

2025 AGRICULTURAL ECF ADJUSTMENTS

Parcel Number	Street Address	Sale Date	Sale Price	AV @ TIME		Instr.	Adj. Sale \$	Community	VACANT/ IMPROVED	LAND TCV	Land Size	Bldg		ECF
				OF SALE								RESIDUAL SALE	Bldg RESIDUAL Manual	
T-20-25-300-004	12885 BUNTON RD	08/29/22	\$180,000	150,500		WD	\$180,000	AUGUSTA TWP	101	\$ 146,400	40	\$33,600	\$154,600	0.217
J-10-14-300-004	9101 CHERRY HILL RD	11/10/23	\$200,000	239,000		WD	\$200,000	SUPERIOR TWP	101	\$292,492	25	(\$92,492)	\$286,141	(0.323)
J-10-16-300-013	7485 CHERRY HILL RD	10/06/23	\$480,000	161,300		PTA	\$480,000	SUPERIOR TWP	101	\$ 205,199	24.8	\$175,384	\$75,729	2.316
B-02-02-300-003	3145 Seven Mile Rd	06/13/23	\$900,000	\$381,100		WD	\$900,000	Northfield Twp	101	\$ 151,076	20.18	\$748,924	\$646,957	1.158
G-07-14-300-007	10065 EASTON RD	03/07/22	\$560,000	\$218,700		WD	\$560,000	LIMA TWP	101	\$ 230,480	34.42	\$323,895	\$201,295	1.609
G-07-21-300-006	537 S FLETCHER RD	03/08/22	\$550,000	\$241,600		WD	\$550,000	LIMA TWP	101	\$ 197,680	31.49	\$352,320	\$285,520	1.234
G-07-28-200-005	985 S FLETCHER RD	11/01/22	\$300,000	\$121,100		WD	\$300,000	LIMA TWP	101	\$ 132,202	21.37	\$167,798	\$109,998	1.525
K-11-28-100-054	6100 WHITTAKER	01/04/23	\$584,500	\$76,800		WD	\$584,500	YPSILANTI TWP	401	\$ 71,986	1.457	\$512,514	\$467,114	1.097
K-11-33-400-011	7636 WHITTAKER	09/19/22	\$115,000	70,800		WD	\$115,000	YPSILANTI TWP	401	\$ 75,784	2	\$39,216	\$78,520	0.499
S-19-27-100-009	12320 PLATT RD	03/22/23	\$237,000	\$83,600		WD	\$237,000	YORK TWP	101	\$ 70,000	2.07	\$167,000	\$97,200	1.718
Totals:			\$4,106,500	1,744,500			\$4,106,500					\$2,428,159	\$2,403,074	1.010

Sales Comparison ECF Determination for 2024:

ECF 1.01

Avg 1.105

Due to the lack of Agricultural improved sales, the above sales within the same county were used.

AGRICULTURAL DESIGNER HOMES

Parcel Number	Street Address	Sale Date	Sale Price	AV @ TIME		Instr.	Adj. Sale \$	Community	VACANT/ IMPROVED	LAND TCV	Land Size	Bldg		ECF
				OF SALE								RESIDUAL SALE	Bldg RESIDUAL Manual	
T-20-25-300-004	12885 BUNTON RD	08/29/22	\$180,000	150,500		WD	\$180,000	AUGUSTA TWP	101	\$ 146,400	40	\$33,600	\$154,600	0.217
F-06-30-300-003	1655 RANK RD	02/08/23	\$375,000	\$177,800		WD	\$375,000	Sylvan Twp	101	\$ 180,800	0.3	\$187,060	\$167,660	1.116
G-07-21-300-006	537 S FLETCHER RD	03/08/22	\$550,000	\$241,600		WD	\$550,000	LIMA TWP	101	\$ 197,680	31.49	\$352,320	\$285,520	1.234
F-06-18-100-003	3750 MUSBACH RD	09/15/21	\$340,000	208,000		WD	\$340,000	SYLVAN TWP	101	\$ 261,200	109.2	\$71,660	\$147,660	0.485
Totals:			\$757,000	442,100			\$757,000					\$644,640	\$755,440	0.853

Sales Comparison ECF Determination for 2024:

ECF 0.853

Avg 0.763

Due to the lack of Agricultural improved sales, the above sales within the same county were used for the Designer Homes.

2025 PROSPECT POINTE 1 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-33-108-045	7986 HALLIE DR	09/23/22	\$405,000	\$152,000	37.53	\$382,831	\$60,000	\$345,000	\$399,049	0.865	2,249	\$173.40	108	69.4555	TWO-STORY	\$60,000	401
J-10-33-108-029	1983 FRANCES WAY	07/19/22	\$425,000	\$160,600	37.79	\$401,586	\$63,000	\$362,000	\$418,524	0.865	2,198	\$164.70	108	2.1247	TWO-STORY	\$63,000	401
J-10-33-108-076	7587 ABIGAIL DR	06/06/23	\$425,000	\$174,900	41.15	\$406,551	\$63,000	\$362,000	\$424,661	0.852	2,006	\$180.46	108	85.2444	TWO-STORY	\$63,000	401
J-10-33-108-002	7558 ABIGAIL DR	12/22/23	\$445,000	\$175,600	39.46	\$409,287	\$60,000	\$385,000	\$431,752	0.892	2,378	\$161.90	108	2.6772	TWO-STORY	\$60,000	401
J-10-33-109-110	1934 FRANCES WAY	10/31/23	\$470,000	\$174,700	37.17	\$407,054	\$63,662	\$406,336	\$424,465	0.957	1,850	\$219.64	108	14.8295	RANCH/ONE-STORY	\$60,000	401
Totals:			\$2,170,000	\$837,800		\$2,007,309		\$1,860,338	\$2,096,451			\$176.02		0.0338			
					Sale. Ratio =>	38.61				E.C.F. =>	0.887	Std. Deviation=>		0.0422632			
					Std. Dev. =>	1.67				Ave. E.C.F. =>	0.886	Ave. Variance=>		38.2663	Coefficient of Var=>		43.18059664

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.886

Median: 0.865

2024 ECF: 0.809

Sales Comparison ECF Determination for 2025: 0.887

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-33-108-051	7966 HALLIE DR	01/26/24	\$480,000	\$202,400	42.17	\$469,160	\$63,000	\$417,000	\$502,052	0.831	2,808	\$148.50	108	83.0591	TWO-STORY	\$63,000	401
J-10-33-108-085	7555 ABIGAIL DR	05/17/23	\$475,000	\$201,000	42.32	\$465,343	\$60,000	\$415,000	\$501,042	0.828	2,666	\$155.66	108	82.8274	TWO-STORY	\$60,000	401
J-10-33-108-102	1576 COURTNEY CT	06/22/23	\$475,000	\$196,200	41.31	\$455,480	\$60,000	\$415,000	\$488,850	0.849	2,780	\$149.28	108	84.8930	TWO-STORY	\$60,000	401

2025 PROSPECT POINTE 2 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	TCV when		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property				
				Sold	Difference														Class				
J-10-33-109-166	1950 HUNTERS CREEK DR	02/08/23	\$373,000	\$291,000	\$82,000	\$145,500	39.01	\$350,305	\$60,000	\$313,000	\$268,547	0.854	1,553	\$201.55	109	3.2072	RANCH/ONE STORY	\$60,000	401				
J-10-33-109-129	7971 JORDAN CT	04/14/23	\$422,500	\$343,400	\$79,100	\$171,700	40.64	\$393,391	\$60,000	\$362,500	\$420,948	0.861	2,331	\$155.51	109	86.1151	TWO-STORY	\$60,000	401				
J-10-33-109-120	1901 FRANCES WAY	12/22/22	\$441,000	\$342,600	\$98,400	\$171,300	38.84	\$408,406	\$60,000	\$381,000	\$439,907	0.866	2,480	\$153.63	109	7.4093	TWO-STORY	\$60,000	401				
J-10-33-109-151	1980 HUNTERS CREEK DR	07/12/23	\$470,000	\$347,800	\$122,200	\$173,900	37.00	\$397,802	\$63,000	\$407,000	\$422,730	0.963	2,228	\$182.68	109	17.0790	TWO-STORY	\$63,000	401				
Totals:			\$1,706,500	\$1,324,800	\$381,700	\$662,400		\$1,549,904		\$1,463,500	\$1,650,131			\$173.34		0.0912							
												Sale. Ratio =>	38.82			E.C.F. =>	0.887	Std. Deviation=>		0.05144528			
												Std. Dev. =>	1.49			Ave. E.C.F. =>	0.886	Ave. Varlance=>		28.4526	Coefficient of Var=>		32.11404768

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements.

Average/Mean: 0.886
 Median: 0.864
 2024 ECF: 0.792

Sales Comparison ECF Determination for 2025: 0.887

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-33-109-188	1917 HUNTERS CREEK DR	05/03/22	\$391,500	\$320,200	\$71,300	\$160,100	40.89	\$383,308	\$60,000	\$331,500	\$408,217	0.812	2,290	\$144.76	109	3.5386	TWO-STORY	\$60,000	401
J-10-33-109-167	1956 HUNTERS CREEK DR	09/28/23	\$470,000	\$400,000	\$70,000	\$200,000	42.55	\$455,341	\$63,000	\$407,000	\$495,380	0.822	2,688	\$161.41	109	82.1591	TWO-STORY	\$63,000	401
J-10-33-109-168	1962 HUNTERS CREEK DR	09/26/22	\$435,000	\$352,400	\$82,600	\$176,200	40.51	\$419,240	\$63,000	\$372,000	\$449,798	0.827	2,373	\$156.76	109	82.7038	TWO-STORY	\$63,000	401
J-10-33-109-172	1977 HUNTERS CREEK DR	05/17/22	\$465,000	\$360,800	\$95,200	\$184,900	39.76	\$439,072	\$68,762	\$396,238	\$467,563	0.847	2,740	\$144.61	109	84.7453	TWO-STORY	\$60,000	401

2025 BROMLEY CONDOMINIUMS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Property Class	
J-10-35-110-041	1860 WEXFORD DR	12/16/22	\$220,000	\$92,500	40.37	\$210,928	\$14,000	\$215,900	\$240,156	0.899	1,193	\$180.97	110	5.2855	MULTI-UNIT	401	
J-10-35-110-058	1863 N KENWYCK DR	07/22/22	\$230,000	\$94,000	40.87	\$213,732	\$14,000	\$216,000	\$243,576	0.887	1,181	\$182.90	110	88.6788	MULTI-UNIT	401	
J-10-35-110-086	1862 N KENWYCK DR	07/25/23	\$252,000	\$111,500	44.25	\$231,491	\$14,000	\$238,000	\$265,233	0.897	1,341	\$177.48	110	5.4530	MULTI-UNIT	401	
J-10-35-110-038	1866 WEXFORD DR	03/22/24	\$340,000	\$39,100	11.50	\$265,815	\$14,000	\$326,000	\$307,091	1.062	1,331	\$244.93	110	10.9719	MULTI-UNIT	401	
J-10-35-110-039	1864 WEXFORD DR	01/26/24	\$340,000	\$39,100	11.50	\$259,553	\$14,000	\$326,000	\$299,455	1.089	1,331	\$244.93	110	16.8812	MULTI-UNIT	401	
J-10-35-110-092	1850 N KENWYCK DR	01/30/23	\$242,975	\$106,600	43.87	\$242,374	\$14,000	\$228,975	\$278,505	0.822	1,371	\$167.01	110	12.9696	MULTI-UNIT	401	
J-10-35-110-040	1862 WEXFORD DR	12/15/23	\$318,900	\$41,000	12.86	\$279,788	\$14,000	\$304,900	\$324,132	0.941	1,351	\$225.68	110	1.1187	MULTI-UNIT	401	
J-10-35-110-037	1868 WEXFORD DR	01/18/24	\$339,900	\$41,000	12.06	\$276,338	\$14,000	\$325,900	\$319,924	1.019	1,351	\$241.23	110	9.8845	MULTI-UNIT	401	
Totals:			\$2,293,675	\$565,100		\$1,980,019		\$2,181,675	\$2,278,072			\$208.14		0.5831			
					Sale. Ratio =>	24.64						E.C.F. =>	0.958				
					Std. Dev. =>	2.11						Ave. E.C.F. =>	0.952	Ave. Variance=>	18.9054	Coefficient of Var=>	19.86166969

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.952
 Median: 0.920
 2024 ECF: 0.820

Sales Comparison ECF Determination for 2025: 0.958

BELOW ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-35-110-072	1984 N KENWYCK DR	01/13/23	\$208,000	\$96,300	46.30	\$218,946	\$14,000	\$194,000	\$249,934	0.776	1,275	\$152.16	110	2.3824	MULTI-UNIT	401
J-10-35-110-023	1835 WEXFORD DR	09/27/22	\$212,000	\$103,700	48.92	\$235,972	\$14,000	\$198,000	\$270,698	0.731	1,371	\$144.42	110	73.1444	MULTI-UNIT	401
J-10-35-110-073	1922 N KENWYCK DR	12/06/22	\$215,000	\$101,000	46.94	\$229,434	\$14,000	\$201,000	\$262,705	0.769	1,371	\$143.01	110	75.4593	MULTI-UNIT	401
J-10-35-110-045	1991 WEXFORD DR	08/20/22	\$220,000	\$115,500	50.50	\$252,913	\$14,000	\$206,000	\$291,357	0.707	1,359	\$151.58	110	70.7036	MULTI-UNIT	401
J-10-35-110-028	1823 WEXFORD DR	10/06/22	\$230,000	\$103,500	45.00	\$235,392	\$14,000	\$216,000	\$269,990	0.800	1,371	\$157.55	110	80.0029	MULTI-UNIT	401

2025 PROSPECT POINTE WEST ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Property Class	Building Depr.	
J-10-33-109-169	1962 HUNTERS CREEK DR	09/26/22	\$435,000	\$176,200	40.51	\$419,240	\$63,000	-\$372,000	\$449,798	0.827	2,373	\$156.76	109	13.5752	TWO-STORY	401	92	
J-10-33-109-120	1901 FRANCES WAY	12/22/22	\$441,000	\$171,300	38.84	\$408,406	\$60,000	-\$381,000	\$439,907	0.866	2,480	\$153.63	109	0.4653	TWO-STORY	401	91	
J-10-33-108-002	7558 ABIGAIL DR	12/22/23	\$445,000	\$175,600	39.46	\$409,287	\$60,000	-\$385,000	\$431,752	0.892	2,378	\$161.90	108	3.7801	TWO-STORY	401	92	
J-10-33-109-172	1977 HUNTERS CREEK DR	05/17/22	\$465,000	\$184,900	39.76	\$439,072	\$68,762	-\$396,238	\$467,563	0.847	2,740	\$144.61	109	1.9180	TWO-STORY	401	90	
J-10-33-109-110	1934 FRANCES WAY	10/31/23	\$470,000	\$174,700	37.17	\$407,054	\$63,662	-\$406,338	\$424,465	0.957	1,850	\$239.64	108	10.8365	RANCH/ONE STORY	401	92	
J-10-33-109-151	1980 HUNTERS CREEK DR	07/12/23	\$470,000	\$173,900	37.00	\$397,802	\$63,000	-\$407,000	\$422,730	0.963	2,228	\$182.68	109	96.2790	TWO-STORY	401	91	
J-10-33-108-085	7555 ABIGAIL DR	05/17/23	\$475,000	\$201,000	42.32	\$465,343	\$60,000	-\$415,000	\$501,042	0.828	2,666	\$155.66	108	2.5642	TWO-STORY	401	82	
J-10-33-108-102	1576 COURTNEY CT	06/22/23	\$475,000	\$196,200	41.31	\$455,480	\$60,000	-\$415,000	\$488,850	0.849	2,780	\$149.28	108	0.4985	TWO-STORY	401	90	
J-10-33-108-051	7966 HALLIE DR	01/26/24	\$480,000	\$202,400	42.17	\$469,160	\$63,000	-\$417,000	\$502,052	0.831	2,808	\$148.50	108	3.4353	TWO-STORY	401	92	
Totals:			\$4,156,000	\$1,656,200		\$3,870,844		\$3,594,576	\$4,128,158			\$163.63		0.2608				
					Sale. Ratio =>	39.85						E.C.F. =>	0.871					
					Std. Dev. =>	1.95						Ave. E.C.F. =>	0.873					
													Std. Deviation=>	0.05327776				
													Ave. Variance=>	14.8169	Coefficient of Var=>		16.96550701	

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2022 through 3-31-2024, and is only applied to the improvements. This is a new subdivision with no sales. Sales from Prospect Pointe 1 and 2 were used.

