</td><td>WILLOW RUN</td><td>401</td><td>45</td></td<>	J 10-33-200-005	7330 GED DES 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
10 14 100 011 3385 GOTFREDSON RD 02/25/22 \$600,000 WD 03 ARM'S LENGTH \$600,000 \$294,500 49.08 \$540,168 \$179,576 \$420,424 \$353,522 1.189 2,492 \$168.71 WRS 118.9246 HISTORICAL \$137,750 WILLOW RUN 401 58 10 32 000 09 6166 FIRST ST 04/23/21 \$465,000 \$111,600 \$37,750 \$411,600 \$37,750 \$411,000 \$385,000 \$511,800 \$48,700 \$451,364 \$46,000 \$370,368 1.243 2,287 \$201,27 YP.RE 97,1604 TWO STORY \$84,700 YPSILANTI S.D. 401 68 10 32 000 09 6166 FIRST ST 04/23/21 \$465,000 \$511,800 \$540,628 \$171,570 \$410,000 \$318,715 1.248 2,787 \$215.00 YP.RE 4112,010 NATORY \$24,000 YPSILANTI S.D. 401 45 10 32 000 07 1597 PROSPECT RD 03/04/22 \$178,000 \$56,400 36.74 \$135,986 \$550,000 \$123,800 \$73,825 1.666 \$49 \$144.88 YP.RE 64.3407 YW OSTORY \$550,000 <td>1 10 16 400 023</td> <td>3227 PROSPECT RD</td> <td>11/01/22</td> <td>\$198,000 WD</td> <td>03-ARM'S LENGTH</td> <td>\$198,000</td> <td>\$83,200</td> <td>42.02</td> <td>\$193,188</td> <td>\$91,256</td> <td>\$106,744</td> <td>\$93,516</td> <td>1.141</td> <td>1,188</td> <td>\$89.85</td> <td>YP-RE</td> <td>114.1457</td> <td>RANCH/ONE STORY</td> <td>\$70,000</td> <td>YPSILANTI S.D.</td> <td>401</td> <td>45</td>	1 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
10 30 101 016 2324 HICKMAN RD 09/30/21 \$545,000 WD 03 ARM'S LENGTH \$545,000 \$183,900 \$3.74 \$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. 401 480 10.33 200 006 166 FIRST ST 04/22/21 \$456,000 WD 03 ARM'S LENGTH \$465,000 \$111,600 24.00 \$312,528 \$55,000 \$410,000 \$318,715 1.266 1,907 \$215,00 YP RE 128,6415 FARM HOUSE \$55,000 YPSILANTI S.D. 401 480 10.33 400 019 1597 PROSPECT RD 07/12/21 \$150,000 WD 03 ARM'S LENGTH \$150,000 \$54,800 \$36.33 \$121,964 \$26,400 \$123,000 \$73,823 1.410 880 \$140.45 YP RE 41.1121 RANCH/ONE STORY \$26,400 YPSILANTI S.D. 401 480 10.33 400 019 1597 PROSPECT RD 07/12/21 \$150,000 WD 03 ARM'S LENGTH \$150,000 \$18,70,58 \$55,000 \$123,000 \$73,823 1.466 \$849 \$144.88 YP RE 41.1121 RANCH/ONE STORY \$26,600 YPSILANTI S.D. 401 450 10.33 400 019 1597 PROSPECT RD 07/12/21 \$153,000 WD 03 ARM'S LENGTH \$515,000 \$18,200 38.73 \$123,000 \$73,823 1.466 \$849 \$144.88 YP RE 41.1121 RANCH/ONE STORY \$26,600 YPSILANTI S.D. 401 450 10.33 400 019 1597 PROSPECT RD 07/12/21 \$138,500 WD 03 ARM'S LENGTH \$515,000 \$18,200 38.73 \$123,000 \$513,825 \$463,870 \$277,999 1.669 1.888 \$525.28 WPS 1668,860 TWO STORY \$257,100 YPSILANTI S.D. 401 450 10.33 400 10.34 RM'S LENGTH \$138,000 \$18,200 33.03 \$370,889 \$57,130 \$463,870 \$277,999 1.669 1.888 \$525.28 WPS 1668,860 TWO STORY \$258,000 YPSILANTI S.D. 401 450 10.34 000 10.34 RM'S LENGTH \$138,500 \$123,000 \$123,000 \$54,600 \$123,000 \$512,000 \$123,000 \$512,000 \$123,000 \$512,000 \$52,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$2,67,000 \$18,200 \$3.8,71 \$463,870 \$277,999 \$1.669 1.888 \$252.38 WPS \$1668,860 TWO STORY \$88,600 WILLOW RUN 401 76 \$2,67,000 \$2,6	I 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	\$29,099	1.167	1,612	\$216.59	WRS	116.7336	RANCH/ONE STORY	\$83,900	WILLOW RUN	401	67