Average/Mean: 0.873
Median: 0.849

Sales Comparison ECF Determination for 2025: 0.871

These sales were removed to reflect the values in this new subdivision

J-10-33-109-166	1950 HUNTERS CREEK DR	02/08/23	\$373,000	\$145,500	39.01	\$350,305	\$60,000	-\$313,000	\$366,547	0.854	1,553	\$201.55	109	0.7235	RANCH/ONE STORY	401	92
J-10-33-109-186	1917 HUNTERS CREEK DR	05/03/22	\$391,500	\$160,100	40.89	\$383,308	\$60,000	-\$331,500	\$408,217	0.812	2,290	\$144.76	109	5.2876	TWO-STORY	401	92
J-10-33-108-045	7988 HALLIE DR	09/23/22	\$405,000	\$152,000	37.53	\$382,831	\$60,000	-\$345,000	\$399,049	0.865	2,249	\$153.40	108	1.7101	TWO-STORY	401	91
J-10-33-109-129	7971 JORDAN CT	04/14/23	\$422,500	\$171,700	40.64	\$393,391	\$60,000	-\$362,500	\$420,948	0.861	2,331	\$155.51	109	9.6144	TWO-STORY	401	91
J-10-33-108-029	1983 FRANCES WAY	07/19/22	\$425,000	\$160,600	37.79	\$401,586	\$63,000	-\$362,000	\$416,524	0.865	2,196	\$164.70	108	9.7846	TWO-STORY	401	82
J-10-33-108-076	7587 ABIGAIL DR	06/06/23	\$425,000	\$174,900	41.15	\$406,551	\$63,000	-\$362,000	\$424,661	0.852	2,006	\$180.46	108	10.4851	TWO-STORY	401	82
J-10-33-109-167	1956 HUNTERS CREEK DR	09/28/23	\$470,000	\$200,000	42.55	\$455,341	\$63,000	-\$407,000	\$495,380	0.822	2,688	\$151.41	109	82.1591	TWO-STORY	401	92

2025 PROSPECT POINTE EAST ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Property Class
J-10-34-295-110	2101 SHEFFIELD DR	07/29/22	\$330,000	\$97,000	29.39	\$235,291	\$45,000	\$285,000	\$221,526	1.287	1,604	\$177.68	112	37.5457	TWO-STORY	401
J-10-34-295-087	8370 ARDMOOR DR	04/05/23	\$340,000	\$153,800	45.24	\$340,513	\$45,000	\$295,000	\$344,020	0.858	1,431	\$206.15	112	19.3063	RANCH/ONE STORY	401
J-10-34-295-025	2099 WILTSHIRE DR	09/30/22	\$357,500	\$142,100	39.75	\$339,639	\$45,000	\$312,500	\$343,002	0.911	1,890	\$165.34	112	9.5711	TWO-STORY	401
J-10-34-295-057	8343 STAMFORD RD	10/13/23	\$363,750	\$161,300	44.34	\$355,945	\$60,142	\$303,608	\$344,357	0.882	1,431	\$212.16	112	8.3663	RANCH/ONE STORY	401
J-10-34-295-048	8241 STAMFORD RD	03/27/23	\$370,000	\$144,100	38.95	\$343,627	\$45,000	\$325,000	\$347,645	0.935	1,424	\$228.23	112	0.8138	RANCH/ONE STORY	401
J-10-34-295-027	2127 WILTSHIRE DR	08/22/22	\$405,000	\$142,100	35.09	\$339,354	\$45,000	\$360,000	\$342,671	1.051	1,872	\$192.31	112	28.7009	TWO-STORY	401
J-10-34-295-031	2157 WILTSHIRE DR	06/30/22	\$414,000	\$168,400	40.68	\$424,565	\$45,000	\$369,000	\$441,868	0.835	2,364	\$156.09	112	7.1527	TWO-STORY	401
Totals:			\$2,580,250	\$1,008,800		\$2,378,934		\$2,250,108	\$2,385,090			\$191.14		2.1923		
					Sale. Ratio =>	39.10				E.C.F. =>	0.943	Std. Deviation=>		0.15805859		
					Std. Dev. =>	5.45				Ave. E.C.F. =>	0.965	Ave. Variance=>		15.9224	Coefficient of Var=> 16.49428268	

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.965
 Median: 0.911
 2024 ECF: 0.859

Sales Comparison ECF Determination for 2025: 0.943

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-34-295-076	8309 ARDMOOR DR	06/29/22	\$310,000	\$142,800	46.06	\$340,579	\$45,000	\$265,000	\$344,097	0.770	1,431	\$185.19	112	77.0133	RANCH/ONE STORY	401
J-10-34-295-085	8392 ARDMOOR DR	08/17/22	\$320,000	\$140,200	43.81	\$334,718	\$45,000	\$275,000	\$337,274	0.815	1,424	\$193.12	112	81.5362	RANCH/ONE STORY	401
J-10-34-295-026	2113 WILTSHIRE DR	07/13/22	\$325,000	\$151,100	46.49	\$359,997	\$45,000	\$280,000	\$366,702	0.764	1,431	\$195.67	112	76.3563	RANCH/ONE STORY	401
J-10-34-295-053	8299 STAMFORD RD	10/05/22	\$340,000	\$149,300	43.91	\$355,580	\$45,000	\$295,000	\$361,560	0.816	1,431	\$206.15	112	81.5909	RANCH/ONE STORY	401
J-10-34-295-122	8144 STAMFORD RD	06/16/23	\$343,000	\$160,900	46.91	\$355,565	\$45,000	\$298,000	\$361,543	0.824	1,424	\$209.27	112	82.4246	RANCH/ONE STORY	401

2025 AUTUMN WOODS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-34-390-050	8126 AUTUMN WOODS TRL	05/27/22	\$190,000	\$75,200	39.58	\$190,634	\$9,500	\$180,500	\$215,124	0.839	1,436	\$125.70	50	10.9240	MULTI-UNIT	\$9,500	401
J-10-34-390-027	8159 AUTUMN WOODS TRL	06/20/23	\$213,500	\$87,400	40.94	\$190,634	\$9,500	\$204,000	\$215,124	0.948	1,436	\$142.06	50	10.6292	MULTI-UNIT	\$9,500	401
J-10-34-390-036	8123 AUTUMN WOODS TRL	02/28/23	\$216,000	\$78,700	36.44	\$199,398	\$9,500	\$206,500	\$225,532	0.916	1,436	\$143.80	50	0.0000	MULTI-UNIT	\$9,500	401
Totals:			\$619,500	\$241,300		\$580,666		\$591,000	\$655,779			\$137.19		0.0232			
					Sale. Ratio =>	38.95				E.C.F. =>	0.901	Std. Deviation=>		0.056069376			
					Std. Dev. =>	2.31				Ave. E.C.F. =>	0.901	Ave. Varlance=>		7.1844	Coefficient of Var=>		7.973930819

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.901
 Median: 0.916
 2024 ECF: 0.842

Sales Comparison ECF Determination for 2025: 0.901

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-34-390-030	8165 AUTUMN WOODS TRL	08/09/22	\$175,000	\$75,800	43.31	\$192,190	\$9,500	\$165,500	\$216,972	0.763	1,436	\$115.25	50	13.8445	MULTI-UNIT	\$9,500	401
J-10-34-390-041	8117 AUTUMN WOODS TRL	07/29/22	\$195,000	\$78,200	40.10	\$199,168	\$9,500	\$185,500	\$224,071	0.828	1,436	\$125.18	50	10.7862	MULTI-UNIT	\$9,500	401
J-10-34-390-044	8108 AUTUMN WOODS TRL	09/02/22	\$135,000	\$78,700	40.36	\$199,398	\$9,500	\$185,500	\$225,532	0.822	1,436	\$125.18	50	12.2459	MULTI-UNIT	\$9,500	401

2025 FAIRWAY GLENN'S ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-35-480-027	1641 GOLFVIEW DR	07/05/22	\$312,990	\$49,200	15.72	\$295,711	\$40,000	\$272,990	\$347,433	0.786	1,864	\$146.45	51FWG	0.9726	TWO-STORY	\$40,000	401
J-10-35-480-021	1628 GOLFVIEW DR	09/23/22	\$313,530	\$15,500	4.94	\$296,665	\$40,000	\$273,530	\$348,730	0.784	1,864	\$146.74	51FWG	76.4361	TWO-STORY	\$40,000	401
J-10-35-480-030	1647 GOLFVIEW DR	06/28/22	\$313,530	\$35,100	11.20	\$295,997	\$40,000	\$273,530	\$347,822	0.786	1,864	\$146.74	51FWG	0.9052	TWO-STORY	\$40,000	401
J-10-35-480-009	1652 GOLFVIEW DR	04/28/22	\$314,990	\$50,400	16.00	\$295,997	\$40,000	\$274,990	\$347,822	0.791	1,864	\$147.53	51FWG	#REF!	TWO-STORY	\$40,000	401
J-10-35-480-015	1640 GOLFVIEW DR	07/27/22	\$315,530	\$15,500	4.91	\$295,997	\$40,000	\$275,530	\$347,822	0.792	1,864	\$147.82	51FWG	0.3301	TWO-STORY	\$40,000	401
J-10-35-480-018	1634 GOLFVIEW DR	08/29/22	\$316,990	\$49,200	15.52	\$295,711	\$40,000	\$276,990	\$347,433	0.797	1,864	\$148.60	51FWG	0.1787	TWO-STORY	\$40,000	401
J-10-35-480-032	1651 GOLFVIEW DR	12/28/22	\$326,990	\$7,700	2.34	\$308,920	\$40,000	\$288,990	\$365,380	0.791	2,040	\$141.66	51FWG	0.4530	TWO-STORY	\$40,000	401
J-10-35-480-003	1664 GOLFVIEW DR	09/13/23	\$350,000	\$153,800	43.94	\$312,842	\$40,000	\$310,000	\$370,709	0.836	2,040	\$151.96	51FWG	12.0643	TWO-STORY	\$40,000	401
Totals:			\$2,566,550	\$376,400		\$2,397,840		\$2,246,550	\$2,823,152			\$147.19		0.0300			
					Sale. Ratio =>	14.67				E.C.F. =>	0.796	Std. Deviation=>		0.016989534			
					Std. Dev. =>	13.17				Ave. E.C.F. =>	0.795	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!	

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.795
 Median: 0.791
 2024 ECF: 0.736

Sales Comparison ECF Determination for 2025: 0.796

BELOW- ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-35-480-024	1635 GOLFVIEW DR	06/08/22	\$287,530	\$50,400	17.53	\$296,665	\$40,000	\$247,530	\$348,730	0.710	1,864	\$132.80	51FWG	2.4610	TWO-STORY	\$40,000	401
J-10-35-480-008	1654 GOLFVIEW DR	04/28/22	\$320,530	\$56,800	17.72	\$347,177	\$40,000	\$280,530	\$417,360	0.672	2,288	\$122.61	51FWG	67.2153	TWO-STORY	\$40,000	401
J-10-35-480-014	1642 GOLFVIEW DR	06/30/22	\$322,990	\$17,700	5.48	\$339,114	\$40,000	\$282,990	\$406,405	0.696	2,212	\$127.93	51FWG	69.6325	TWO-STORY	\$40,000	401
J-10-35-480-031	1649 GOLFVIEW DR	07/05/22	\$326,530	\$39,400	12.07	\$343,836	\$40,000	\$286,530	\$412,821	0.694	2,288	\$125.23	51FWG	2.6181	TWO-STORY	\$40,000	401
J-10-35-480-026	1639 GOLFVIEW DR	06/01/22	\$307,530	\$52,900	17.20	\$314,796	\$41,954	\$265,576	\$370,709	0.716	2,040	\$130.18	51FWG	71.6400	TWO-STORY	\$40,000	401
J-10-35-480-025	1637 GOLFVIEW DR	07/28/22	\$322,530	\$17,700	5.32	\$343,585	\$40,000	\$292,530	\$412,480	0.709	2,288	\$127.85	51FWG	70.9199	TWO-STORY	\$40,000	401
J-10-35-480-017	1636 GOLFVIEW DR	05/27/22	\$336,530	\$42,100	12.51	\$344,987	\$40,000	\$296,530	\$414,385	0.716	2,288	\$129.60	51FWG	71.5551	TWO-STORY	\$40,000	401
J-10-35-480-016	1638 GOLFVIEW DR	06/30/22	\$305,530	\$43,100	14.11	\$311,333	\$40,000	\$265,530	\$368,659	0.720	2,040	\$130.16	51FWG	72.0259	TWO-STORY	\$40,000	401
J-10-35-480-010	1650 GOLFVIEW DR	07/12/22	\$307,530	\$37,200	12.10	\$311,333	\$40,000	\$267,530	\$368,659	0.726	2,040	\$131.14	51FWG	72.5684	TWO-STORY	\$40,000	401
J-10-35-480-013	1644 GOLFVIEW DR	04/04/22	\$313,530	\$53,700	17.13	\$312,842	\$40,000	\$273,530	\$370,709	0.738	2,040	\$134.08	51FWG	73.7856	TWO-STORY	\$40,000	401
J-10-35-480-020	1630 GOLFVIEW DR	06/30/22	\$334,530	\$55,700	16.85	\$339,114	\$40,000	\$294,530	\$406,405	0.725	2,212	\$133.15	51FWG	72.4721	TWO-STORY	\$40,000	401
J-10-35-480-028	1643 GOLFVIEW DR	06/30/22	\$336,530	\$28,600	8.50	\$337,170	\$40,000	\$296,530	\$403,764	0.734	2,212	\$134.06	51FWG	73.4415	TWO-STORY	\$40,000	401
J-10-35-480-011	1648 GOLFVIEW DR	05/27/22	\$337,530	\$57,000	16.89	\$336,924	\$40,000	\$297,530	\$403,429	0.738	2,212	\$134.51	51FWG	73.7502	TWO-STORY	\$40,000	401
J-10-35-480-002	1666 GOLFVIEW DR	04/27/22	\$307,990	\$49,400	16.04	\$297,751	\$40,000	\$267,990	\$350,205	0.765	1,864	\$142.25	51FWG	76.5237	TWO-STORY	\$40,000	401
J-10-35-480-029	1645 GOLFVIEW DR	06/30/22	\$321,530	\$52,400	16.30	\$311,333	\$40,000	\$281,530	\$368,659	0.764	2,040	\$138.00	51FWG	76.3660	TWO-STORY	\$40,000	401

2025 ANN ARBOR S D ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Depr.
J-10-09-200-005	7135 PLYMOUTH-ANN ARBOR RD	08/24/22	\$260,000	\$90,000	34.62	\$210,701	\$119,179	\$140,821	\$92,167	1.528	1,008	\$139.70	AA-RE	152.7887	RANCH/ONE STORY	\$115,000	401	53
J-10-04-300-015	7375 WARREN RD	12/14/22	\$370,000	\$134,200	36.27	\$275,148	\$132,800	\$237,100	\$143,249	1.655	1,618	\$146.54	AA-RE	52.1800	RANCH/ONE STORY	\$130,250	401	52
J-10-09-400-009	3620 FRAINS LAKE RD	08/02/22	\$385,000	\$176,300	45.79	\$376,852	\$160,718	\$224,282	\$217,658	1.030	1,332	\$168.38	AA-RE	25.5034	RANCH/ONE STORY	\$158,867	401	53
J-10-04-300-003	6985 WARREN RD	05/12/22	\$440,000	\$144,300	32.80	\$325,802	\$120,000	\$320,000	\$207,253	1.544	2,336	\$136.99	AA-RE	154.4008	TWO-STORY	\$120,000	401	58
J-10-30-400-009	5529 GEDDES RD	07/13/23	\$470,000	\$156,800	33.36	\$345,126	\$115,000	\$355,000	\$231,748	1.532	1,586	\$223.83	AA-RE	17.8771	RANCH/ONE STORY	\$115,000	401	50
J-10-08-300-044	3526 EASTBROOK DR	08/10/23	\$570,000	\$221,000	38.77	\$486,996	\$115,000	\$455,000	\$376,632	1.208	2,554	\$178.15	AA-RE	3.9616	RANCH/ONE STORY	\$115,000	401	75
J-10-08-300-021	6075 FORD RD	05/25/23	\$580,000	\$183,000	31.55	\$386,232	\$118,102	\$461,898	\$270,020	1.711	1,967	\$234.82	AA-RE	171.0606	RANCH/ONE STORY	\$106,250	401	48
J-10-03-400-002	8755 PLYMOUTH-ANN ARBOR RD	08/17/22	\$650,000	\$256,700	39.49	\$568,525	\$126,419	\$523,581	\$445,223	1.176	2,956	\$177.12	AA-RE	28.3400	HISTORICAL	\$115,600	401	61
J-10-09-100-002	7515 PLYMOUTH-ANN ARBOR RD	04/14/23	\$800,000	\$323,600	40.45	\$714,249	\$118,541	\$681,459	\$599,907	1.136	2,946	\$231.32	AA-RE	0.2577	TWO-STORY	\$115,000	401	79
J-10-05-400-031	4472 WALDEN DR	12/02/22	\$820,000	\$299,500	36.52	\$651,073	\$141,723	\$678,277	\$512,941	1.322	2,712	\$250.10	AA-RE	42.9732	TWO-STORY	\$141,723	401	94
J-10-06-300-006	5305 WARREN RD	06/29/23	\$831,004	\$348,400	41.93	\$765,450	\$120,000	\$711,004	\$650,000	1.094	3,166	\$224.57	AA-RE	15.1921	TWO-STORY	\$120,000	401	67
J-10-08-300-036	6440 PLYMOUTH-ANN ARBOR RD	04/06/23	\$835,000	\$332,200	39.78	\$731,287	\$127,488	\$707,512	\$608,055	1.164	2,917	\$242.55	AA-RE	142.5794	TWO-STORY	\$117,800	401	73
J-10-17-100-025	3456 HILLSHIRE CT	04/05/23	\$1,085,000	\$365,700	33.71	\$830,170	\$150,000	\$935,000	\$800,200	1.168	3,276	\$285.41	AA-RE	116.8458	DESIGNER HOME	\$150,000	401	89
J-10-06-300-005	5277 WARREN RD	04/12/23	\$1,200,000	\$610,000	50.83	\$1,376,660	\$141,615	\$1,058,385	\$1,452,994	0.728	5,432	\$194.84	AA-RE	26.0426	DESIGNER HOME	\$120,000	401	75
Totals:			\$9,296,004	\$3,641,700		\$9,046,269		\$7,489,319	\$6,608,047			\$202.45		15.2106				
			Sale. Ratio =>		39.17				E.C.F. =>	1.133		Std. Deviation=>	0.275406005					
			Std. Dev. =>		5.39				Ave. E.C.F. =>	1.285		Ave. Variance=>	67.8574	Coefficient of Var=>	52.78800553			

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 1.285
 Median: 1.192
 2024 ECF: 0.922

Sales Comparison ECF Determination for 2025: 1.133 Custom at .97, unique at 1.06, nbhd standard at .73, designer at .925 and estate at .275

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-16-100-003	3370 FRAINS LAKE RD	05/02/23	\$383,000	\$95,700	24.99	\$217,776	\$115,000	\$268,000	\$103,501	2.589	1,344	\$199.40	AA-RE	168.4251	RANCH/ONE STORY	\$115,000	401	45
J-10-18-100-007	5580 PLYMOUTH-ANN ARBOR RD	04/12/22	\$413,000	\$108,600	26.30	\$254,734	\$105,016	\$307,984	\$150,773	2.043	1,568	\$196.42	AA-RE	115.0096	TWO-STORY	\$100,050	401	45
J-10-08-300-032	6320 PLYMOUTH-ANN ARBOR RD	03/25/24	\$582,000	\$146,900	25.24	\$307,850	\$150,749	\$431,251	\$158,208	2.726	1,472	\$292.97	AA-RE	272.5840	RANCH/ONE STORY	\$146,075	401	53
J-10-09-400-029	3624 PROSPECT RD	09/21/22	\$605,000	\$172,900	28.58	\$355,417	\$146,578	\$458,422	\$210,311	2.180	2,631	\$174.24	AA-RE	217.3732	FARM HOUSE	\$125,000	401	50
J-10-06-100-011	4677 VORHIES RD	06/10/22	\$720,000	\$284,700	39.54	\$606,999	\$163,084	\$556,916	\$447,044	1.246	2,815	\$197.84	AA-RE	124.5774	TWO-STORY	\$141,275	401	63
J-10-19-100-004	2972 GALE RD	03/20/24	\$810,000	\$196,500	24.26	\$416,734	\$144,425	\$665,575	\$274,229	2.427	1,624	\$409.84	AA-RE	242.7081	RANCH/ONE STORY	\$144,425	401	63
J-10-07-200-010	3900 DIXBORO RD	08/23/23	\$3,300,000	\$636,900	19.30	\$1,437,973	\$220,700	\$3,079,300	\$1,432,086	2.150	5,169	\$595.72	AA-RE	215.0220	DESIGNER HOME	\$220,700	401	76
J-10-04-300-031	6999 WARREN RD	04/17/23	\$500,000	\$248,600	49.72	\$542,355	\$123,451	\$376,549	\$421,857	0.893	2,232	\$168.70	AA-RE	89.2599	RANCH/ONE STORY	\$122,100	401	77
J-10-03-300-039	4349 MARIO DR	09/12/23	\$805,000	\$338,300	42.02	\$866,612	\$170,517	\$634,483	\$701,002	0.905	3,420	\$185.52	AA-RE	90.5109	TWO-STORY	\$154,783	401	74
J-10-20-200-005	6060 CHERRY HILL RD	09/01/23	\$908,000	\$397,500	43.78	\$836,658	\$156,250	\$751,750	\$760,232	0.989	3,956	\$190.03	AA-RE	98.6842	CUSTOM	\$156,250	401	74

2025 ARBOR HILLS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	
J-10-08-480-001	3023 ANDORA BROOK DR	11/07/22	\$893,000	\$456,600	50.79	\$1,072,222	\$108,007	\$730,000	\$1,185,000	0.617	5,221	\$139.85	ARBOR	01.6821	TWO-STORY	\$155,000	401	
J-10-08-480-020	6725 FLEMING CREEK DR	11/04/22	\$912,516	\$452,100	49.54	\$1,004,669	\$164,012	\$748,504	\$1,101,779	0.679	5,122	\$146.14	ARBOR	15.3258	TWO-STORY	\$155,000	401	
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$954,182	\$225,000	\$735,000	\$908,943	0.810	3,701	\$198.59	GLEN	0.1962	TWO-STORY	\$225,000	401	
J-10-15-401-073	600 WALDENHILL CT	02/03/22	\$1,050,000	\$445,100	42.39	\$1,047,503	\$251,563	\$798,437	\$990,012	0.806	4,052	\$187.05	GLEN	11.3248	TWO-STORY	\$250,000	401	
J-10-17-201-101	3211 CRESTON CIR	11/04/22	\$1,388,000	\$531,200	36.39	\$1,245,573	\$284,672	\$1,039,223	\$1,155,151	0.920	5,458	\$201.03	GLEN	18.3740	TWO-STORY	\$250,000	401	
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$331,645	\$1,133,355	\$974,609	1.163	3,733	\$303.60	GLEN	116.2881	TWO-STORY	\$250,000	401	
Totals:			\$6,670,416	\$2,793,600		\$6,439,410		\$5,245,457	\$6,353,494			\$197.73		0.7016				
					Sale. Ratio =>	41.88						E.C.F. =>	0.826					
					Std. Dev. =>	6.27						Ave. E.C.F. =>	0.833					
												Std. Deviation=>	0.193853556					
												Ave. Variance=>	37.1985	Coefficient of Var=>	44.67655649			

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.833
 Median: 0.808
 2024 ECF: 0.736

Due to the lack of sales for a determination this subdivision was combined with sales from the Glennborough subdivision. These subdivisions have similar homes and locations, with many of them built by the same builder.

Sales Comparison ECF Determination for 2025: 0.826

2025 AUTUMN HILLS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-18-200-015	3335 ALAN MARK DR	09/23/22	\$325,000	\$141,600	43.57	\$327,250	\$80,000	\$245,000	\$145,784	1.681	1,170	\$209.40	DIXHG	86.1197	RANCH/ONE STORY	\$80,000	401		
J-10-18-260-016	5045 PLYMOUTH-ANN ARBOR RD	05/20/22	\$395,000	\$117,400	29.72	\$258,449	\$82,139	\$312,861	\$138,827	2.254	1,652	\$189.38	DIXBO	131.1120	TWO-STORY	\$80,000	401		
J-10-08-462-006	6691 FORD RD	03/29/23	\$399,900	\$129,200	32.31	\$259,834	\$83,332	\$316,568	\$151,634	2.088	1,399	\$226.28	FORD	111.3711	RANCH/ONE STORY	\$80,000	401		
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$379,711	\$84,179	\$365,821	\$162,738	2.248	1,857	\$197.53	DIXHG	141.6144	TWO-STORY	\$80,000	401		
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	\$209,100	46.36	\$476,856	\$45,000	\$406,000	\$340,044	1.194	2,352	\$172.62	DIXBO	13.0963	MODULAR/MANUFAC	\$45,000	401		
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	\$256,500	54.00	\$586,571	\$161,454	\$313,546	\$528,753	0.593	2,380	\$131.74	HUNCK	37.8490	TWO-STORY	\$130,000	401		
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$583,329	\$125,000	\$443,500	\$470,564	0.942	2,488	\$178.26	AUTHI	94.2487	TWO-STORY	\$125,000	401		
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$428,155	\$125,000	\$450,000	\$311,247	1.446	2,117	\$212.56	AUTHI	38.2795	TWO-STORY	\$125,000	401		
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$583,329	\$125,000	\$457,144	\$470,564	0.971	2,488	\$183.74	AUTHI	97.1482	TWO-STORY	\$125,000	401		
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	\$282,700	44.87	\$632,595	\$170,837	\$459,163	\$560,386	0.819	3,264	\$140.67	BUROA	81.9369	TWO-STORY	\$155,000	401		
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$805,476	\$155,914	\$579,086	\$696,208	0.832	3,013	\$192.20	TIMWD	155.6955	TWO-STORY	\$145,000	401		
J-10-28-300-010	2018 HUNTERS CREEK DR	05/05/23	\$925,000	\$381,200	41.21	\$832,183	\$160,000	\$765,000	\$836,049	0.915	3,684	\$207.65	HUNCK	91.5019	TWO-STORY	\$160,000	401		
Totals:			\$6,511,544	\$2,760,000		\$6,153,738		\$5,113,689	\$4,812,797			\$186.84		26.9371					
					Sale. Ratio =>	42.39						E.C.F. =>	1.063	Std. Deviation=>		0.59753894			
					Std. Dev. =>	7.45						Ave. E.C.F. =>	1.332	Ave. Variance=>		89.9978	Coefficient of Var=>		67.57147571

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements. Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Average/Mean: 1.332
 Median: 1.083
 2024 ECF: 0.974

Sales Comparison ECF Determination for 2025: 1.063

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$789,530	\$104,300	36.02	\$247,050	\$80,000	\$209,530	\$91,988	2.278	1,090	\$192.23	DIXHG	227.7800	TWO-STORY	\$80,000	401
J-10-18-231-028	3357 BEAUMONT AVE	08/08/22	\$303,000	\$107,100	35.35	\$249,533	\$80,000	\$223,000	\$93,355	2.389	1,270	\$175.59	DIXHG	238.6727	TWO-STORY	\$80,000	401
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$361,785	\$89,721	\$340,279	\$149,815	2.271	1,570	\$216.74	DIXHG	227.1328	TWO-STORY	\$80,000	401
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	\$190,400	37.70	\$425,886	\$93,325	\$411,675	\$261,859	1.572	1,558	\$264.23	DIXBO	157.2124	TWO-STORY	\$90,000	401
J-10-18-261-006	5052 PLYMOUTH-ANN ARBOR RD	03/31/23	\$1,250,000	\$120,200	9.62	\$933,281	\$80,000	\$1,170,000	\$671,875	1.741	3,819	\$306.36	DIXBO	174.1396	TWO-STORY	\$80,000	401

2025 BLUE HURON POND ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	\$209,100	46.36	\$476,856	\$45,000	\$406,000	\$340,044	1.194	2,352	\$172.62	DIXBO	32.6963	MODULAR/MANUFAC	\$45,000	401
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	\$256,500	54.00	\$586,571	\$161,454	\$313,546	\$528,753	0.593	2,380	\$131.74	HUNCK	37.8490	TWO-STORY	\$130,000	401
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$583,329	\$125,000	\$443,500	\$470,564	0.942	2,488	\$178.26	AUTHI	94.2487	TWO-STORY	\$125,000	401
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$583,329	\$125,000	\$457,144	\$470,564	0.971	2,488	\$183.74	AUTHI	97.1483	TWO-STORY	\$125,000	401
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	\$282,700	44.87	\$632,595	\$170,837	\$459,163	\$560,386	0.819	3,264	\$140.67	BURAO	81.9369	TWO-STORY	\$155,000	401
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$805,476	\$155,914	\$579,086	\$696,208	0.832	3,013	\$192.20	TIMWD	83.1772	TWO-STORY	\$145,000	401
Totals:			\$3,441,644	\$1,636,300		\$3,668,156		\$2,658,439	\$3,066,518			\$166.54		2.5086			
					Sale. Ratio =>	47.54						E.C.F. =>	0.867	Std. Deviation=>	0.19917644		
					Std. Dev. =>	3.26						Ave. E.C.F. =>	0.892	Ave. Variance=>	71.1760	Coefficient of Var=> 79.79280097	

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements. Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Average/Mean: 0.892
 Median: 0.887
 2024 ECF: 0.804

Sales Comparison ECF Determination for 2025: 0.867

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$428,155	\$125,000	\$450,000	\$311,247	1.446	2,117	\$212.56	AUTHI	144.5795	TWO-STORY	\$125,000	401
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2025 BROOKSIDE III ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-34-180-304	8732 BARRINGTON DR	10/05/22	\$317,500	\$115,000	36.22	\$295,464	\$45,000	\$272,500	\$286,900	0.950	1,736	\$166.97	BRK3	0.5807	TWO-STORY	\$45,000	401
J-10-34-180-341	8860 SOMERSET LN	08/29/22	\$326,001	\$123,700	37.94	\$317,192	\$45,000	\$281,001	\$311,789	0.901	1,546	\$181.76	BRK3	90.1253	RANCH/ONE STORY	\$45,000	401
J-10-34-180-360	1779 BRIDGEWATER DR	08/08/22	\$327,650	\$111,000	33.88	\$285,357	\$47,784	\$279,866	\$272,134	1.028	1,380	\$202.80	BRK3	102.8412	RANCH/ONE STORY	\$45,000	401
J-10-34-180-294	8758 BARRINGTON DR	04/12/23	\$363,000	\$150,600	41.49	\$349,300	\$45,000	\$318,000	\$348,568	0.912	1,800	\$176.67	BRK3	91.2304	TWO-STORY	\$45,000	401
Totals:			\$1,334,151	\$500,300		\$1,247,313		\$1,151,367	\$1,219,392			\$179.55		0.3730			
										E.C.F. =>	0.944	Std. Deviation=>	0.05752942				
										Std. Dev. =>	3.20	Ave. Variance=>	71.1944	Coefficient of Var=>	75.10401629		
										Ave. E.C.F. =>	0.948						

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.948

Median: 0.931

2024 ECF: 0.873

Sales Comparison ECF Determination for 2025: 0.944

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-34-180-281	1651 SAVANNAH CT	09/03/22	\$350,000	\$162,500	46.43	\$413,024	\$45,000	\$305,000	\$421,562	0.723	2,480	\$122.98	BRK3	72.3499	TWO-STORY	\$45,000	401
J-10-34-180-293	8746 BARRINGTON DR	09/29/23	\$330,000	\$165,100	50.03	\$360,779	\$45,000	\$285,600	\$334,627	0.741	2,490	\$114.92	BRK3	74.0978	TWO-STORY	\$45,000	401
J-10-34-180-274	1668 SAVANNAH CT	02/10/23	\$320,000	\$133,800	41.81	\$342,131	\$45,000	\$275,000	\$340,356	0.808	2,060	\$133.50	BRK3	80.7977	TWO-STORY	\$45,000	401
J-10-34-180-258	1908 CARLISLE CT	07/26/22	\$322,200	\$133,900	41.56	\$341,676	\$50,304	\$271,896	\$333,759	0.815	2,169	\$125.36	BRK3	81.4647	TWO-STORY	\$45,000	401
J-10-34-180-258	1908 CARLISLE CT	01/05/23	\$323,600	\$133,900	41.00	\$341,676	\$50,304	\$276,296	\$333,759	0.828	2,169	\$127.38	BRK3	82.7830	TWO-STORY	\$45,000	401
J-10-34-180-209	8706 BARRINGTON DR	04/08/22	\$343,000	\$135,000	39.07	\$347,043	\$45,000	\$299,000	\$345,953	0.853	2,056	\$143.48	BRK3	85.2644	TWO-STORY	\$45,000	401
J-10-34-180-348	1760 BRIDGEWATER DR	09/30/22	\$333,000	\$132,400	39.76	\$338,695	\$45,000	\$288,000	\$336,420	0.856	2,056	\$140.08	BRK3	2.2437	TWO-STORY	\$45,000	401
J-10-34-180-270	8763 BARRINGTON DR	08/15/22	\$345,000	\$137,600	39.88	\$351,499	\$45,000	\$300,000	\$351,087	0.854	2,176	\$137.87	BRK3	85.4489	TWO-STORY	\$45,000	401
J-10-34-180-371	1807 TELFORD CT	08/29/22	\$340,000	\$133,900	39.38	\$341,800	\$49,059	\$290,941	\$335,328	0.858	2,205	\$151.95	BRK3	1.0877	TWO-STORY	\$45,000	401
J-10-34-180-310	8710 BARRINGTON DR	05/29/23	\$335,000	\$152,800	43.04	\$353,077	\$49,335	\$303,655	\$349,074	0.879	2,300	\$153.38	BRK3	87.8563	TWO-STORY	\$45,000	401
J-10-34-180-259	1900 CARLISLE CT	09/12/23	\$351,000	\$148,700	42.36	\$343,894	\$48,434	\$302,566	\$338,442	0.894	2,098	\$144.22	BRK3	89.3996	TWO-STORY	\$45,000	401

2025 BROMLEY PARK SUBDIVISION ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-36-202-205	9790 RAVENSHIRE DR	06/15/22	\$325,000	\$126,700	38.98	\$316,394	\$45,784	\$279,216	\$311,404	0.897	1,790	\$155.99	BRM	8.6827	TWO-STORY	\$45,000	401		
J-10-36-201-106	9736 RAVENSHIRE DR	06/15/23	\$333,000	\$140,100	42.07	\$320,074	\$45,000	\$288,000	\$316,541	0.910	1,790	\$160.89	BRM	12.9200	TWO-STORY	\$45,000	401		
J-10-36-202-145	10167 E AVONDALE CIR	09/09/22	\$339,900	\$128,900	37.92	\$321,760	\$45,000	\$294,900	\$318,481	0.926	1,790	\$164.75	BRM	0.6122	TWO-STORY	\$45,000	401		
J-10-36-201-118	9747 RAVENSHIRE DR	05/30/23	\$345,000	\$140,800	40.81	\$321,294	\$48,366	\$296,634	\$314,071	0.944	1,802	\$164.61	BRM	1.2310	TWO-STORY	\$45,000	401		
J-10-36-201-012	10149 E AVONDALE CIR	11/22/23	\$355,000	\$139,300	39.24	\$318,097	\$48,744	\$306,258	\$309,957	0.988	1,494	\$204.99	BRM	19.5759	TWO-STORY	\$45,000	401		
J-10-36-202-167	10231 E AVONDALE CIR	11/09/22	\$360,000	\$133,500	37.08	\$332,751	\$47,440	\$312,560	\$328,321	0.952	1,790	\$174.61	BRM	95.1995	TWO-STORY	\$45,000	401		
J-10-36-201-090	9951 W AVONDALE CIR	03/14/24	\$367,500	\$142,900	38.88	\$326,248	\$45,000	\$322,500	\$323,646	0.996	1,795	\$179.67	BRM	61.7084	TWO-STORY	\$45,000	401		
J-10-36-201-117	9745 RAVENSHIRE DR	10/27/23	\$380,000	\$149,600	39.37	\$341,010	\$45,000	\$335,000	\$340,633	0.983	1,795	\$186.63	BRM	17.5512	TWO-STORY	\$45,000	401		
J-10-36-201-070	9980 W AVONDALE CIR	03/15/24	\$385,000	\$144,400	37.51	\$329,360	\$45,000	\$340,000	\$327,227	1.039	1,795	\$189.42	BRM	22.3429	TWO-STORY	\$45,000	401		
J-10-36-202-142	10161 E AVONDALE CIR	08/28/23	\$410,000	\$169,800	41.41	\$385,298	\$45,000	\$365,000	\$391,597	0.932	2,143	\$170.32	BRM	7.7457	TWO-STORY	\$45,000	401		
Totals:			\$3,600,400	\$1,416,000		\$3,312,286		\$3,140,066	\$3,281,878			\$175.19		0.0011					
					Sale. Ratio =>	39.33						E.C.F. =>	0.957						
					Std. Dev. =>	1.66						Ave. E.C.F. =>	0.957						
													Std. Deviation=>	0.044204247					
													Ave. Variance=>	24.7570	Coefficient of Var=>	25.87473965			

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.957
 Median: 0.948
 2024 ECF: 0.869