10:32:300:009 6166 FIRST ST 04/23/21 \$465,000 WD 03:ARM'S LENGTH \$465,000 \$111,600 24:00 \$3370,528 \$55,000 \$410,000 \$318,715 1.286 1,907 \$215.00 YP.RE 128.6415 FARM HOUSE \$55,000 YPSILANTI S.D. 401 </td <td>1 10 14 100 011</td> <td>3385 GOTFREDSON RD</td> <td>02/25/22</td> <td>\$600,000 WD</td> <td>03-ARM'S LENGTH</td> <td>\$600,000</td> <td>\$2,94,500</td> <td>49.08</td> <td>\$540,168</td> <td>\$179,576</td> <td>\$420,424</td> <td>\$353,522</td> <td>1.189</td> <td>2,492</td> <td>\$168.71</td> <td>WRS</td> <td>118.9246</td> <td>HISTORICAL</td> <td>\$137,750</td> <td>WILLOW RUN</td> <td>401</td> <td>58</td>	1 10 14 100 011	3385 GOTFREDSON RD	02/25/22	\$600,000 WD	03-ARM'S LENGTH	\$600,000	\$2,94,500	49.08	\$540,168	\$179,576	\$420,424	\$353,522	1.189	2,492	\$168.71	WRS	118.9246	HISTORICAL	\$137,750	WILLOW RUN	401	58
10:33:300:06 1678 LEFORGE RD 07/12/21 \$150,000 PTA 03-ARM'S LENGTH \$150,000 \$54,800 \$6.53 \$121,964 \$26,400 \$123,600 \$87,673 1.410 880 \$140,45 YP-RE 41.1121 RANCH/ONE STORY \$26,400 YPSILANTI S.D. 401 460 103 3400 019 1597 PR OSPECT 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. 401 500 102 32.000 17 2920 HARRIS RD 05/31/22 \$551,000 WD 03-ARM'S LENGTH \$551,000 \$182,000 31.03 \$370,89 \$87,130 \$463,870 \$277,999 1.669 1.838 \$252.38 WRS 166.8603 TWO STORY \$87,130 WILLOW RUN 401 76 10.06 500 06 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 76 10.06 500 \$26,780,000 \$6,133,274 \$4,052,736 \$4,052,736 \$4,052,736 \$18.59 WRS 75.1481 RANCH/ONE STORY \$84,600 WILLOW RUN 401 48 10.000 \$24,070 WS \$26,780,000 \$6,133,274 \$4,052,736 \$4,052,736 \$4,052,736 \$13.000 \$3.8660731 \$2.000 \$123.000 \$24,070 WS \$26,780,000 \$24,070 W	1 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
10 33 400 019 1597 PR OS PECT 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 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 10 36 300 005 1629 RIDGE RD 07/28/21 \$138,500 WD 03 ARM'S LENGTH \$128,500 \$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 401 460 Totals: \$6,150,500 \$2,678,000 \$2,678,000 \$2,678,000 \$6,133,274 \$4,052,736 \$4,058,189 \$130.00 2.4040 Sale. Ra to \Rightarrow 43.54 E.C.F. \Rightarrow 0.999 Std. Deviation \Rightarrow 0.38660731 Std. Dev. Low RUN 40.1 76 0.38660731 Std. Dev. \Rightarrow 20.29 AVE. E.C.F. \Rightarrow 1.023 AVE. Variance 75.6761 Coefficient of Var \Rightarrow 73.99662897 = 2023 ECF 0.960 Sales Comparison ECF Determination for 2024: 0.999 for Designer ECF	1-10-32-300-009	6166 FIRST ST	04/23/21	\$465,000 WD	03-ARM'S LENGTH	\$465,000	\$111,600	24.00	\$370,52.8	\$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