Sales Comparison ECF Determination for 2025: 0.957

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-36-202-224	9636 WEXFORD DR	05/19/22	\$175,000	\$137,700	78.69	\$342,778	\$45,000	\$130,000	\$342,667	0.379	1,802	\$72.14	BRM	41.2923	TWO-STORY	\$45,000	401
J-10-36-202-224	9636 WEXFORD DR	07/26/23	\$289,900	\$150,400	51.88	\$342,778	\$45,000	\$244,900	\$342,667	0.715	1,802	\$135.90	BRM	7.7612	TWO-STORY	\$45,000	401
J-10-36-201-047	9863 HIGH MEADOW DR	09/29/22	\$280,000	\$128,100	45.75	\$319,495	\$48,740	\$231,260	\$311,571	0.742	1,790	\$129.20	BRM	74.2239	TWO-STORY	\$45,000	401
J-10-36-201-082	9969 W AVONDALE CIR	05/13/22	\$355,000	\$159,000	44.79	\$393,763	\$45,000	\$310,000	\$401,338	0.772	2,126	\$145.81	BRM	77.2416	TWO-STORY	\$45,000	401
J-10-36-201-083	9967 W AVONDALE CIR	08/19/22	\$350,500	\$155,700	44.42	\$385,685	\$47,494	\$303,006	\$389,173	0.779	2,126	\$142.52	BRM	77.8590	TWO-STORY	\$45,000	401
J-10-36-202-235	9676 WEXFORD DR	04/08/22	\$341,000	\$142,900	41.91	\$371,946	\$45,000	\$296,000	\$376,232	0.787	2,302	\$128.58	BRM	2.8858	TWO-STORY	\$45,000	401
J-10-36-201-030	9866 HIGH MEADOW DR	04/19/22	\$310,000	\$134,700	43.45	\$335,654	\$45,000	\$265,000	\$334,470	0.792	1,804	\$146.90	BRM	79.2299	TWO-STORY	\$45,000	401
J-10-36-201-061	9998 E AVONDALE CIR	08/02/23	\$345,000	\$161,800	46.90	\$367,668	\$45,000	\$300,000	\$371,310	0.808	2,163	\$138.70	BRM	86.7951	TWO-STORY	\$45,000	401
J-10-36-201-049	9867 HIGH MEADOW DR	05/27/22	\$314,433	\$132,200	42.04	\$329,433	\$48,117	\$266,316	\$323,724	0.823	1,790	\$148.78	BRM	82.2664	TWO-STORY	\$45,000	401
J-10-36-201-105	9734 RAVENSHIRE DR	06/26/23	\$335,000	\$155,600	46.45	\$353,985	\$45,000	\$290,000	\$355,564	0.816	1,846	\$157.10	BRM	81.5606	TWO-STORY	\$45,000	401
J-10-36-201-088	9965 W AVONDALE CIR	08/22/22	\$284,000	\$115,000	40.49	\$287,925	\$50,688	\$233,312	\$273,000	0.855	1,536	\$151.90	BRM	85.4623	TWO-STORY	\$45,000	401
J-10-36-202-214	9659 WEXFORD DR	09/23/22	\$315,000	\$129,300	41.05	\$322,695	\$45,000	\$270,000	\$319,557	0.845	1,790	\$150.84	BRM	84.4920	TWO-STORY	\$45,000	401
J-10-36-201-111	9756 RAVENSHIRE DR	09/08/22	\$323,000	\$131,600	40.74	\$328,117	\$45,697	\$277,303	\$324,994	0.853	1,836	\$151.04	BRM	85.3255	TWO-STORY	\$45,000	401
J-10-36-201-002	10113 E AVONDALE CIR	07/14/22	\$325,000	\$130,600	40.18	\$325,691	\$47,494	\$277,506	\$320,135	0.867	1,795	\$154.60	BRM	86.6842	TWO-STORY	\$45,000	401
J-10-36-202-247	9539 GLENHILL DR	10/07/22	\$325,000	\$131,000	40.31	\$326,527	\$49,301	\$275,699	\$319,017	0.864	1,814	\$151.98	BRM	86.4213	TWO-STORY	\$45,000	401
J-10-36-201-037	9842 HIGH MEADOW DR	09/29/22	\$335,000	\$136,300	40.69	\$339,389	\$45,000	\$290,000	\$338,768	0.856	1,804	\$160.75	BRM	85.6044	TWO-STORY	\$45,000	401
J-10-36-202-146	10171 E AVONDALE CIR	08/31/23	\$350,000	\$153,600	43.89	\$349,604	\$45,000	\$305,000	\$350,522	0.870	1,795	\$169.92	BRM	87.0130	TWO-STORY	\$45,000	401
J-10-36-201-116	9741 RAVENSHIRE DR	07/08/22	\$360,000	\$145,300	40.36	\$361,058	\$45,000	\$315,000	\$363,703	0.866	2,156	\$146.10	BRM	86.6091	TWO-STORY	\$45,000	401
J-10-36-202-134	9799 RAVENSHIRE DR	02/27/24	\$360,000	\$156,500	43.47	\$355,945	\$45,000	\$315,000	\$357,819	0.880	2,143	\$146.99	BRM	88.0333	TWO-STORY	\$45,000	401
J-10-36-201-078	9979 W AVONDALE CIR	07/24/23	\$371,500	\$160,100	43.10	\$364,079	\$45,000	\$326,500	\$367,180	0.889	2,159	\$151.23	BRM	88.9211	TWO-STORY	\$45,000	401
J-10-36-202-197	9766 RAVENSHIRE DR	04/04/23	\$343,000	\$140,200	40.87	\$320,308	\$45,000	\$298,000	\$316,810	0.941	1,790	\$166.48	BRM	94.0627	TWO-STORY	\$45,000	401
J-10-36-201-084	9965 W AVONDALE CIR	08/30/23	\$363,200	\$144,500	39.79	\$329,493	\$47,992	\$315,208	\$323,937	0.973	1,790	\$176.09	BRM	97.3054	TWO-STORY	\$45,000	401

2025 BROOKSIDE ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-34-180-004	8601 BARRINGTON DR	04/13/23	\$300,000	\$126,100	42.03	\$291,883	\$45,000	\$255,000	\$250,388	1.018	1,390	\$183.45	BROOK	7.3929	TWO-STORY	\$45,000	401		
J-10-34-180-065	1943 SAVANNAH LN	03/06/23	\$300,000	\$113,000	37.67	\$297,616	\$45,000	\$255,000	\$256,203	0.995	1,530	\$166.67	BROOK	7.9590	TWO-STORY	\$45,000	401		
J-10-34-180-097	1922 SAVANNAH LN	05/24/22	\$320,000	\$110,900	34.66	\$291,875	\$48,859	\$271,141	\$246,467	1.100	1,484	\$182.71	BROOK	110.0113	TWO-STORY	\$45,000	401		
J-10-34-180-042	8598 BARRINGTON DR	10/23/23	\$325,000	\$129,700	39.91	\$299,861	\$45,000	\$280,000	\$258,480	1.083	1,509	\$185.55	BROOK	0.4816	TWO-STORY	\$45,000	401		
J-10-34-180-169	1674 SAVANNAH CT	03/03/23	\$325,000	\$114,700	35.29	\$302,410	\$45,000	\$280,000	\$261,065	1.073	1,546	\$181.11	BROOK	6.6376	TWO-STORY	\$45,000	401		
J-10-34-180-121	1833 SAVANNAH LN	12/13/22	\$332,000	\$111,700	33.64	\$294,651	\$45,000	\$287,000	\$253,196	1.134	1,536	\$186.85	BROOK	4.1164	TWO-STORY	\$45,000	401		
J-10-34-180-238	1870 SAVANNAH LN	06/07/23	\$349,000	\$143,100	41.00	\$329,661	\$45,000	\$304,000	\$288,703	1.053	1,818	\$167.22	BROOK	3.9360	TWO-STORY	\$45,000	401		
J-10-34-180-091	1910 SAVANNAH LN	10/27/23	\$350,000	\$129,700	37.06	\$298,560	\$50,032	\$299,968	\$253,071	1.185	1,437	\$208.75	BROOK	11.0417	TWO-STORY	\$45,000	401		
J-10-34-180-149	1791 SAVANNAH LN	04/28/23	\$350,000	\$143,600	41.03	\$330,906	\$45,000	\$305,000	\$289,966	1.052	1,756	\$173.69	BROOK	2.3046	TWO-STORY	\$45,000	401		
J-10-34-180-239	1876 SAVANNAH LN	01/12/24	\$350,000	\$140,600	40.17	\$324,162	\$45,000	\$305,000	\$283,126	1.077	1,818	\$167.77	BROOK	9.1260	TWO-STORY	\$45,000	401		
J-10-34-180-025	8523 BARRINGTON DR	09/28/23	\$357,800	\$119,200	33.31	\$276,641	\$45,000	\$312,800	\$234,930	1.331	1,450	\$215.72	BROOK	38.2833	TWO-STORY	\$45,000	401		
J-10-34-180-085	1907 SAVANNAH LN	04/28/22	\$365,000	\$136,900	37.51	\$358,590	\$45,000	\$320,000	\$318,043	1.006	2,032	\$157.48	BROOK	7.7411	TWO-STORY	\$45,000	401		
Totals:			\$4,023,800	\$1,519,200		\$3,697,816		\$3,474,909	\$3,193,636			\$181.41		0.4273					
										Sale. Ratio =>	37.76	E.C.F. =>		1.088	Std. Deviation=>		0.092331665		
										Std. Dev. =>	3.06	Ave. E.C.F. =>		1.092	Ave. Variance=>		17.4193	Coefficient of Var=> 15.94666381	

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 1.092
 Median: 1.075
 2024 ECF: 0.986

Sales Comparison ECF Determination for 2025: 1.088

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-34-180-193	8316 N WARWICK CT	05/08/23	\$290,000	\$135,200	46.62	\$312,196	\$45,000	\$245,000	\$270,990	0.904	1,578	\$155.26	BROOK	4.3244	TWO-STORY	\$45,000	401
J-10-34-180-146	8290 S WARWICK CT	04/06/23	\$330,000	\$165,900	50.27	\$380,462	\$45,000	\$285,000	\$340,225	0.838	1,961	\$145.33	BROOK	13.7333	TWO-STORY	\$45,000	401
J-10-34-180-133	8269 S WARWICK CT	09/01/22	\$350,000	\$145,300	41.51	\$376,400	\$45,000	\$305,000	\$336,105	0.907	2,296	\$132.72	BROOK	7.9624	TWO-STORY	\$45,000	401
J-10-34-180-233	1725 BRIDGEWATER DR	04/20/22	\$349,000	\$156,800	44.93	\$408,684	\$48,746	\$300,254	\$365,049	0.823	2,112	\$142.17	BROOK	12.6037	TWO-STORY	\$45,000	401
J-10-34-180-186	8302 N WARWICK CT	11/03/23	\$350,000	\$161,000	46.00	\$369,709	\$45,000	\$305,000	\$329,319	0.926	1,839	\$165.85	BROOK	3.7415	TWO-STORY	\$45,000	401
J-10-34-180-034	8544 BARRINGTON DR	07/29/22	\$390,000	\$157,800	40.46	\$411,269	\$45,000	\$345,000	\$371,470	0.929	2,290	\$150.66	BROOK	92.8744	TWO-STORY	\$45,000	401
J-10-34-180-240	1882 SAVANNAH LN	06/01/22	\$390,000	\$156,400	40.10	\$407,957	\$45,000	\$345,000	\$368,111	0.937	2,312	\$149.22	BROOK	1.0118	TWO-STORY	\$45,000	401
J-10-34-180-111	8585 ERAL CT	09/16/22	\$320,000	\$126,700	39.59	\$332,525	\$45,000	\$275,000	\$291,608	0.943	1,818	\$151.27	BROOK	94.3048	TWO-STORY	\$45,000	401
J-10-34-180-038	8582 BARRINGTON DR	07/22/22	\$318,500	\$125,500	39.40	\$329,301	\$45,000	\$273,500	\$288,338	0.949	1,762	\$155.22	BROOK	94.8540	TWO-STORY	\$45,000	401
J-10-34-180-224	8472 PRESTON CT	07/15/22	\$301,000	\$118,400	39.34	\$311,448	\$45,000	\$256,000	\$270,231	0.947	1,714	\$149.36	BROOK	1.6637	TWO-STORY	\$45,000	401
J-10-34-180-096	1920 SAVANNAH LN	09/08/23	\$310,000	\$138,900	44.81	\$320,440	\$45,000	\$265,000	\$279,351	0.949	1,534	\$172.75	BROOK	2.2571	TWO-STORY	\$45,000	401
J-10-34-180-116	1857 SAVANNAH LN	11/16/22	\$300,000	\$117,300	39.10	\$308,587	\$45,000	\$255,000	\$267,330	0.954	1,528	\$166.88	BROOK	1.4282	RANCH/ONE STORY	\$45,000	401
J-10-34-180-072	8522 BERKSHIRE DR	06/09/23	\$310,000	\$138,300	44.61	\$319,113	\$45,000	\$265,000	\$278,005	0.953	1,714	\$154.61	BROOK	95.3220	TWO-STORY	\$45,000	401
J-10-34-180-070	8513 BERKSHIRE DR	06/17/22	\$320,000	\$124,800	39.00	\$327,612	\$45,000	\$275,000	\$286,825	0.959	1,818	\$151.27	BROOK	95.9443	TWO-STORY	\$45,000	401
J-10-34-180-226	8488 PRESTON CT	05/17/23	\$340,000	\$0	0.00	\$346,868	\$45,000	\$295,000	\$306,154	0.964	1,618	\$162.27	BROOK	96.3567	TWO-STORY	\$45,000	401
J-10-34-180-183	1782 SAVANNAH LN	08/04/23	\$350,000	\$155,300	44.37	\$356,969	\$45,000	\$305,000	\$316,399	0.964	2,012	\$151.59	BROOK	96.3974	TWO-STORY	\$45,000	401
J-10-34-180-182	1776 SAVANNAH LN	06/23/23	\$361,000	\$159,300	44.13	\$365,816	\$45,000	\$316,000	\$325,371	0.971	1,779	\$177.63	BROOK	97.1198	TWO-STORY	\$45,000	401
J-10-34-180-179	8968 SOMERSET LN	05/17/23	\$395,000	\$175,300	44.38	\$401,449	\$45,000	\$350,000	\$361,510	0.968	2,396	\$148.08	BROOK	96.8161	TWO-STORY	\$45,000	401
J-10-34-180-158	1735 SAVANNAH LN	07/07/22	\$385,000	\$148,700	38.62	\$388,831	\$45,000	\$340,000	\$348,713	0.975	2,276	\$149.38	BROOK	97.5014	TWO-STORY	\$45,000	401
J-10-34-180-007	8589 BARRINGTON DR	10/13/22	\$269,900	\$102,600	38.01	\$271,248	\$45,000	\$224,900	\$229,460	0.980	1,372	\$163.92	BROOK	98.0125	TWO-STORY	\$45,000	401
J-10-34-180-093	1914 SAVANNAH LN	05/04/22	\$320,000	\$121,700	38.03	\$319,700	\$45,000	\$275,000	\$278,600	0.987	1,609	\$170.91	BROOK	98.7077	TWO-STORY	\$45,000	401

2025 BURR OAKS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	\$256,500	54.00	\$586,571	\$161,454	\$313,546	\$528,753	0.593	2,380	\$131.74	HUNCK	22.6377	TWO-STORY	\$130,000	401	
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$583,329	\$125,000	\$443,500	\$470,564	0.942	2,488	\$178.26	AUTHI	1.1213	TWO-STORY	\$125,000	401	
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$428,155	\$125,000	\$450,000	\$311,247	1.446	2,117	\$212.56	AUTHI	55.0698	TWO-STORY	\$125,000	401	
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$583,329	\$125,000	\$457,144	\$470,564	0.971	2,488	\$183.74	AUTHI	97.1482	TWO-STORY	\$125,000	401	
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$805,478	\$155,914	\$579,088	\$896,208	0.832	3,013	\$192.20	TIMWD	83.1772	TWO-STORY	\$145,000	401	
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	\$282,700	44.87	\$632,595	\$170,837	\$459,163	\$560,386	0.819	3,264	\$140.67	BUROA	81.9369	TWO-STORY	\$155,000	401	
J-10-28-300-010	2018 HUNTERS CREEK DR	05/05/23	\$925,000	\$381,200	41.21	\$832,183	\$160,000	\$765,000	\$836,049	0.915	3,684	\$207.65	HUNCK	1.6255	TWO-STORY	\$160,000	401	
Totals:			\$4,490,644	\$1,994,300		\$4,451,638		\$3,467,439	\$3,873,770			\$178.12		3.6166				
					Sale. Ratio =>	44.41						E.C.F. =>	0.895	Std. Deviation=>		0.259357101		
					Std. Dev. =>	6.71						Ave. E.C.F. =>	0.931	Ave. Variance=>		48.9594	Coefficient of Var=>	52.57248664

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 0.931

Average/Mean: 0.931

Median: 0.915

2024 ECF: 0.824

2025 CREEKSIDE ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-18-130-005	3422 AUTUMN LN	05/02/23	\$751,000	\$269,100	46.36	\$979,850	\$45,000	\$385,000	\$549,844	1.184	2,359	\$172.62	DIXBO	82.6593	MODULAR/MANUFAC	\$25,000	401
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	\$256,500	54.00	\$586,571	\$161,454	\$313,546	\$528,753	0.593	2,380	\$131.74	HUNCK	59.2992	TWO-STORY	\$130,000	401
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$583,329	\$125,000	\$443,500	\$470,564	0.942	2,488	\$178.26	AUTHI	94.2487	TWO-STORY	\$125,000	401
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$905,476	\$155,914	\$579,086	\$696,208	0.832	3,013	\$192.20	TIMWD	142.1836	TWO-STORY	\$145,000	401
J-10-28-300-010	2018 HUNTERS CREEK DR	05/05/23	\$925,000	\$381,200	41.21	\$832,183	\$160,000	\$765,000	\$836,049	0.915	3,684	\$207.65	HUNCK	91.5019	TWO-STORY	\$160,000	401
Totals:			\$3,154,500	\$1,467,400		\$3,284,415		\$2,507,132	\$2,871,617			\$176.49		2.2173			
					Sale. Ratio =>	46.52				E.C.F. =>	0.873	Std. Deviation=>		0.21635668			
					Std. Dev. =>	4.57				Ave. E.C.F. =>	0.895	Ave. Variance=>		83.8659	Coefficient of Var=>		93.67914735

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Average/Mean: 0.895
 Median: 0.915
 2024 ECF: 0.812

Sales Comparison ECF Determination for 2025: 0.873

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-260-016	5045 PLYMOUTH-ANN ARBOR RD	05/20/22	\$395,000	\$117,400	29.72	\$258,449	\$82,139	\$312,861	\$138,827	2.254	1,652	\$189.38	DIXBO	51.2211	TWO-STORY	\$80,000	401
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	\$190,400	37.70	\$425,886	\$93,325	\$411,675	\$261,859	1.572	1,558	\$264.23	DIXBO	157.2124	TWO-STORY	\$90,000	401
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$428,155	\$125,000	\$450,000	\$311,247	1.446	2,117	\$212.56	AUTHI	144.5795	TWO-STORY	\$125,000	401
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$583,329	\$125,000	\$457,144	\$470,564	0.971	2,488	\$189.74	AUTHI	97.1482	TWO-STORY	\$125,000	401
J-10-18-260-006	5045 PLYMOUTH-ANN ARBOR RD	03/01/23	\$529,000	\$129,200	9.62	\$382,281	\$80,000	\$1,170,000	\$671,875	1.741	3,819	\$306.26	DIXBO	174.1358	TWO-STORY	\$80,000	401