10 23 200 017 2920 HARRIS RD 05/31/22 \$551,000 WD 03 ARM'S LENGTH \$551,000 \$182,000 <td>1 10 33 300 006</td> <td>1678 LEFORGE RD</td> <td>07/12/21</td> <td>\$150,000 PTA</td> <td>03-ARM'S LENGTH</td> <td>\$150,000</td> <td>\$54,800</td> <td>36.53</td> <td>\$121,964</td> <td>\$26,400</td> <td>\$123,600</td> <td>\$87,673</td> <td>1.410</td> <td>880</td> <td>\$140.45</td> <td>YP-RE</td> <td>41.1121</td> <td>RANCH/ONE STORY</td> <td>\$26,400</td> <td>YPSILANTI S.D.</td> <td>401</td> <td>49</td>	1 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	41.1121	RANCH/ONE STORY	\$26,400	YPSILANTI S.D.	401	49
10:36:300:005 1629 RIDGE RD 07/28/21 \$138,500 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 \$2,678,000 \$6,133,274 \$44,052,736 \$4,058,189 \$130,00 2.4040 Sale. Ra tio => 43.54 E.C.F. => 0.999 Std. Deviation=> 0.38660731 Std. Dev. => 20.29 Ave. EC.F. => 1.023 Ave. Variance=> 75.6761 Coefficient of Var=> 73.99662897	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
Totals: \$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	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
Sale. Ra tio => 43.54 E.C.F. => 0.999 Std. Deviation => 0.38660731 Std. Dev. => 20.29 Ave. EC.F. => 1.023 Ave. Variance=> 75.67 61 Coefficient of Var=> 73.99662897	1 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
Std. Dev. => 20.29 Ave. E.C.F. => 1.023 Ave. Variance=> 75.67 61 Coefficient of Var=> 73.99662897 2023 ECF: 0.960 Sales Comparison ECF Determination for 2024: 0.999 for Designer ECF			Totals:	\$6,150,500		\$6,150,500	\$2,678,000		\$6,133,274		\$4,052,736	\$4,058,189			\$130.00		2.4040					
2023 ECF: 0.960 Sales Comparison ECF Determination for 2024: 0.999 for Designer ECF							Sale, Ratio =>	43.54				E.C.F. =>	0.999		Std. Deviation=>	0.38660731						
Sales Comparison ECF Determination for 2024: 0.999 for Designer ECF							Std. Dev. =>	20.29				Ave. E.C.F. =>	1.023		Ave. Variance=>	75.6761	Coefficient of Var=>	73.99662897	,			
Sales Comparison ECF Determination for 2024: 0.999 for Designer ECF																						
												2023 ECF:	0.960									
								Sale	es Comparis	on ECF D	eterminati	on for 2024:	0.999	for De	esigner ECF							
Due to the lack of enough sales in this ECF neighborhood, sales from one other neighborhood were combined to determine this ECF						Due to t	ha la droff ar								-	mbined to /	datarmina this FC	F				

							2024 W	OODSIDE	VILLAG	E ECF ADJ	USTMENT										
						Asd, when	Asd/Adj.	Cur.	Land +	Bldg.			Floor						Land	Property	Building
arcel Number	Street Address	Sale Date	Sale Price Instr	r. Terms of Sale	Adj. Sale Š	Sold	Sale	Appraisal	Yard	Residual	Cost Man. S	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Table	Class	Depr.