2025 DIXBORO AREA ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-09-200-005	7365 PLYMOUTH-ANN ARBOR RD	08/24/22	\$260,000	\$30,150	31.62	\$219,791	\$119,179	\$140,821	\$62,167	1.528	1,083	\$139.79	AA-RE	65.1845	RANCH/ONE STORY	\$125,000	401		
J-10-04-300-015	7375 WARREN RD	12/14/22	\$370,000	\$134,200	36.27	\$275,146	\$132,900	\$237,100	\$143,249	1.655	1,618	\$146.54	AA-RE	9.3036	RANCH/ONE STORY	\$130,250	401		
J-10-16-100-003	3370 FRAINS LAKE RD	05/02/23	\$383,000	\$95,700	24.99	\$217,776	\$115,000	\$268,000	\$103,501	2.589	1,344	\$199.40	AA-RE	40.9627	RANCH/ONE STORY	\$115,000	401		
J-10-09-400-009	3620 FRAINS LAKE RD	08/02/22	\$385,000	\$176,300	45.79	\$276,852	\$160,719	\$224,282	\$217,656	1.030	1,332	\$168.38	AA-RE	14.0563	RANCH/ONE STORY	\$158,867	401		
J-10-18-260-016	5045 PLYMOUTH-ANN ARBOR RD	05/20/22	\$395,000	\$117,400	29.72	\$258,449	\$82,139	\$312,861	\$188,827	2.254	1,652	\$189.38	DIXBO	104.5533	TWO-STORY	\$80,000	401		
J-10-18-100-007	5580 PLYMOUTH-ANN ARBOR RD	04/12/22	\$413,000	\$108,600	26.30	\$254,734	\$105,016	\$307,984	\$150,773	2.043	1,568	\$196.42	AA-RE	86.6696	TWO-STORY	\$100,050	401		
J-10-04-300-003	6985 WARREN RD	05/12/22	\$440,000	\$144,300	32.80	\$325,802	\$120,000	\$320,000	\$207,253	1.544	2,336	\$136.99	AA-RE	154.4008	TWO-STORY	\$120,000	401		
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	\$209,100	46.36	\$476,956	\$45,000	\$406,000	\$340,044	1.194	2,352	\$172.62	DIXBO	5.1811	MODULAR/MANUFAC	\$45,000	401		
J-10-30-400-009	6529 GEDDES RD	07/13/23	\$470,000	\$156,800	33.36	\$345,126	\$115,000	\$355,000	\$231,748	1.532	1,586	\$223.83	AA-RE	32.3760	RANCH/ONE STORY	\$115,000	401		
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	\$190,400	37.70	\$425,886	\$93,325	\$411,675	\$261,859	1.572	1,558	\$264.23	DIXBO	17.4742	TWO-STORY	\$90,000	401		
J-10-08-300-044	3528 EASTBROOK DR	08/10/23	\$570,000	\$221,000	38.77	\$488,996	\$115,000	\$455,000	\$376,632	1.208	2,554	\$178.15	AA-RE	35.4052	RANCH/ONE STORY	\$115,000	401		
J-10-08-300-021	6075 FORD RD	05/25/23	\$580,000	\$183,000	31.55	\$386,232	\$118,102	\$461,898	\$270,020	1.711	1,967	\$234.82	AA-RE	171.0606	RANCH/ONE STORY	\$106,250	401		
J-10-09-400-029	3624 PHOSPECT RD	09/21/22	\$605,000	\$172,900	28.58	\$355,417	\$146,578	\$458,422	\$210,311	2.180	2,631	\$174.24	AA-RE	61.7605	FARM HOUSE	\$125,000	401		
J-10-03-400-002	8755 PLYMOUTH-ANN ARBOR RD	08/17/22	\$650,000	\$256,700	39.49	\$568,525	\$126,419	\$523,581	\$445,223	1.176	2,956	\$177.12	AA-RE	117.5998	HISTORICAL	\$115,600	401		
J-10-06-100-011	4877 VORHIES RD	06/10/22	\$720,000	\$284,700	39.54	\$606,999	\$163,084	\$556,916	\$447,044	1.246	2,815	\$197.84	AA-RE	124.5774	TWO-STORY	\$141,275	401		
J-10-19-100-004	2972 GALE RD	03/20/24	\$810,000	\$196,500	24.26	\$416,734	\$144,425	\$665,575	\$274,229	2.427	1,624	\$409.64	AA-RE	125.8623	RANCH/ONE STORY	\$144,425	401		
J-10-05-400-031	4472 WALDEN DR	12/02/22	\$820,000	\$299,500	36.52	\$651,073	\$141,723	\$678,277	\$512,941	1.322	2,712	\$250.10	AA-RE	132.2331	TWO-STORY	\$141,723	401		
J-10-06-300-006	5305 WARREN RD	06/29/23	\$831,004	\$348,400	41.93	\$765,450	\$120,000	\$711,004	\$650,000	1.094	3,166	\$224.57	AA-RE	109.3852	TWO-STORY	\$120,000	401		
J-10-08-300-036	6440 PLYMOUTH-ANN ARBOR RD	04/06/23	\$835,000	\$332,200	39.78	\$731,287	\$127,488	\$707,512	\$608,055	1.164	2,917	\$242.55	AA-RE	116.3565	TWO-STORY	\$117,800	401		
J-10-20-200-005	6060 CHERRY HILL RD	09/01/23	\$908,000	\$397,500	43.78	\$836,658	\$156,250	\$751,750	\$760,232	0.989	3,956	\$190.03	AA-RE	98.8842	CUSTOM	\$156,250	401		
J-10-17-100-026	3456 HILLSHIRE CT	04/05/23	\$1,085,000	\$365,700	33.71	\$830,170	\$150,000	\$935,000	\$800,200	1.168	3,276	\$285.41	AA-RE	7.7542	DESIGNER HOME	\$150,000	401		
J-10-18-261-006	5052 PLYMOUTH-ANN ARBOR RD	03/31/23	\$1,250,000	\$120,200	9.62	\$933,281	\$80,000	\$1,170,000	\$671,875	1.741	3,819	\$306.36	DIXBO	174.1396	TWO-STORY	\$80,000	401		
Totals:			\$13,736,004	\$4,601,100		\$10,736,150		\$11,058,658	\$7,913,841			\$214.02		16.4745					
					Sale. Ratio =>	33.50						E.C.F. =>	1.397	Std. Deviation=>		0.471636976			
					Std. Dev. =>	8.38						Ave. E.C.F. =>	1.562	Ave. Variance=>		82.0764	Coefficient of Var=>		52.54145811

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements.

Due to the lack of sales for a determination some sales from the Ann Arbor area were used. These both share the Ann Arbor School District and have similar homes and locations.

Average/Mean: 1.562
 Median: 1.530
 2024 ECF: 1.246
Sales Comparison ECF Determination for 2025: 1.397 Custom homes at 1.176 and Unique homes at 1.076.

2025 DIXBORO HEIGHTS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-18-231-011	3404 DIXBORO RD	07/11/22	\$289,580	\$104,880	86.02	\$247,060	\$80,000	\$209,530	\$91,988	2.278	1,090	\$192.29	DIXBO	70.5676	TWO STORY	\$80,000	401		
J-10-18-200-015	3335 ALAN MARK DR	09/23/22	\$325,000	\$141,600	43.57	\$327,250	\$80,000	\$245,000	\$145,784	1.681	1,170	\$209.40	DIXHG	30.1710	RANCH/ONE STORY	\$80,000	401		
J-10-18-260-016	5045 PLYMOUTH-ANN ARBOR RD	05/20/22	\$395,000	\$117,400	29.72	\$258,449	\$82,139	\$312,861	\$138,827	2.254	1,652	\$189.38	DIXBO	68.1483	TWO-STORY	\$80,000	401		
J-10-18-300-012	3687 CHURCH ST	06/24/23	\$436,000	\$159,200	36.73	\$361,785	\$89,721	\$240,279	\$149,835	2.271	1,570	\$216.74	DIXHG	227.1328	TWO STORY	\$80,000	401		
J-10-18-231-028	3357 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$379,711	\$84,179	\$365,821	\$262,788	2.248	1,852	\$197.83	DIXBO	26.6638	TWO STORY	\$80,000	401		
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	\$190,400	37.70	\$425,886	\$93,325	\$411,675	\$261,859	1.572	1,558	\$264.23	DIXBO	47.8433	TWO-STORY	\$90,000	401		
Totals:			\$2,394,530	\$880,300		\$2,000,131		\$1,885,166	\$951,011			\$211.59		6.8281					
					Sale. Ratio =>	36.76						E.C.F. =>	1.982	Std. Deviation=>		0.33056015			
					Std. Dev. =>	4.42						Ave. E.C.F. =>	2.051	Ave. Variance=>		78.4045	Coefficient of Va=>		38.23569887

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 2.051
 Median: 2.251
 2024 ECF: 1.816

Sales Comparison ECF Determination for 2025: 1.982 Ranch homes at 1.86.

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-261-006	5052 PLYMOUTH-ANN ARBOR RD	03/31/23	\$1,250,000	\$120,200	9.62	\$935,281	\$80,000	\$1,170,000	\$671,876	1.741	3,819	\$306.36	DIXBO	64.7331	TWO STORY	\$80,000	401
J-10-18-130-012	5305 CHURCH ST	11/03/22	\$140,000	\$119,800	85.57	\$263,676	\$92,621	\$47,379	\$134,689	0.352	1,552	\$90.53	DIXBO	35.1766	RANCH/ONE STORY	\$90,000	401
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	\$209,100	46.36	\$476,856	\$45,000	\$406,000	\$340,044	1.194	2,352	\$172.62	DIXBO	119.3963	MODULAR/MANUFAC	\$45,000	401
J-10-18-231-028	3357 BEAUMONT AVE	08/08/22	\$303,000	\$107,100	35.35	\$259,598	\$69,000	\$233,000	\$167,356	2.238	1,270	\$175.59	DIXHG	238.8727	TWO STORY	\$80,000	401

2025 FLEMING MEADOWS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$712,839	\$125,000	\$445,000	\$578,013	0.770	2,510	\$177.29	TAN	76.9879	TWO-STORY	\$125,000	401		
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$756,253	\$125,000	\$585,000	\$620,701	0.942	3,032	\$192.94	TAN	9.8635	TWO-STORY	\$125,000	401		
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$805,476	\$155,914	\$579,086	\$696,208	0.832	3,013	\$192.20	TIMWD	3.3096	TWO-STORY	\$145,000	401		
J-10-07-460-005	6631 SPRING HILL DR	03/05/23	\$740,000	\$318,900	40.88	\$733,199	\$129,039	\$650,951	\$594,061	1.096	2,980	\$218.44	TAN	169.5782	TWO-STORY	\$125,000	401		
J-10-03-110-023	4461 OLD OAK CT	09/08/22	\$800,000	\$312,200	39.03	\$717,107	\$148,680	\$651,320	\$730,626	0.891	3,544	\$183.78	FLEM	89.1455	TWO-STORY	\$145,000	401		
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,132,971	\$142,667	\$767,333	\$1,159,607	0.662	4,474	\$171.51	HICKR	66.1718	TWO-STORY	\$125,000	401		
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,130,953	\$140,438	\$838,562	\$973,958	0.861	3,047	\$275.21	TAN	1.6984	RANCH/ONE STORY	\$125,000	401		
Totals:			\$5,484,000	\$2,593,900		\$5,988,798		\$4,517,262	\$5,353,173			\$201.62		2.1020					
					Sale. Ratio =>	47.30						E.C.F. =>	0.844						
					Std. Dev. =>	6.29						Ave. E.C.F. =>	0.865						
												Std. Deviation=>	0.136293213						
												Ave. Variance=>	50.9650	Coefficient of Var=>		58.92808517			

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used.

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: **0.844**

Average/Mean: 0.865

Median: 0.861

2024 ECF: 0.778

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$583,291	\$125,000	\$575,000	\$450,630	1.276	2,620	\$219.47	TAN	127.5991	TWO-STORY	\$125,000	401
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$357,800	35.04	\$614,777	\$125,000	\$725,000	\$650,429	1.317	2,223	\$326.14	TAN	131.7478	TWO-STORY	\$125,000	401
J-10-07-451-068	6631 TANGLEWOOD DR	05/10/23	\$959,000	\$297,000	34.93	\$682,893	\$125,000	\$734,500	\$638,657	1.339	2,418	\$304.76	TAN	188.6902	TWO-STORY	\$125,000	401

2025 FLEMING RIDGE ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-07-452-056	5667 OVERBROOK DR	11/09/22	\$570,000	\$258,000	51.61	\$782,689	\$825,000	\$415,000	\$578,613	0.770	2,510	\$177.29	TAN	54.7817	TWO-STORY	\$125,000	401
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$537,261	\$153,982	\$446,018	\$431,135	1.035	2,420	\$184.30	TANHI	0.1378	TWO-STORY	\$145,000	401
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$583,291	\$125,000	\$575,000	\$450,630	1.276	2,620	\$219.47	TAN	38.4536	TWO-STORY	\$125,000	401
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$756,253	\$125,000	\$585,000	\$620,701	0.942	3,032	\$192.94	TAN	6.6608	TWO-STORY	\$125,000	401
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$805,476	\$155,914	\$579,086	\$696,208	0.832	3,013	\$192.20	TIMWD	48.5405	TWO-STORY	\$145,000	401
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$733,199	\$129,039	\$650,961	\$594,061	1.096	2,980	\$218.44	TAN	109.5782	TWO-STORY	\$125,000	401
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	\$312,200	39.03	\$717,107	\$148,680	\$651,320	\$730,626	0.891	3,544	\$183.78	FLEM	89.1455	TWO-STORY	\$145,000	401
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$684,777	\$125,000	\$725,000	\$550,420	1.317	2,223	\$326.14	TAN	38.5176	TWO-STORY	\$125,000	401
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$682,893	\$125,000	\$734,500	\$548,567	1.339	2,418	\$303.76	TAN	30.3044	TWO-STORY	\$125,000	401
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,130,953	\$140,438	\$838,562	\$973,958	0.861	3,047	\$275.21	TAN	14.8016	RANCH/ONE STORY	\$125,000	401
Totals:			\$7,593,500	\$3,156,000		\$7,344,049		\$6,230,447	\$6,174,319			\$227.35		2.6808			
					Sale. Ratio =>	41.62				E.C.F. =>	1.009	Std. Deviation=>		0.212080812			
					Std. Dev. =>	6.00				Ave. E.C.F. =>	1.036	Ave. Variance=>		43.0870	Coefficient of Var=>	41.59380882	

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used.

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 1.009

Average/Mean: 1.036

Median: 0.989

2024 ECF: 0.932

2025 FORD ROAD ESTATES ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-18-231-011	3434 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$247,050	\$80,000	\$209,530	\$91,988	2.279	1,090	\$192.23	DIXHG	62.3921	TWO-STORY	\$80,000	401
J-10-18-231-028	3357 BEAUMONT AVE	08/08/22	\$303,000	\$107,100	35.35	\$249,533	\$80,000	\$223,000	\$93,355	2.389	1,270	\$175.59	DIXHG	238.8727	TWO-STORY	\$80,000	401
J-10-18-200-015	3335 ALAN MARK DR	09/23/22	\$325,000	\$141,600	43.57	\$327,250	\$80,000	\$245,000	\$145,784	1.681	1,170	\$209.40	DIXHG	2.5787	RANCH/ONE STORY	\$80,000	401
J-10-18-260-016	5045 PLYMOUTH ANN ARBOR RD	05/20/22	\$395,000	\$117,400	29.77	\$258,449	\$82,139	\$312,861	\$138,827	2.254	1,652	\$189.98	DIXBO	57.3041	TWO-STORY	\$80,000	401
J-10-08-462-006	6691 FORD RD	03/29/23	\$399,900	\$129,200	32.31	\$259,834	\$83,332	\$316,568	\$161,634	2.088	1,398	\$226.28	FORD	92.3711	RANCH/ONE STORY	\$80,000	401
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$361,785	\$89,721	\$340,279	\$149,815	2.271	1,570	\$216.74	DIXHG	227.1328	TWO-STORY	\$80,000	401
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$379,711	\$84,179	\$365,821	\$162,738	2.248	1,852	\$197.53	DIXHG	141.6144	TWO-STORY	\$80,000	401
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	\$209,100	46.36	\$476,856	\$45,000	\$406,900	\$340,044	1.194	2,352	\$172.62	DIXHG	14.7037	MODULAR/MANUFAC	\$45,000	401
J-10-07-300-006	3556 DIABORO LN	07/25/22	\$505,000	\$190,400	37.70	\$425,886	\$93,326	\$411,675	\$261,859	1.572	1,558	\$264.23	DIXBO	157.2124	TWO-STORY	\$90,000	401
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$583,329	\$125,000	\$443,500	\$470,564	0.942	2,488	\$178.26	AUTHI	94.2487	TWO-STORY	\$125,000	401
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$428,155	\$125,000	\$450,000	\$311,247	1.446	2,117	\$212.56	AUTHI	10.4795	TWO-STORY	\$125,000	401
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$583,329	\$125,000	\$457,144	\$470,564	0.971	2,488	\$183.74	AUTHI	97.1482	TWO-STORY	\$125,000	401
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$905,476	\$155,914	\$579,086	\$696,206	0.832	3,013	\$192.20	TIMWD	83.1772	TWO-STORY	\$145,000	401
J-10-28-300-010	2018 HUNTERS CREEK DR	05/05/23	\$925,000	\$381,200	41.21	\$832,183	\$160,000	\$765,000	\$836,049	0.915	3,684	\$207.65	HUNCK	91.5019	TWO-STORY	\$160,000	401
J-10-18-261-006	5052 PLYMOUTH-ANN ARBOR RD	03/31/23	\$1,250,000	\$120,200	9.62	\$933,281	\$80,000	\$1,170,000	\$671,875	1.741	3,819	\$306.36	DIXBO	6.0830	TWO-STORY	\$80,000	401
Totals:			\$8,184,074	\$2,901,000		\$7,152,107		\$6,695,464	\$4,992,550			\$208.32		31.3688			

Sale. Ratio =>	35.45	E.C.F. =>	1.341	Std. Deviation=>	0.57784515
Std. Dev. =>	9.64	Ave. E.C.F. =>	1.655	Ave. Variance=>	91.7820
				Coefficient of Var=>	55.46480583

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.
 Due to the lack of sales for a determination some sales from other subdivisions were used.
 These subdivisions have similar homes and locations.