	10358 SCARLET OAK DR	08/05/21	\$220,378 WD		\$220,378	\$10,000	4.54	\$256,643		\$185,378	\$257,724		1,596	\$116.15	WSV		TWO-STORY		WOODSID	401	97
	10649 SCARLET OAK DR	08/31/21	\$283,999 WD		\$283,999	\$10,000	3.52	\$320,883		\$248,999	\$332,422	0.749	2,332	\$106.77	WSV		TWO-STORY		WOODSID	401	97
	10380 SCARLET OAK DR	04/21/21	\$271.015 WD		\$271.015	\$45,700	16.86	\$303,887		\$236.015	\$312,659	0.755	2.202	\$107.18	WSV		TWO-STORY		WOODSID	401	96
	1543 WEEPING WILLOW	09/07/22		03-AR M'S LENGTH	\$271,790	\$20,700	7.62	\$304,679		\$236,790	\$313,580	0.755		\$111.90	WSV		TWO-STORY		WOODSID	401	98
	10632 SCARLET OAK DR	10/27/21		03-AR M'S LENGTH	\$242,210	\$10,000	4.13	\$269,712		\$207,210	\$272,921	0.759	1,760	\$117.73	WSV		TWO-STORY		WOODSID	401	97
	1689 WEEPING WILLOW CT	11/05/21	\$233,640 WD		\$233,640	\$10,000	4.28	\$259,954		\$198,640	\$261,574	0.759	1,658	\$119.81	WSV		TWO-STORY		WOODSID	401	97
	1620 WEEPING WILLOW CT	06/09/21	\$285,000 WD		\$285,000	\$43,200	15.16	\$314,175		\$250,000	\$324,622	0.770	2,172	\$115.10	WSV		TWO-STORY		WOODSID	401	96
	1588 WEEPING WILLOW	06/23/22		03-AR M'S LENGTH	\$296,985	\$65,800	22.16	\$325,577		\$261,985	\$337,880	0.775	2,316	\$113.12	WSV		TWO-STORY		WOODSID	401	98
	1683 WEEPING WILLOW CT	10/29/21		03-AR M'S LENGTH	\$233,460	\$10,000	4.28	\$35,000		\$198,460	\$251,284	0.790	1,202	\$165.11	WSV		RANCH/ONE STORY		WOODSID	402	92
	1380 WEEPING WILLOW	06/30/22		03-AR M'S LENGTH	\$289,195	\$62,900	21.75	\$310,439		\$254,195	\$320,278		2,140	\$118.78	WSV		TWO-STORY		WOODSID	401	98
	1713 WEEPING WILLOW CT	04/20/21		03-AR M'S LENGTH	\$300.000	\$63,500	21.17	\$318,262		\$265,000	\$329,374	0.805	2,307	\$114.87	WSV		TWO-STORY		WOODSID	401	96
	10596 SCARLET OAK DR	09/28/21		03-AR M'S LENGTH	\$298,400	\$10,000	3.35	\$312,520		\$263,400	\$322,698	0.816	2,064	\$127.62	WSV		TWO-STORY		WOODSID	401	97
	10614 SCARLET OAK DR	09/10/21		03-AR M'S LENGTH	\$290,813	\$11,700	4.02	\$301,984		\$255,813	\$310,447	0.824		\$117.13	WSV		TWO-STORY		WOODSID	401	96
	1554 WEEPING WILLOW	09/15/22		03-ARM'S LENGTH	\$274,900	\$10,000	3.64	\$275,448		\$239,900	\$279,591	0.858	1.810	\$132.54	WSV		TWO-STORY		WOODSID	401	97
	1562 WEEPING WILLOW	09/02/22		03-ARM'S LENGTH	\$315,900	\$15,100	4,78	\$316,058		\$239,900	\$326,812	0.860	2,172	\$129.33	WSV		TWO-STORY		WOODSID	401	97
	10398 SCARLET OAK DR	09/02/22		03-ARM'S LENGTH	\$321,793	\$10,000	3.11	\$316,358		\$286,793	\$327,160	0.800	2,264	\$126.68	WSV		TWO-STORY		WOODSID	401	97
	1365 WEEPING WILLOW	09/24/21		03-ARM'S LENGTH	\$270,900	\$20,400	7.53	\$265,704		\$235,900	\$268,260	0.879	1.644	\$126.68	WSV		TWO-STORY		WOODSID	401	97
	1398 WEEPING WILLOW	06/30/22		03-ARM'S LENGTH	\$279,448	\$53,000	18.97	\$273,299		\$244,448	\$277,092	0.882	1,676	\$145.85	WSV		TWO-STORY		WOODSID	401	98
	10650 SCARLET OAK DR	08/06/21		03-ARM'S LENGTH	\$283,306	\$20,200	7.13	\$273,877		\$248,306	\$277,764	0.894	1,808	\$137.34	WSV		TWO-STORY		WOODSID	401	96
	1626 WEEPING WILLOW CT	05/20/22		03-AR M'S LENGTH	\$224,500	\$96,200	42.85	\$216,438		\$189,500	\$210,974	0.898	1,551	\$122.18	WSV		TWO-STORY		WOODSID	401	83
	1386 WEEPING WILLOW	06/21/22		03-AR M'S LENGTH	\$334,040	\$63,100	18.89 37.02	\$318,418		\$299,040	\$329,556	0.907	2,145	\$139.41	WSV		TWO-STORY		WOODSID	401	98
	1608 WEEPING WILLOW CT	07/30/21		03-AR M'S LENGTH	\$265,000	\$98,100		\$251,104		\$230,000	\$251,284	0.915	1,198	\$191.99	WSV		RANCH/ONE STORY		WOODSID	401	95 98
	1383 WEEPING WILLOW	12/30/22		03-AR M'S LENGTH	\$342,000	\$15,100	4.42	\$321,031		\$307,000	\$332,594		2,188	\$140.31	WSV		TWO-STORY		WOODSID	401	
	1395 WEEPING WILLOW	01/31/23		03-AR M'S LENGTH	\$299,320	\$10,000	3.34	\$279,206		\$264,320	\$283,960	0.931	1,770	\$149.33	WSV		TWO-STORY		WOODSID	401	98 98
	1548 WEEPING WILLOW	03/28/23		03-AR M'S LENGTH	\$283,630	\$10,000	3.53	\$263,981		\$248,630	\$266,257	0.934		\$152.35	WSV		TWO-STORY		WOODSID	401	98
	1584 WEEPING WILLOW	07/08/22		03-AR M'S LENGTH	\$338,780	\$49,200	14.52	\$313,352		\$303,780	\$323,665	0.939	2,202	\$137.96	WSV		TWO-STORY		WOODSID	401	
	1368 WEEPING WILLOW	11/16/22		03-AR M'S LENGTH	\$303,020	\$10,000	3.30	\$278,435		\$268,020	\$283,064	0.947	1,811	\$148.00	WSV		TWO-STORY		WOODSID	401	98
	1542 WEEPING WILLOW	10/14/22		03-AR M'S LENGTH	\$304,825	\$14,500	4.76	\$279,327		\$269,825	\$284,101	0.950	1,704	\$158.35	WSV		TWO-STORY		WOODSID	401	98
	1360 WEEPING WILLOW	11/07/22		03-AR M'S LENGTH	\$293,200	\$10,000	3.41	\$267,642		\$258,200	\$270,514	0.954	1,704	\$151.53	WSV		TWO-STORY		WOODSID	401	98
	1708 WEEPING WILLOW CT	11/12/21	\$239,900 WD		\$239,900	\$93,300	38.89	\$218,341		\$204,900	\$213,187	0.961	1,543	\$132.79	WSV		TWO-STORY		WOODSID	401	83
	1719 WEEPING WILLOW	05/23/22		03-AR M'S LENGTH	\$330,000	\$134,500	40.76	\$298,754		\$295,000	\$306,691	0.962	2,112	\$139.68	WSV		TWO-STORY		WOODSID	401	96
	1566 WEEPING WILLOW	01/30/23		03-AR M'S LENGTH	\$371,305	\$10,000	2.69	\$334,731		\$336,305	\$348,524	0.965	2,312	\$145.46	WSV		TWO-STORY		WOODSID	401	98
	1640 CRAB APPLE DR	05/04/21		03-AR M'S LENGTH	\$290,000	\$112,300	38.72	\$261,717		\$251,121	\$259,114	0.969	1,638	\$153.31	WSV		TWO-STORY		WOODSID	401	95
	1549 WEEPING WILLOW	03/03/23	\$362,205 Q.C	03-AR M'S LENGTH	\$362,205	\$10,000	2.76	\$321,370		\$327,205	\$332,988	0.983	2,190	\$149.41	WSV		TWO-STORY		WOODSID	401	99
	1579 WEEPING WILLOW	10/13/22		03-AR M'S LENGTH	\$318,700	\$14,500	4.55	\$278,858		\$283,700	\$283,556	1.001	1,735	\$163.52	WSV		TWO-STORY		WOODSID	401	98
	1585 WEEPING WILLOW	12/20/22		03-AR M'S LENGTH	\$365,740	\$10,000	2.73	\$318,449		\$330,740	\$329,592		2,185	\$151.37	WSV		TWO-STORY		WOODSID	401	98
	1567 WEEPING WILLOW	03/03/23		03-AR M'S LENGTH	\$358,335	\$10,000	2.79	\$308,656		\$323,335	\$318,205		2,126	\$152.09	WSV		TWO-STORY		WOODSID	401	99
10-36-330-004	10632 SCARLET OAK DR	07/26/22	\$320,000 WD	03-AR M'S LENGTH	\$320,000	\$120,900	37.78	\$269,712		\$285,000	\$272,921	1.044	1,760	\$161.93	WSV	104.4258	TWO-STORY	\$35,000	WOODSID	401	97
10-36-331-138	1593 WEEPING WILLOW	12/19/22		03-AR M'S LENGTH	\$274,228	\$10,000	3.65	\$231,130		\$239,228	\$228,058	1.049	1,199	\$199.52	WSV	2.8438	TWO-STORY	\$35,000	WOODSID	401	98
10-36-330-094	1636 WEEPING WILLOW CT	09/02/22	\$260,000 WD	03-AR M'S LENGTH	\$260,000	\$95,500	36.73	\$214,939		\$225,000	\$209,231	1.075	1,543	\$145.82	WSV	107.5364	TWO-STORY	\$35,000	WOODSID	401	83
10-36-330-104	1702 WEEPING WILLOW CT	05/14/21		03-AR M'S LENGTH	\$260,000	\$91,700	35.27	\$214,939		\$225,000	\$209,231	1.075	1,543	\$145.82	WSV	107.5364	TWO-STORY		WOODSID	401	83