Average/Mean: 1.655
 Median: 1.681
 2024 ECF: 1.164

Sales Comparison ECF Determination for 2025: 1.341

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$583,329	\$125,000	\$443,500	\$470,564	0.942	2,488	\$178.26	AUTHI	94.2487	TWO-STORY	\$125,000	401
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2025 FOXHOLLOW ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	
J-10-18-200-019	3388 ALAN MARK DR	09/29/22	\$375,000	\$141,600	43.97	\$327,250	\$60,000	\$245,000	\$145,784	1.681	1,170	\$209.40	DIXHG	86.1197	RANCH/ONE STOR	\$50,000	401	
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$379,711	\$84,179	\$365,821	\$162,738	2.248	1,852	\$197.53	DIXHG	141.6144	TWO-STORY	\$80,000	401	
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	\$256,500	54.00	\$586,571	\$161,454	\$313,546	\$528,753	0.593	2,380	\$131.74	HUNCK	59.2992	TWO-STORY	\$130,000	401	
J-10-09-300-005	3556 DIXBORO LN	07/25/22	\$535,000	\$250,430	37.70	\$425,886	\$93,325	\$411,675	\$251,859	1.572	1,558	\$264.23	DIXBO	157.2124	TWO-STORY	\$80,000	401	
J-10-18-133-010	3422 AUTUMN LN	07/21/23	\$568,500	\$267,400	47.04	\$583,329	\$125,000	\$450,000	\$311,247	1.446	2,117	\$212.56	AUTHI	0.0000	TWO-STORY	\$125,000	401	
J-10-18-133-012	3390 AUTUMN LN	07/20/22	\$575,000	\$185,900	32.33	\$428,155	\$125,000	\$450,000	\$311,247	1.446	2,117	\$212.56	AUTHI	38.6795	TWO-STORY	\$125,000	401	
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	\$282,700	44.87	\$632,595	\$170,837	\$459,163	\$560,386	0.819	3,264	\$140.67	BURCA	81.9369	TWO-STORY	\$155,000	401	
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$805,476	\$155,914	\$579,086	\$696,208	0.832	3,013	\$197.20	TIMWD	142.1838	TWO-STORY	\$145,000	401	
Totals:			\$4,263,500	\$1,846,100		\$4,168,973		\$2,824,291	\$2,666,975			\$168.54		25.3947				
					Sale. Ratio =>	43.30			E.C.F. =>	1.059	Std. Deviation=>		0.58986087					
					Std. Dev. =>	6.96			Ave. E.C.F. =>	1.313	Ave. Variance=>		88.3807	Coefficient of Var=>		67.31545662		

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements. Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Average/Mean: 1.313
 Median: 1.446
 2024 ECF: 0.961

Sales Comparison ECF Determination for 2025: 1.059

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,580	\$104,300	36.07	\$277,050	\$80,000	\$209,590	\$91,988	2.278	1,050	\$199.23	DIXHG	227.7800	TWO-STORY	\$80,000	401
J-10-18-231-029	3361 BEAUMONT AVE	08/08/22	\$506,800	\$167,100	35.35	\$349,583	\$80,000	\$273,000	\$96,355	2.389	1,270	\$175.59	DIXHG	233.8727	TWO-STORY	\$80,000	401
J-10-18-260-016	5045 PLYMOUTH-ANN ARBOR RD	05/20/22	\$395,000	\$117,400	29.72	\$258,449	\$82,139	\$312,861	\$138,827	2.254	1,652	\$189.38	DIXBO	225.3607	TWO-STORY	\$80,000	401
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$361,785	\$89,721	\$340,279	\$149,815	2.271	1,570	\$216.74	DIXHG	227.1328	TWO-STORY	\$80,000	401
J-10-18-130-085	3436 CUMMINGS DR	09/22/22	\$451,000	\$203,100	46.36	\$476,896	\$45,000	\$406,000	\$340,044	1.194	2,392	\$172.62	DIXBO	119.3963	MODULAR/MANUFAC	\$45,000	401
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	\$256,500	54.00	\$586,571	\$161,454	\$313,546	\$528,753	0.593	2,380	\$131.74	HUNCK	59.2992	TWO-STORY	\$130,000	401
J-10-18-261-006	5052 PLYMOUTH-ANN ARBOR RD	03/31/23	\$1,250,000	\$120,200	9.62	\$933,281	\$80,000	\$1,170,000	\$671,875	1.741	3,819	\$306.36	DIXBO	174.1396	TWO-STORY	\$80,000	401
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$583,329	\$125,000	\$457,144	\$470,564	0.971	2,488	\$183.74	AUTHI	97.1482	TWO-STORY	\$125,000	401

2025 GALE ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-18-401-090	6309 DEERWAY CT	04/22/22	\$944,000	\$386,000	39.83	\$725,000	\$250,000	\$594,000	\$677,872	0.875	3,180	\$188.57	GLEN	14.3010	TWO-STORY	\$250,000	401
J-10-17-201-013	3380 WOODHILL CIR	05/18/22	\$880,000	\$413,400	46.98	\$974,604	\$200,000	\$680,000	\$963,438	0.706	3,839	\$177.13	GLEN	10.7462	TWO-STORY	\$200,000	401
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$954,182	\$225,000	\$735,000	\$906,943	0.810	3,701	\$198.59	GLEN	2.7960	TWO-STORY	\$225,000	401
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$786,309	\$131,700	\$700,200	\$697,241	1.189	3,678	\$215.69	PRESV	45.3735	TWO-STORY	\$125,150	401
J-10-18-401-073	5193 WOODHILL CT	03/16/22	\$1,050,000	\$445,150	42.39	\$1,077,553	\$251,553	\$798,437	\$990,012	0.808	4,052	\$197.06	GLEN	11.3248	TWO-STORY	\$250,000	401
J-10-17-201-124	3318 WOODHILL CIR	06/30/22	\$1,070,000	\$486,800	45.50	\$1,148,764	\$253,542	\$816,458	\$1,113,460	0.733	4,651	\$175.54	GLEN	73.3262	TWO-STORY	\$250,000	401
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,424,832	\$229,029	\$990,971	\$1,487,317	0.666	5,142	\$192.72	GLEN	14.6986	TWO-STORY	\$225,000	401
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	\$531,200	38.38	\$1,245,573	\$284,672	\$1,099,228	\$1,195,151	0.920	5,468	\$201.03	GLEN	18.4740	TWO-STORY	\$250,000	401
Totals:			\$8,392,900	\$3,623,600		\$8,376,806		\$6,507,386	\$8,001,534			\$193.29		2.5108			
					Sale. Ratio =>	43.17				E.C.F. =>	0.813	Std. Deviation=>		0.16511762			
					Std. Dev. =>	5.26				Ave. E.C.F. =>	0.838	Ave. Variance=>		23.8800	Coefficient of Var=>		28.48372087

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used.

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 0.813

Average/Mean: 0.838

Median: 0.808

2024 ECF: 0.735

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$331,845	\$1,158,358	\$974,609	1.163	3,733	\$303.60	GLEN	116.2891	TWO-STORY	\$250,000	401
J-10-18-401-056	5024 WOODHILL CT	10/19/23	\$905,000	\$683,900	62.98	\$1,250,358	\$800,000	\$600,489	\$1,194,525	0.505	4,459	\$125.32	GLEN	50.5138	TWO-STORY	\$300,000	401

2025 GEDDES GLENN ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$786,309	\$191,708	\$793,292	\$667,341	1.189	3,678	\$215.69	PRESV	21.0023	TWO-STORY	\$185,150	401	
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	\$523,700	39.52	\$1,210,617	\$200,000	\$1,125,000	\$1,183,392	0.951	4,880	\$230.53	TOWFA	95.0657	TWO-STORY	\$200,000	401	
J-10-30-331-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	\$736,800	51.89	\$1,637,688	\$235,819	\$1,184,181	\$1,525,429	0.776	6,397	\$185.12	GEDG1	20.2419	TWO-STORY	\$200,000	401	
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,371,029	\$204,399	\$1,034,601	\$1,269,456	0.815	4,060	\$254.83	WOOD	6.7655	TWO-STORY	\$200,000	401	
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$331,645	\$1,133,355	\$974,609	1.163	3,733	\$303.60	GLEN	116.2881	TWO-STORY	\$250,000	401	
Totals:			\$6,434,000	\$2,749,300		\$6,120,874		\$5,270,429	\$5,620,228			\$237.95		4.0952				
					Sale. Ratio ==>	42.73			E.C.F. ==>	0.938			Std. Deviation==>	0.19143622				
					Std. Dev. ==>	7.85			Ave. E.C.F. ==>	0.979			Ave. Variance==>	51.8727	Coefficient of Var==>	53.00093383		

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: **0.979**

Average/Mean: 0.979
 Median: 0.951
 2024 ECF: 0.919

2025 GLENNBOROUGH ECF ADJUSTMENTS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-18-401-033	5309 BETHENY CIR	04/22/22	\$844,000	\$336,600	39.88	\$795,009	\$250,000	\$594,000	\$677,872	0.876	3,150	\$188.57	GLEN	0.1587	TWO-STORY	\$250,000	401
J-10-17-201-013	3380 WOODHILL CIR	05/18/22	\$880,000	\$413,400	46.98	\$974,604	\$200,000	\$680,000	\$963,438	0.706	3,839	\$177.13	GLEN	17.3786	TWO-STORY	\$200,000	401
J-10-17-201-124	3318 WOODHILL CIR	06/30/22	\$1,070,000	\$486,800	45.50	\$1,148,764	\$253,542	\$816,458	\$1,113,460	0.733	4,651	\$175.54	GLEN	73.3262	TWO-STORY	\$250,000	401
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	\$531,200	38.36	\$1,745,573	\$254,072	\$1,039,228	\$1,195,151	0.390	5,469	\$201.93	GLEN	12.0740	TWO-STORY	\$250,000	401
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$331,645	\$1,133,355	\$974,609	1.163	3,733	\$303.60	GLEN	116.2881	TWO-STORY	\$250,000	401
Totals:			\$5,642,900	\$2,275,500		\$5,279,181		\$4,323,041	\$4,924,530			\$209.18		0.1734			
					Sale. Ratio =>	40.33				E.C.F. =>	0.878	Std. Deviation=>		0.18268129			
					Std. Dev. =>	5.11				Ave. E.C.F. =>	0.880	Ave. Variance=>		43.8451	Coefficient of Var=>		49.8471133

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.880
 Median: 0.876
 2024 ECF: 0.799

Sales Comparison ECF Determination for 2025: 0.878 Ranch .806, Designer .823

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,260,398	\$300,000	\$603,400	\$1,194,525	0.505	4,459	\$135.32	GLEN	50.5138	TWO-STORY	\$300,000	401
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,424,832	\$229,029	\$990,971	\$1,487,317	0.666	5,142	\$192.72	GLEN	66.6281	TWO-STORY	\$225,000	401
J-10-18-401-073	5403 WALDENHILL CT	08/08/22	\$1,050,000	\$445,100	42.39	\$1,047,533	\$251,563	\$798,437	\$990,012	0.806	4,052	\$197.05	GLEN	80.6492	TWO-STORY	\$250,000	401
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$954,182	\$225,000	\$735,000	\$906,943	0.810	3,701	\$198.59	GLEN	81.0415	TWO-STORY	\$225,000	401

2025 GEDDES RIDGE 1,2 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	TCV when sold	Difference	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	
J-10-35-230-003	9225 ARLINGTON DR	05/10/23	\$197,000	\$163,600	\$33,400	\$61,800	41.52	\$191,910	\$35,000	\$162,000	\$123,551	1.311	1,404	\$115.38	GRD	10.9981	TWO-STORY	\$35,000	401	
J-10-35-231-003	9166 ARLINGTON DR	01/05/23	\$210,000	\$163,200	\$46,800	\$81,600	38.86	\$200,485	\$35,000	\$175,000	\$130,303	1.343	1,064	\$164.47	GRD	28.1041	RANCH/ONE STORY	\$35,000	401	
J-10-35-250-014	9258 ABBEY LN	05/04/23	\$232,000	\$170,400	\$61,600	\$85,200	36.72	\$199,798	\$35,902	\$196,098	\$129,052	1.520	1,404	\$139.67	GRD	9.8349	TRI-LEVEL	\$35,000	401	
J-10-35-230-004	9213 ARLINGTON DR	04/20/22	\$235,000	\$167,000	\$78,000	\$81,000	34.27	\$198,928	\$37,526	\$197,474	\$127,088	1.554	1,064	\$185.60	GRD	0.6239	RANCH/ONE STORY	\$35,000	401	
J-10-35-225-022	1839 ASHLEY DR	04/10/23	\$242,000	\$180,800	\$61,200	\$90,400	37.36	\$212,317	\$35,000	\$207,000	\$139,620	1.483	1,221	\$169.53	GRD	148.2989	TWO-STORY	\$35,000	401	
J-10-35-230-023	9041 ARLINGTON DR	08/01/23	\$245,000	\$157,200	\$87,800	\$78,600	32.08	\$184,701	\$35,000	\$210,000	\$117,875	1.782	1,064	\$197.37	GRD	22.1478	RANCH/ONE STORY	\$35,000	401	
J-10-35-231-024	9189 ASCOT DR	09/29/23	\$248,000	\$158,000	\$90,000	\$79,000	31.85	\$185,668	\$35,000	\$213,000	\$118,636	1.795	1,064	\$200.19	GRD	179.5404	RANCH/ONE STORY	\$35,000	401	
J-10-35-250-013	9254 ABBEY LN	11/07/23	\$265,000	\$156,600	\$108,400	\$78,300	29.55	\$184,110	\$35,764	\$229,236	\$116,608	1.963	1,308	\$175.26	GRD	196.2605	TRI-LEVEL	\$35,000	401	
J-10-35-220-014	1910 ANDOVER DR	05/19/23	\$270,000	\$212,200	\$57,800	\$106,100	39.30	\$253,497	\$35,000	\$235,000	\$172,045	1.386	1,600	\$146.88	GHD	13.3523	SALTBOX	\$35,000	401	
J-10-35-231-025	9201 ASCOT DR	11/16/23	\$270,000	\$189,800	\$80,200	\$94,900	35.15	\$221,255	\$46,410	\$223,590	\$137,673	1.624	1,308	\$170.94	GRD	38.8153	TRI-LEVEL	\$35,000	401	
J-10-35-225-037	1965 ANDOVER DR	05/20/22	\$280,000	\$206,600	\$73,400	\$103,300	36.89	\$253,938	\$35,000	\$245,000	\$172,392	1.421	1,364	\$179.62	GRD	142.1179	SALTBOX	\$35,000	401	
Totals:			\$2,694,000	\$1,920,400	\$773,600	\$960,200			\$2,286,607	\$2,293,398	\$1,485,043			\$167.72		1.5742				
							Sale. Ratio =>	35.64			E.C.F. =>	1.544			Std. Deviation=>	0.21076069				
							Std. Dev. =>	3.60			Ave. E.C.F. =>	1.560			Ave. Variance=>	71.8223	Coefficient of Var=>	46.03775739		

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 1.560
 Median: 1.520
 2024 ECF: 1.270

Sales Comparison ECF Determination for 2025: **1.544**

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-35-232-016	9012 ASCOT DR	04/17/23	\$184,500	\$180,200	\$4,300	\$90,100	48.83	\$210,872	\$41,355	\$143,145	\$133,478	1.072	1,224	\$116.95	GRD	107.2424	TWO-STORY	\$35,000	401
J-10-35-225-038	1971 ANDOVER DR	12/29/22	\$250,000	\$227,400	\$22,600	\$111,200	44.48	\$273,502	\$35,000	\$215,000	\$187,797	1.145	1,416	\$151.84	GRD	114.4854	RANCH/ONE STORY	\$35,000	401
J-10-35-225-025	1875 ASHLEY DR	07/05/22	\$245,000	\$204,400	\$40,600	\$102,200	41.71	\$251,407	\$35,000	\$210,000	\$170,399	1.232	1,364	\$153.96	GRD	123.2400	SALTBOX	\$35,000	401
J-10-35-232-005	9144 ASCOT DR	12/05/22	\$186,000	\$154,600	\$31,400	\$77,300	41.56	\$190,165	\$35,000	\$151,000	\$122,177	1.236	1,221	\$123.67	GRD	123.5910	TWO-STORY	\$35,000	401
J-10-35-225-015	9239 ABBEY LN	10/17/22	\$204,900	\$168,800	\$36,100	\$83,400	40.70	\$204,587	\$35,000	\$169,900	\$133,533	1.272	1,308	\$129.89	GRD	127.2344	TRI-LEVEL	\$35,000	401

2025 HICKORY RIDGE ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-02-381-002	4868 HICKORY RIDGE LN	03/31/22	\$310,000	\$295,200	57.71	\$1,182,921	\$142,667	\$767,883	\$1,189,607	0.662	4,474	\$171.51	HICKR	27.4815	TWO-STORY	\$125,000	401		
J-10-03-110-023	4461 OLD OAK CT	06/03/22	\$800,000	\$312,200	39.03	\$717,107	\$148,680	\$651,320	\$730,626	0.891	3,544	\$183.78	FLEM	4.4578	TWO-STORY	\$145,000	401		
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$684,777	\$125,000	\$392,500	\$550,420	0.713	2,223	\$176.56	TAN	22.2941	TWO-STORY	\$125,000	401		
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$684,777	\$125,000	\$725,000	\$550,420	1.317	2,223	\$326.14	TAN	38.1143	TWO-STORY	\$125,000	401		
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$756,253	\$125,000	\$585,000	\$620,701	0.942	3,032	\$192.94	TAN	0.6450	TWO-STORY	\$125,000	401		
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,130,953	\$140,438	\$838,562	\$973,958	0.861	3,047	\$275.21	TAN	7.5049	RANCH/ONE STORY	\$125,000	401		
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$712,839	\$125,000	\$445,000	\$578,013	0.770	2,510	\$177.29	TAN	16.6154	TWO-STORY	\$125,000	401		
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$733,199	\$129,039	\$650,961	\$591,061	1.096	2,950	\$222.44	TAN	18.9748	TWO-STORY	\$125,000	401		
J-10-07-461-011	6787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$583,291	\$125,000	\$675,000	\$450,630	1.276	2,620	\$259.57	TAN	33.9557	TWO-STORY	\$125,000	401		
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$805,476	\$155,914	\$579,086	\$696,208	0.832	3,013	\$192.20	TIMWD	10.4261	TWO-STORY	\$145,000	401		
Totals:			\$7,551,500	\$3,443,400		\$7,941,643		\$6,209,762	\$6,904,643			\$213.35		3.6673					
					Sale. Ratio =>	45.60						E.C.F. =>	0.899	Std. Deviation=>		0.225450376			
					Std. Dev. =>	8.14						Ave. E.C.F. =>	0.936	Ave. Variance=>		17.7460	Coefficient of Var=>		18.95870294

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: **0.899**

Average/Mean: 0.936
 Median: 0.876
 2024 ECF: 0.854

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$682,893	\$125,000	\$734,500	\$548,567	1.339	2,418	\$303.76	TAN	133.8942	TWO-STORY	\$125,000	401
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2025 HICKORY RUN ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-18-200-015	3335 ALAN MARK DR	09/23/22	\$325,000	\$141,600	43.57	\$327,250	\$80,000	\$245,000	\$145,784	1.681	1,170	\$209.40	DIXHG	168.0566	RANCH/ONE STORY	\$80,000	401
J-10-32-415-001	6970 HICKORY RUN	07/29/22	\$360,850	\$138,800	38.41	\$339,466	\$46,883	\$313,967	\$263,114	1.193	1,719	\$182.65	HICRU	107.8056	MULTI-UNIT	\$45,000	401
J-10-18-260-016	5045 PLYMOUTH-ANN ARBOR RD	05/20/22	\$395,000	\$117,400	29.72	\$258,449	\$82,139	\$312,861	\$138,827	2.254	1,652	\$189.38	DIXBO	133.8589	TWO-STORY	\$80,000	401
J-10-08-462-006	6631 FORD RD	03/29/23	\$399,900	\$129,200	32.31	\$258,834	\$83,332	\$315,558	\$151,624	2.086	1,309	\$226.28	FORD	87.1711	RANCH/ONE STORY	\$80,000	401
J-10-15-300-012	5603 CHURCH ST	08/30/23	\$430,000	\$188,200	35.79	\$368,755	\$89,721	\$340,279	\$149,015	2.271	1,570	\$186.74	DIXHG	69.5204	TWO-STORY	\$80,000	401
J-10-18-130-005	3436 CUMMINGS DR	09/22/22	\$451,000	\$209,100	46.36	\$476,856	\$45,000	\$406,000	\$340,044	1.194	2,352	\$172.62	DIXBO	8.1963	MODULAR/MANUFAC	\$45,000	401
J-10-28-300-034	2015 PADDOCK WAY	01/12/23	\$475,000	\$256,500	54.00	\$586,571	\$161,454	\$313,546	\$528,753	0.593	2,380	\$131.74	HUNCK	59.2992	TWO-STORY	\$130,000	401
J-10-07-300-006	3556 DIXBORO LN	07/25/22	\$505,000	\$190,400	37.70	\$425,886	\$83,325	\$411,675	\$261,859	1.522	1,558	\$264.23	DIXBO	157.2124	TWO-STORY	\$90,000	401
J-10-28-300-010	2018 HUNTERS CREEK DR	05/05/23	\$925,000	\$381,200	41.21	\$832,183	\$160,000	\$765,000	\$636,049	0.915	3,684	\$207.65	HUNCK	91.5019	TWO-STORY	\$160,000	401
Totals:			\$4,266,750	\$1,722,200		\$3,668,280		\$3,424,896	\$2,815,878			\$200.08		31.2674			
					Sale. Ratio =>	40.36				E.C.F. =>	1.216	Std. Deviation=>		0.60115967			
					Std. Dev. =>	7.36				Ave. E.C.F. =>	1.529	Ave. Variance=>		98.1136	Coefficient of Var=>		64.17041284

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements. Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Average/Mean: 1.529
 Median: 1.572
 2024 ECF: 1.112

Sales Comparison ECF Determination for 2025: 1.216

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$247,050	\$80,000	\$209,530	\$91,988	2.278	1,090	\$192.23	DIXHG	227.7800	TWO-STORY	\$80,000	401
J-10-18-231-028	3357 BEAUMONT AVE	08/08/22	\$303,000	\$107,100	35.35	\$249,533	\$80,000	\$223,000	\$93,355	2.389	1,270	\$175.59	DIXHG	238.8727	TWO-STORY	\$80,000	401
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$379,711	\$84,179	\$365,821	\$162,738	2.248	1,852	\$197.53	DIXHG	224.7915	TWO-STORY	\$80,000	401
J-10-18-261-006	5052 PLYMOUTH-ANN ARBOR RD	03/31/23	\$1,250,000	\$120,200	9.62	\$933,281	\$88,000	\$1,170,000	\$671,875	1.741	3,819	\$306.36	DIXBO	174.1396	TWO-STORY	\$80,000	401

2025 HUNTERS CREEK ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-28-300-034	2015 PADDOCK WAY	03/12/23	\$375,000	\$250,500	54.00	\$586,561	\$161,454	\$313,546	\$228,753	0.593	2,380	\$131.71	HUNCK	59.2592	TWO-STORY	\$100,000	401
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$583,329	\$125,000	\$443,500	\$470,564	0.942	2,488	\$178.26	AUTHI	11.0715	TWO-STORY	\$125,000	401
J-10-07-453-058	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$712,839	\$125,000	\$445,000	\$578,013	0.770	2,510	\$177.29	TAN	9.1105	TWO-STORY	\$125,000	401
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$537,261	\$153,982	\$445,018	\$431,135	1.035	2,420	\$184.30	TANHI	15.4321	TWO-STORY	\$145,000	401
J-10-30-009-006	2627 ANNIE WAY	02/22/23	\$630,000	\$282,700	44.87	\$612,395	\$170,837	\$459,163	\$560,386	0.819	2,664	\$149.67	BURHO	1.2432	TWO-STORY	\$155,000	401
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$756,253	\$125,000	\$585,000	\$620,701	0.942	3,032	\$192.94	TAN	6.2483	TWO-STORY	\$125,000	401
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$805,476	\$155,914	\$579,086	\$696,208	0.832	3,013	\$192.20	TIMWD	4.9750	TWO-STORY	\$145,000	401
J-10-07-450-005	5331 SPRING HILL DR	05/05/23	\$780,000	\$310,300	40.55	\$733,193	\$129,039	\$650,961	\$624,021	1.036	2,980	\$216.44	TAN	29.1782	TWO-STORY	\$125,000	401
J-10-03-110-023	4401 DODD GAK CT	08/03/22	\$800,000	\$312,200	39.03	\$717,107	\$148,680	\$661,620	\$730,225	0.931	3,544	\$183.78	FLEM	89.1455	TWO-STORY	\$145,000	401
J-10-28-300-010	2018 HUNTERS CREEK DR	05/05/23	\$925,000	\$381,200	41.21	\$832,183	\$160,000	\$765,000	\$836,049	0.915	3,684	\$207.65	HUNCK	91.5019	TWO-STORY	\$160,000	401
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,130,953	\$140,438	\$838,562	\$973,958	0.861	3,047	\$275.21	TAN	86.0984	RANCH/ONE STORY	\$125,000	401
Totals:			\$7,772,500	\$3,495,100		\$8,027,766		\$6,177,156	\$7,020,452			\$189.32		0.1642			
					Sale. Ratio =>	44.97			E.C.F. =>	0.880	Std. Devlaton=>		0.13432903				
					Std. Dev. =>	4.85			Ave. E.C.F. =>	0.882	Ave. Varlance=>		36.6655		Coefficient of Var=>		41.59342673

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.882

Median: 0.891

Due to the lack of sales for a determination some sales from other subdivisions were used.

2024 ECF: 0.804

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 0.880

2025 KINSLEY SUBDIVISION ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-18-401-033	5309 BETHENY CIR	04/22/22	\$844,000	\$336,600	39.86	\$795,009	\$250,000	\$594,000	\$677,872	0.876	3,150	\$188.57	GLEN	6.9780	TWO-STORY	\$250,000	401
J-10-17-201-013	3380 WOODHILL CIR	05/18/22	\$880,000	\$413,400	46.98	\$974,604	\$200,000	\$680,000	\$963,438	0.706	3,839	\$177.13	GLEN	70.5806	TWO-STORY	\$200,000	401
J-10-08-480-034	3629 NORTHBROOKE DR	11/07/22	\$899,000	\$456,600	50.79	\$1,072,222	\$168,067	\$730,933	\$1,185,000	0.617	5,223	\$139.95	ARBOR	61.6821	TWO-STORY	\$155,000	401
J-10-08-480-020	6725 FLEMING CREEK DR	11/04/22	\$912,316	\$452,109	49.54	\$1,664,939	\$164,912	\$748,584	\$1,101,779	0.679	5,122	\$146.14	ARBOR	13.2979	TWO-STORY	\$155,000	401
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$954,182	\$225,000	\$735,000	\$906,943	0.810	3,701	\$138.59	GLEN	0.3923	TWO-STORY	\$225,000	401
J-10-18-401-073	5403 WALDENHILL CT	08/09/22	\$1,050,000	\$445,100	42.39	\$1,047,533	\$251,563	\$798,437	\$990,012	0.806	4,052	\$197.05	GLEN	11.3248	TWO-STORY	\$250,000	401
J-10-17-201-124	3318 WOODHILL CIR	06/30/22	\$1,070,000	\$486,800	45.50	\$1,148,764	\$253,542	\$816,458	\$1,113,460	0.733	4,651	\$175.54	GLEN	73.3262	TWO-STORY	\$250,000	401
J-10-17-201-111	3311 CRESTON CIR	11/04/22	\$1,383,900	\$531,200	38.38	\$1,245,573	\$284,672	\$1,099,228	\$1,195,151	0.920	5,468	\$201.03	GLEN	91.9740	TWO-STORY	\$250,000	401
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$331,645	\$1,133,355	\$974,609	1.163	3,733	\$303.60	GLEN	116.2881	TWO-STORY	\$250,000	401
Totals:			\$9,464,416	\$4,030,400		\$9,357,787		\$7,335,915	\$9,108,264			\$191.96		0.6926			
					Sale. Ratio =>	42.58				E.C.F. =>	0.805	Std. Deviation=>		0.162808702			
					Std. Dev. =>	5.33				Ave. E.C.F. =>	0.812	Ave. Variance=>		49.5382	Coefficient of Var=>		60.9822301

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.81
Median: 0.806

Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 0.800

This is a new subdivision with only a couple of homes recently completed.

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,260,398	\$300,000	\$603,400	\$1,194,525	0.505	4,459	\$135.32	GLEN	50.5138	TWO-STORY	\$300,000	401
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,424,832	\$229,029	\$990,971	\$1,487,317	0.666	5,142	\$192.72	GLEN	66.6281	TWO-STORY	\$225,000	401

2025 LAKEVIEW ESTATES CONDOS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	
J-10-34-310-050	8392 LAKEVIEW DR	02/23/24	\$135,000	\$60,100	44.52	\$130,041	\$9,500	\$125,500	\$78,477	1.599	1,050	\$119.52	LVE	22.4333	MULTI-UNIT	\$9,500	401	
J-10-34-310-069	8346 LAKEVIEW DR	04/01/22	\$139,000	\$52,800	37.99	\$128,494	\$9,500	\$129,500	\$77,470	1.672	875	\$148.00	LVE	167.1614	MULTI-UNIT	\$9,500	401	
J-10-34-310-034	1909 SHEFFIELD DR	02/02/24	\$140,000	\$53,800	38.43	\$116,541	\$9,500	\$130,500	\$69,688	1.873	1,050	\$124.29	LVE	187.2628	MULTI-UNIT	\$9,500	401	
J-10-34-310-054	8382 LAKEVIEW DR	07/07/23	\$140,000	\$54,400	38.86	\$117,799	\$9,500	\$130,500	\$70,507	1.851	1,050	\$124.29	LVE	48.1634	MULTI-UNIT	\$9,500	401	
J-10-34-310-007	1795 SHEFFIELD DR	06/03/22	\$153,500	\$48,100	31.34	\$116,889	\$9,500	\$144,000	\$69,915	2.080	906	\$158.94	LVE	57.9212	MULTI-UNIT	\$9,500	401	
J-10-34-310-132	8304 LAKEVIEW DR	05/26/23	\$164,000	\$64,500	39.33	\$140,103	\$9,500	\$154,500	\$85,028	1.817	875	\$176.57	LVE	181.7049	MULTI-UNIT	\$9,500	401	
J-10-34-310-004	1787 SHEFFIELD DR	08/16/23	\$164,900	\$61,000	36.99	\$132,051	\$9,500	\$155,400	\$79,786	1.948	1,100	\$141.27	LVE	44.3947	MULTI-UNIT	\$9,500	401	
J-10-34-310-051	8390 LAKEVIEW DR	10/11/23	\$172,000	\$69,500	40.41	\$150,560	\$9,500	\$162,500	\$91,836	1.769	1,050	\$154.76	LVE	60.8073	MULTI-UNIT	\$9,500	401	
Totals:			\$1,208,400	\$464,200		\$1,032,478		\$1,132,400	\$622,707			\$143.46		0.5011				
					Sale. Ratio =>	38.41						E.C.F. =>	1.819	Std. Deviation=>		0.146729362		
					Std. Dev. =>	3.68						Ave. E.C.F. =>	1.824	Ave. Variance=>		94.9811	Coefficient of Var=>	52.08659816

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 1.824

Median: 1.834

2024 ECF: 1.536

Sales Comparison ECF Determination for 2025: 1.819

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-34-310-085	8425 LAKEVIEW CT	04/06/22	\$132,500	\$60,500	45.66	\$147,480	\$9,500	\$123,000	\$89,831	1.369	1,050	\$117.14	LVE	136.9242	MULTI-UNIT	\$9,500	401
J-10-34-310-114	8343 LAKEVIEW CT	06/30/22	\$133,500	\$60,100	45.02	\$146,963	\$9,500	\$124,000	\$89,494	1.386	1,050	\$118.10	LVE	138.5566	MULTI-UNIT	\$9,500	401
J-10-34-310-107	8367 LAKEVIEW CT	05/04/23	\$139,900	\$77,400	55.33	\$168,289	\$9,500	\$130,400	\$103,378	1.261	875	\$149.03	LVE	126.1387	MULTI-UNIT	\$9,500	401
J-10-34-310-057	8372 LAKEVIEW DR	04/01/22	\$130,100	\$55,400	42.58	\$134,626	\$9,500	\$120,600	\$81,462	1.480	1,050	\$114.86	LVE	148.0440	MULTI-UNIT	\$9,500	401
J-10-34-310-130	8308 LAKEVIEW DR	07/06/23	\$135,000	\$66,600	48.89	\$143,335	\$9,500	\$125,500	\$87,132	1.440	1,050	\$119.92	LVE	5.9982	MULTI-UNIT	\$9,500	401
J-10-34-310-112	8347 LAKEVIEW CT	08/15/22	\$139,000	\$61,100	43.96	\$149,328	\$9,500	\$129,500	\$91,034	1.423	1,050	\$123.33	LVE	142.2548	MULTI-UNIT	\$9,500	401
J-10-34-310-124	8354 LAKEVIEW CT	04/13/23	\$135,000	\$63,400	46.96	\$137,690	\$9,500	\$125,500	\$83,457	1.504	1,050	\$119.52	LVE	150.3768	MULTI-UNIT	\$9,500	401
J-10-34-310-043	1927 SHEFFIELD DR	06/27/22	\$145,000	\$61,000	42.07	\$148,201	\$10,388	\$134,612	\$89,722	1.500	1,050	\$128.20	LVE	150.0323	MULTI-UNIT	\$9,500	401

2025 MATTHAI-MEADOWLAND-STONES-WALNUT ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-17-201-021	4465 VORHILLS RD	07/13/23	\$885,000	\$825,500	30.60	\$750,309	\$191,709	\$795,392	\$867,344	1.149	3,679	\$235.69	PRVW	16.3917	TWO-STORY	\$185,150	401		
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$331,645	\$1,133,355	\$974,609	1.163	3,733	\$303.60	GLEN	13.8063	TWO-STORY	\$250,000	401		
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	\$531,200	38.38	\$1,245,573	\$284,672	\$1,099,228	\$1,195,151	0.920	5,468	\$201.03	GLEN	10.5078	TWO-STORY	\$250,000	401		
J-10-18-401-033	5308 BETHENY CIR	04/22/22	\$844,000	\$336,600	39.88	\$795,009	\$250,000	\$534,000	\$577,372	0.876	3,150	\$188.57	GLEN	14.8547	TWO-STORY	\$250,000	401		
J-10-19-310-015	5188 BRASSANET TRL	07/31/23	\$775,000	\$315,700	40.71	\$998,205	\$169,690	\$615,000	\$555,937	1.037	1,825	\$398.06	MAT	6.1875	RANCH/ONE STORY	\$160,000	401		
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$759,659	\$160,000	\$565,000	\$630,556	0.896	2,156	\$262.06	MAT	12.8784	RANCH/ONE STORY	\$160,000	401		
J-10-19-310-047	5535 GREAT HAWK CIR	07/26/22	\$1,500,000	\$613,700	40.91	\$1,386,708	\$220,333	\$1,279,667	\$1,226,472	1.043	4,930	\$259.57	MAT	1.8554	TWO-STORY	\$180,000	401		
Totals:			\$7,677,900	\$3,010,900		\$6,786,695		\$6,079,542	\$5,937,938			\$261.23		0.0971					
					Sale. Ratio =>	39.22						E.C.F. =>	1.024	Std. Deviation=>		0.128967518			
					Std. Dev. =>	4.03						Ave. E.C.F. =>	1.025	Ave. Variance=>		10.9260	Coefficient of Var=>		10.66136819

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements.

Average/Mean: 1.025
 Median: 1.043
 2024 ECF: 0.951

Sales Comparison ECF Determination for 2025: 1.024

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$954,182	\$225,000	\$735,000	\$906,943	0.810	3,701	\$198.59	GLEN	81.0415	TWO-STORY	\$225,000	401
J-10-17-201-013	3380 WOODHILL CIR	05/19/22	\$860,000	\$413,400	46.98	\$974,604	\$200,000	\$580,000	\$963,438	0.706	3,639	\$177.13	GLEN	76.5566	TWO-STORY	\$200,000	401
J-10-17-201-124	3818 WOODHILL CIR	06/05/22	\$1,670,000	\$435,900	45.50	\$1,148,764	\$253,542	\$895,258	\$1,113,450	0.733	4,651	\$175.54	GLEN	73.3262	TWO-STORY	\$250,000	401
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,260,398	\$300,000	\$603,400	\$1,194,525	0.505	4,459	\$135.32	GLEN	50.5138	TWO-STORY	\$300,000	401
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,424,832	\$229,029	\$990,971	\$1,487,317	0.666	5,142	\$192.72	GLEN	66.6281	TWO-STORY	\$225,000	401
J-10-18-401-073	1833 WALDENHILL CT	08/08/22	\$1,050,000	\$445,100	42.39	\$1,047,533	\$251,563	\$793,437	\$930,012	0.806	4,032	\$197.05	GLEN	89.5452	TWO-STORY	\$250,000	401
J-10-19-410-002	6012 MEADOWGLEN	02/09/24	\$1,120,000	\$559,900	49.46	\$1,202,032	\$224,322	\$855,679	\$1,028,086	0.871	3,803	\$235.52	MAT	87.1829	TWO-STORY	\$216,000	401

2025 MYSTIC FOREST ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-28-300-004	2019 PADDOCKWAY	01/22/23	\$475,000	\$285,589	64.80	\$886,371	\$391,484	\$213,929	\$886,753	0.893	3,880	\$131.74	HUNCK	20.6739	TWO-STORY	\$188,000	401
J-10-30-300-006	2127 ANN'S WAY	02/22/23	\$630,000	\$282,700	44.87	\$632,595	\$170,837	\$459,163	\$560,386	0.819	3,264	\$140.67	BUROA	26.7324	TWO-STORY	\$155,000	401
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$759,659	\$160,000	\$565,000	\$630,556	0.896	2,156	\$262.06	MAT	3.0889	RANCH/ONE STORY	\$160,000	401
J-10-09-410-003	7509 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$805,476	\$155,914	\$579,086	\$696,208	0.832	3,013	\$192.50	TIMWD	83.1772	TWO-STORY	\$145,000	401
J-10-19-310-015	6128 WHEATMERE TRL	07/07/23	\$725,000	\$315,700	40.74	\$638,498	\$160,000	\$515,000	\$565,937	1.037	1,545	\$339.68	MAT	22.7881	RANCH/ONE STORY	\$160,000	401
J-10-28-300-010	2018 HUNTERS CREEK DR	05/05/23	\$925,000	\$381,200	41.21	\$832,183	\$160,000	\$765,000	\$836,049	0.915	3,684	\$207.65	HUNCK	4.9873	TWO-STORY	\$160,000	401
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,202,032	\$224,322	\$895,678	\$1,028,086	0.871	3,803	\$235.52	MAT	87.1209	TWO-STORY	\$216,000	401
Totals:			\$5,385,000	\$2,486,900		\$5,516,722		\$4,192,473	\$4,845,974			\$223.99		0.6133			
			Sale. Ratio =>	46.18		E.C.F. =>	0.865		Std. Deviation=>	0.146955359							
			Std. Dev. =>	4.69		Ave. E.C.F. =>	0.859		Ave. Variance=>	35.9647			Coefficient of Var=>	41.86745928			

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Average/Mean: 0.859
 Median: 0.871
 2024 ECF: 0.807