	1731 WEEPING WILLOW CT	07/13/22		03-AR M'S LENGTH	\$335,000	\$123,400	36.84	\$275,365		\$295,524	\$274,290	1.077	1,714	\$172.42	WSV		TWO-STORY		WOODSID	401	95
10-36-330-034	10395 SCARLET OAK DR	09/30/21	\$340,347 WD	03-AR M'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
10-36-331-050	1374 WEEPING WILLOW	02/28/23	\$346,000 PTA	03-AR M'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
10-36-331-084	1578 WEEPING WILLOW	03/28/23	\$353,590 PTA	03-AR M'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
10-36-330-013	10344 SCARLET OAK DR	05/16/22	\$330,000 WD	03-AR M'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
10-36-330-037	10455 SCARLET OAK DR	07/09/21	\$278,500 PTA	03-AR M'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	\$13,446,515			\$142.49		0.5986					
						Sale. Ratio =>	14.75				E.C.F. =>	0.917		Std. Deviation=>	0.117783						
						Std. Dev. =>	14.39				Ave. E.C.F. =>	0.923		Ave. Variance=>	48.0234 C	oefficient of Var=>	52.02420138				

>The adjusted sale minus the land and yard equals the building residual.	Average/Mean:	0.923
>Dividing the total of the building residuals by the total of the cost manuals will equal the	Median:	0.931
Economic Condition Factor, known as the ECF, for this ECF neighborhood.	Range Minimum:	0.719
>Total all the ECF's and divide by the number of sales in this chosen ECF neighborhood for	Range Maximum:	1.141
the average, which is also called the mean.	2023 ECF:	0.860
>This Neighborhood ECF was determined by using the 2 year sales study	Sales Comparison ECF Determination for 2024:	0.917
dated 4-1-2021 through 3-31-2023, and is only applied to the improvements.	% Change:	6.63%

							2024 YF	SILANTI	SD ECF A	DJUSTME	NTS										
						Asd, when	Asd/Adj.	Cur.	Land +	Bldg.									Land	Property	Buil
Parcel Number	Street Address	Sale Date	Sale Price Instr.	. Terms of Sale	Adj. Sale\$	Sold	Sale	Appraisal	Yard	Residual	Cost Man. \$	ECF	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Table	Class	De
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	
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 P	401	
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	
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	
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	
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	
		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						
					9	Std. Dev. ⇒	16.51				Ave. E.C.F. =>	1.187		Ave. Variance=>	63.8683	Coefficient of Var=>	53.81608595				
The adjust	d sale minus the la	nd and up	rd aguals tha b	uilding residual							1		1 I								
-		-		-						A	verage/Mean:	1.187									
_	e total of the buildi	-	-		als will equa	al the					Median :	1.192									
ono mic Con	dition Factor, know	vn as the E	CF, for this ECF	neighborhood.						Ra	nge Minimum:	0.912									
Total all the	e ECF's and divide b	by the num	ber of sales in	this chosen ECF n	eighborhoo	od for				Ran	ige Maximum:	1.410									
	which is also called	-			-						2023 ECF:	0.974									
-	orhood ECF was de		by using the 2	war calas dudu			Cal	or Compari		atorminati	on for 2024:		C								
_							Sali	es compan	SOILECFE	eterminati		1.128	Custom hor	nes ECF is determin	ed as .95-See b	elow.					
ated 4-1-202	1 th rough 3-31-202	3, and is o	nly applied to t	the improvement	5.						% Change:	15.81%									
0.01.000.004	2668 STOMMELRD	06/23/22	\$245,000 WD	03-AR M'S LENGTH	\$245,000	ECF OUTLIERS R \$184,300	EMOVED-D 75.22	S392,690	\$120,500	ALUE \$124,500	\$249,716	0.499	1,896	\$65.66	YP-RE	40.0557	RANCH/ONE STORY	6400.500	YPSILANTI	401	
	6200 GEDDES RD	08/23/22	\$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		CUSTOM		YPSILANTI		
	6823 CHER RY 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		FARM HOUSE		YPSILANTI		
	6735 V REELAND 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		RANCH/ONE STORY		YPSILANTI		
	7785 CHER RY 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		TWO-STORY		YPSILANTI		
	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		TWO-STORY	\$55,000			
10-32-300-046		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		RANCH/ONE STORY	\$62,200	YPSILANTI	401	
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		TWO-STORY		YPSILANTI		
								Custom Ho	me ECF												
					1						orhood to deterr	nine the c	ustom home	s ECF of .95.							_
						Asd. when	Asd/Adj.	Cur.	Land +	Bldg.									Land	Property	
arcel Number	Street Address	Sale Date	Sale Price Instr.		Adj. Sale\$	Sold	Sale	Appraisal	Yard	Residual	Cost Man.\$		Floor Area	\$/Sq.Ft.		Dev. by Mean (%)	Building Style	Land Value	Table	Class	1
	2727 HAR RIS 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		RANCH/ONE STORY	\$85,100	WILLOW		
	7330 GEDDES RD	03/17/22	\$220,000 PTA	03-AR M'S LENGTH	\$220,000 \$150,000	\$115,200	52.36 49.80	\$239,338	\$127,105	\$92,895 \$94,716	\$113,367	0.819	1,994	\$46.59 \$86.03	YP-RE YP-RE		TWO-STORY	\$120,000	WILLOW F		
	6735 V REELAND RD 6188 RIVERWOOD DR	02/23/22 12/07/22	\$150,000 WD \$650,000 WD	03-AR M'S LENGTH 03-AR M'S LENGTH	\$150,000 \$650,000	\$74,700 \$292,800	49.80	\$175,500 \$648,835	\$55,284 \$146,250	\$94,716 \$503,750	\$110,290 \$552,291	0.859	1,101 2,070	\$86.03	YP-RE YP-RE		RANCH/ONE STORY CUSTOM	\$55,000 \$146,250		401 401	
	7330 GEDDES RD	03/17/22	\$220,000 PTA	03-ARM'S LENGTH	\$220,000	\$292,800 \$0	45.05	\$048,835 \$204,338	\$146,250 \$92,105	\$127,895	\$113,367	1.128	1,994	\$64.14	YP-RE YP-RE		TWO-STORY	\$146,250			
	3227 PROSPECT RD	11/01/22	\$198,000 WD	03-ARM'S LENGTH	\$220,000 \$198,000	\$83,200	42.02	\$204,338 \$193,188	\$92,105	\$127,895	\$93,516	1.128	1,994	\$64.14 \$89.85	YP-RE YP-RE		RANCH/ONE STORY	\$70,000			
	2760 HAR RIS RD	03/09/23		03-ARM'S LENGTH	\$198,000	\$191,300	42.02	\$390,932	\$85,851	\$349,149	\$299,099	1.141	1,188	\$216.59	WRS		RANCH/ONE STORY		WILLOW F		
a 13-300-003	ar so men no no	Totals:	\$2,168,000	as an a centra in	\$2,168,000	\$904,300	-0.50	\$2,223,253	100,000	\$1,471,816	\$1,549,369	1.10/	1,012	\$118.72	1113	1.6146	sensity one stort	006,609	111401111	401	—
		a second de				Sale. Ratio =>	41.71				E.C.F. =>	0.950		Std. Deviation=>	0.176394105	1.0140					
						Std. Dev. =>	18.21				Ave. E.C.F. =>	0.966		Ave. Variance=>		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