Sales Comparison ECF Determination for 2025: 0.865 Designer is .758

2025 PLYMOUTH SD ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-09-200-005	7135 PLYMOUTH-ANN ARBOR RD	08/24/22	\$260,000	\$90,000	34.62	\$210,701	\$119,179	\$140,821	\$92,167	1.528	1,008	\$139.70	AA-RE	18.2719	RANCH/ONE STORY	\$115,000	401
J-10-04-300-015	7375 WARREN RD	12/14/22	\$370,000	\$134,200	36.27	\$275,146	\$132,900	\$237,100	\$143,249	1.655	1,618	\$146.54	AA-RE	107.0677	RANCH/ONE STORY	\$130,250	401
J-10-16-100-003	3370 FRAINS LAKE RD	05/02/23	\$383,000	\$95,700	24.99	\$217,776	\$115,000	\$268,000	\$103,501	2.589	1,344	\$199.40	AA-RE	40.9627	RANCH/ONE STORY	\$115,000	401
J-10-09-400-009	3620 FRAINS LAKE RD	08/02/22	\$385,000	\$176,300	45.79	\$376,852	\$160,718	\$224,282	\$217,658	1.030	1,332	\$168.98	AA-RE	14.5563	RANCH/ONE STORY	\$158,867	401
J-10-18-100-007	5580 PLYMOUTH-ANN ARBOR RD	04/12/22	\$413,000	\$108,600	26.30	\$254,734	\$105,016	\$307,984	\$150,773	2.043	1,568	\$196.42	AA-RE	33.2089	TWO-STORY	\$100,050	401
J-10-04-300-003	6985 WARREN RD	05/12/22	\$440,000	\$144,300	32.80	\$325,802	\$120,000	\$320,000	\$207,253	1.544	2,336	\$136.99	AA-RE	1.4296	TWO-STORY	\$120,000	401
J-10-30-400-009	5529 GEDDES RD	07/13/23	\$470,000	\$156,800	33.36	\$345,126	\$115,000	\$355,000	\$231,748	1.532	1,586	\$223.83	AA-RE	32.3760	RANCH/ONE STORY	\$115,000	401
J-10-01-100-011	4741 NAPIER RD	05/16/22	\$530,000	\$208,900	39.42	\$452,008	\$134,056	\$395,944	\$265,922	1.489	2,285	\$173.28	PLY-R	22.1659	TWO-STORY	\$125,000	401
J-10-08-300-044	3526 EASTBROOK DR	08/10/23	\$570,000	\$221,000	38.77	\$488,996	\$115,000	\$455,000	\$376,632	1.208	2,554	\$178.15	AA-RE	151.7766	RANCH/ONE STORY	\$115,000	401
J-10-08-300-021	6075 FORD RD	05/25/23	\$580,000	\$183,000	31.55	\$386,232	\$118,102	\$461,898	\$270,020	1.711	1,967	\$234.82	AA-RE	71.6557	RANCH/ONE STORY	\$106,250	401
J-10-08-300-032	6320 PLYMOUTH-ANN ARBOR RD	03/25/24	\$582,000	\$146,900	25.24	\$307,850	\$150,749	\$431,251	\$158,208	2.726	1,472	\$282.97	AA-RE	155.7383	RANCH/ONE STORY	\$146,075	401
J-10-09-400-029	3624 PROSPECT RD	09/21/22	\$605,000	\$172,900	28.58	\$355,417	\$146,578	\$458,422	\$210,311	2.180	2,631	\$174.24	AA-RE	85.8662	FARM HOUSE	\$125,000	401
J-10-03-400-002	8755 PLYMOUTH-ANN ARBOR RD	08/17/22	\$650,000	\$256,700	39.49	\$569,525	\$126,419	\$523,581	\$445,223	1.176	2,956	\$177.12	AA-RE	18.1950	HISTORICAL	\$115,800	401
J-10-06-100-011	4877 VORHIES RD	06/10/22	\$720,000	\$284,700	39.54	\$606,999	\$163,084	\$556,916	\$447,044	1.246	2,815	\$197.84	AA-RE	12.6774	TWO-STORY	\$141,275	401
J-10-09-100-002	7515 PLYMOUTH-ANN ARBOR RD	04/14/23	\$800,000	\$323,600	40.45	\$714,249	\$118,541	\$681,459	\$599,907	1.136	2,946	\$231.32	AA-RE	22.4060	TWO-STORY	\$115,000	401
J-10-19-100-004	2972 GALE RD	03/20/24	\$810,000	\$196,500	24.26	\$416,734	\$144,425	\$665,575	\$274,229	2.427	1,624	\$409.84	AA-RE	242.7081	RANCH/ONE STORY	\$144,425	401
J-10-05-400-031	4472 WALDEN DR	12/02/22	\$820,000	\$299,500	36.52	\$651,073	\$141,723	\$678,277	\$512,941	1.322	2,712	\$250.10	AA-RE	132.2331	TWO-STORY	\$141,723	401
J-10-06-300-006	5305 WARREN RD	06/29/23	\$831,004	\$348,400	41.93	\$765,450	\$120,000	\$711,004	\$650,000	1.094	3,166	\$224.57	AA-RE	18.8744	TWO-STORY	\$120,000	401
J-10-08-300-036	6440 PLYMOUTH-ANN ARBOR RD	04/06/23	\$835,000	\$332,200	39.78	\$731,287	\$127,488	\$707,512	\$608,055	1.164	2,917	\$242.55	AA-RE	24.2074	TWO-STORY	\$117,800	401
J-10-02-100-002	9700 JOY RD	02/17/23	\$879,000	\$359,500	40.90	\$813,502	\$192,654	\$686,346	\$519,538	1.321	2,470	\$277.87	PLY-R	132.1070	RANCH/ONE STORY	\$140,000	401
J-10-02-200-024	9052 JOY RD	11/15/23	\$1,010,000	\$466,700	46.21	\$1,002,650	\$202,538	\$807,462	\$812,296	0.994	4,547	\$177.58	PLY-R	99.4048	CUSTOM	\$154,175	401
J-10-17-100-025	3456 HILLSHIRE CT	04/05/23	\$1,085,000	\$365,700	33.71	\$830,170	\$150,000	\$935,000	\$800,200	1.168	3,276	\$285.41	AA-RE	116.8458	DESIGNER HOME	\$150,000	401
Totals:			\$14,028,004	\$5,072,100		\$11,097,279		\$11,008,834	\$8,096,876			\$215.41		19.8665			
					Sale. Ratio =>	36.16				E.C.F. =>	1.360	Std. Deviation=>		0.51724581			
					Std. Dev. =>	6.55				Ave. E.C.F. =>	1.558	Ave. Variance=>		70.6698	Coefficient of Var=>		45.35041927

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used.

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 1.360 CUSTOM 1.085, UNIQUE .92, DESIGNER .82

Average/Mean: 1.558
 Median: 1.406
 2024 ECF: 1.119

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-03-300-039	4349 MARIO DR	09/12/23	\$805,000	\$338,300	42.02	\$866,612	\$170,517	\$634,483	\$701,002	0.905	3,420	\$185.52	AA-RE	90.5109	TWO-STORY	\$154,783	401
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,132,971	\$142,867	\$767,333	\$1,159,607	0.662	4,474	\$171.51	HICKR	66.1718	TWO-STORY	\$125,000	401
J-10-06-300-005	5277 WARREN RD	04/12/23	\$1,200,000	\$610,000	50.83	\$1,376,660	\$141,615	\$1,058,385	\$1,452,994	0.728	5,432	\$194.84	AA-RE	72.8417	DESIGNER HOME	\$120,000	401
J-10-20-200-005	6066 CHERRY HILL RD	09/01/23	\$908,000	\$397,500	43.78	\$836,658	\$156,250	\$751,750	\$760,232	0.989	3,956	\$190.03	AA-RE	98.8842	CUSTOM	\$156,250	401

2025 THE PRESERVE ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-15-401-051	3305 WATKINS CIR	07/22/22	\$842,000	\$530,000	39.88	\$795,069	\$250,000	\$594,000	\$677,892	0.875	3,120	\$188.57	GLEN	14.3010	TWO-STORY	\$250,000	401		
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$786,309	\$191,708	\$793,292	\$667,341	1.189	3,678	\$215.69	PRESV	30.3735	TWO-STORY	\$185,150	401		
J-10-17-201-124	3318 WOODHILL CIR	06/30/22	\$1,070,000	\$486,800	45.50	\$1,148,764	\$253,542	\$816,458	\$1,113,460	0.733	4,651	\$175.54	GLEN	73.3262	TWO-STORY	\$250,000	401		
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	\$531,200	38.78	\$1,245,573	\$284,672	\$1,099,228	\$1,195,151	0.920	5,468	\$201.03	GLEN	3.4740	TWO-STORY	\$250,000	401		
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$331,645	\$1,133,355	\$974,609	1.163	3,733	\$309.60	GLEN	116.2881	TWO-STORY	\$250,000	401		
Totals:			\$5,747,900	\$2,224,600		\$5,090,886		\$4,436,333	\$4,628,433			\$216.89		1.7682					
										Sale. Ratio =>	38.70			E.C.F. =>	0.958			Std. Deviation=>	0.19507266
										Std. Dev. =>	4.10			Ave. E.C.F. =>	0.976			Ave. Variance=>	47.5526
												Coefficient of Var=>	48.71300706						

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 0.976

Median: 0.920

2024 ECF: 0.885

Due to the lack of sales for a determination some sales from other subdivisions were used.

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 0.958 Unique Class is .844

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-17-201-013	1380 WOODHILL CIR	05/18/22	\$880,000	\$413,400	48.98	\$974,604	\$200,000	\$680,000	\$963,436	0.706	3,839	\$177.13	GLEN	70.5806	TWO-STORY	\$200,000	401
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,260,398	\$300,000	\$603,400	\$1,194,525	0.505	4,459	\$135.32	GLEN	50.5138	TWO-STORY	\$300,000	401
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$954,182	\$225,000	\$735,000	\$906,943	0.810	3,701	\$198.59	GLEN	81.0415	TWO-STORY	\$225,000	401
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,424,832	\$229,029	\$990,971	\$1,487,317	0.666	5,142	\$192.72	GLEN	66.6281	TWO-STORY	\$225,000	401
J-10-18-401-073	5403 WALDENHILL CT	09/08/22	\$1,050,000	\$445,000	42.39	\$1,047,533	\$251,563	\$798,437	\$990,012	0.806	4,052	\$197.05	GLEN	80.6492	TWO-STORY	\$250,000	401

2025 PROSPECT PARK-WOODS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-34-350-022	8030 COLONIAL LN	05/19/23	\$201,000	\$93,700	46.62	\$204,857	\$9,500	\$191,500	\$134,266	1.426	1,296	\$147.76	PRP	32.1876	MULTI-UNIT	\$9,500	401
J-10-34-350-028	1616 GOLDEN LN	11/10/23	\$201,800	\$73,600	36.47	\$159,844	\$9,500	\$192,300	\$103,329	1.861	972	\$197.84	PRP	11.2893	MULTI-UNIT	\$9,500	401
J-10-34-350-028	1616 GOLDEN LN	03/21/24	\$233,000	\$73,600	31.59	\$159,844	\$9,500	\$223,500	\$103,329	2.163	972	\$229.94	PRP	41.4840	MULTI-UNIT	\$9,500	401
J-10-34-351-008	1586 GOLDEN LN	08/16/22	\$190,000	\$81,600	42.95	\$195,421	\$9,500	\$180,500	\$127,781	1.413	1,094	\$164.99	PRP	33.5574	MULTI-UNIT	\$9,500	401
J-10-34-351-014	8084 PARK LN	06/16/23	\$231,000	\$83,600	36.19	\$182,357	\$9,500	\$221,500	\$118,802	1.864	972	\$227.88	PRP	11.6296	MULTI-UNIT	\$9,500	401
J-10-34-351-016	8096 PARK LN	05/20/22	\$225,000	\$78,300	34.80	\$187,496	\$9,500	\$215,500	\$122,334	1.762	972	\$221.71	PRP	1.3421	MULTI-UNIT	\$9,500	401
Totals:			\$1,281,800	\$484,400		\$1,089,819		\$1,224,800	\$709,841			\$198.35		2.2693			
			Sale. Ratio =>		37.79			E.C.F. =>		1.725	Std. Deviation=>		0.288012453				
			Std. Dev. =>		5.58			Ave. E.C.F. =>		1.748	Ave. Variance=>		21.9150		Coefficient of Var=>		12.53610971

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Average/Mean: 1.748
 Median: 1.811
 2024 ECF: 1.455

Sales Comparison ECF Determination for 2025: 1.725

ECF FOR THE 20 PROSPECT PARK SINGLE FAMILY UNITS

J-10-34-350-022	8030 COLONIAL LN	05/19/23	\$201,000	\$93,700	46.62	\$204,857	\$9,500	\$191,500	\$134,266	1.426	1,296	\$147.76	PRP	142.6273	MULTI-UNIT	\$9,500	401
J-10-34-351-008	1586 GOLDEN LN	08/16/22	\$190,000	\$81,600	42.95	\$195,421	\$9,500	\$180,500	\$127,781	1.413	1,094	\$164.99	PRP	20.7576	MULTI-UNIT	\$9,500	401
J-10-34-351-016	8096 PARK LN	05/20/22	\$225,000	\$78,300	34.80	\$187,496	\$9,500	\$215,500	\$122,334	1.762	972	\$221.71	PRP	176.1570	MULTI-UNIT	\$9,500	401
J-10-34-351-008	1586 GOLDEN LN	03/19/24	\$152,000	\$89,400	58.82	\$195,421	\$9,500	\$142,500	\$127,781	1.115	1,094	\$130.26	PRP	8.9809	MULTI-UNIT	\$9,500	401

\$730,000 \$512,162
 E.C.F. => 1.425
 Ave. E.C.F. => 1.429
 2024 ECF: 1.205

Sales Comparison ECF Determination for 2025: 1.420

2025 RIVER DISTRICT ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	
J-10-18-401-038	5309 BETHENY CIR	04/22/22	\$844,000	\$336,600	39.88	\$785,009	\$250,000	\$594,000	\$677,872	0.876	3,159	\$188.57	GLEN	28.6609	TWO-STORY	\$250,000	401	
J-10-18-401-073	5403 WALDENHILL CT	08/08/22	\$1,050,000	\$445,100	42.39	\$1,047,533	\$251,563	\$798,437	\$990,012	0.806	4,052	\$197.05	GLEN	7.6158	TWO-STORY	\$250,000	401	
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	\$523,700	39.52	\$1,210,617	\$200,000	\$1,125,000	\$1,183,392	0.951	4,880	\$230.53	TOWFA	6.8007	TWO-STORY	\$200,000	401	
J-10-17-201-111	3211 CRESTON CIR	11/04/23	\$1,235,000	\$561,200	45.48	\$1,245,573	\$234,672	\$1,009,228	\$1,165,151	0.920	5,468	\$201.03	GLEN	#REF!	TWO-STORY	\$250,000	401	
J-10-17-201-682	3110 ANDREA DR	01/26/24	\$1,485,000	\$507,500	34.22	\$1,115,221	\$331,645	\$1,133,355	\$744,509	1.153	3,793	\$303.60	GLEN	116.2881	TWO-STORY	\$250,000	401	
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	\$876,800	44.96	\$2,021,706	\$208,827	\$1,741,173	\$1,972,665	0.883	6,408	\$271.72	WOOD	5.0465	TWO-STORY	\$200,000	401	
Totals:			\$8,017,900	\$3,220,900		\$7,435,669		\$6,491,193	\$6,993,701			\$232.08		0.4967				
					Sale. Ratio =>	40.17						E.C.F. =>	0.928			Std. Deviation=>	0.1225483	
					Std. Dev. =>	3.52						Ave. E.C.F. =>	0.933			Ave. Variance=>	#REF! Coefficient of Var=>	#REF!

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Due to the lack of sales for a determination some sales from other subdivisions were used.

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 0.928 1,328 FOR LOG HOME AND .704 FOR UNIQUE HOME

Average/Mean: 0.933
 Median: 0.901
 2024 ECF: 0.854

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,260,398	\$300,000	\$603,400	\$1,194,525	0.505	4,459	\$135.32	GLEN	50.5138	TWO-STORY	\$300,000	401
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,371,029	\$204,399	\$1,034,601	\$1,269,456	0.815	4,060	\$254.83	WOOD	81.4996	TWO-STORY	\$200,000	401
J-10-17-201-124	3318 WOODHILL CIR	06/30/21	\$1,070,000	\$386,200	35.90	\$1,145,704	\$253,542	\$365,458	\$1,113,450	0.703	4,651	\$175.54	GLEN	73.1262	TWO-STORY	\$250,000	401
J-10-17-201-613	3380 WOODHILL CIR	05/15/22	\$880,000	\$433,400	48.93	\$674,604	\$200,000	\$620,000	\$663,425	0.763	3,839	\$177.13	GLEN	70.5085	TWO-STORY	\$200,000	401
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,424,832	\$229,029	\$990,971	\$1,487,317	0.666	5,142	\$192.72	GLEN	66.6281	TWO-STORY	\$225,000	401
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$954,182	\$225,000	\$735,000	\$906,943	0.810	3,701	\$198.59	GLEN	81.0415	TWO-STORY	\$225,000	401
J-10-30-350-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	\$736,800	51.89	\$1,637,688	\$235,819	\$1,124,121	\$1,623,499	0.776	5,397	\$199.12	GEDG1	77.6294	TWO-STORY	\$200,000	401

2025 TANGLEWOOD SUB ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-07-461-001	5777 TANGLEWOOD DR	10/02/23	\$780,000	\$258,900	30.27	\$684,777	\$125,000	\$575,000	\$450,630	1.273	2,620	\$219.47	TAN	4.1186	TWO-STORY	\$125,000	401
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$733,199	\$129,039	\$650,961	\$594,061	1.096	2,980	\$218.44	TAN	4.6701	TWO-STORY	\$125,000	401
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$684,777	\$125,000	\$392,500	\$550,420	0.713	2,223	\$176.56	TAN	30.3908	TWO-STORY	\$125,000	401
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$684,777	\$125,000	\$725,000	\$550,420	1.317	2,223	\$326.14	TAN	30.0176	TWO-STORY	\$125,000	401
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$682,893	\$125,000	\$734,500	\$548,567	1.339	2,418	\$303.76	TAN	19.0746	TWO-STORY	\$125,000	401
Totals:			\$3,707,000	\$1,465,400		\$3,368,937		\$3,077,961	\$2,694,098			\$248.87		0.5714			
										E.C.F. =>	1.142	Std. Deviation=>	0.261406141				
										Ave. E.C.F. =>	1.148	Ave. Variance=>	17.6543	Coefficient of Var=>	15.37571145		

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 1.148
 Median: 1.276
 2024 ECF: 1.017

Sales Comparison ECF Determination for 2025: 1.142

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$684,777	\$125,000	\$392,500	\$550,420	0.713	2,223	\$176.56	TAN	71.3092	TWO-STORY	\$125,000	401
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$756,253	\$125,000	\$585,000	\$620,701	0.942	3,032	\$192.94	TAN	94.2483	TWO-STORY	\$125,000	401
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,130,953	\$140,438	\$838,562	\$973,958	0.861	3,047	\$275.21	TAN	86.0984	RANCH/ONE STORY	\$125,000	401

2025 TANGLEWOOD HILLS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-07-461-087	5678 OVERBROOK DR	04/08/23	\$519,800	\$297,600	57.55	\$693,777	\$136,000	\$89,600	\$560,420	0.713	2,223	\$176.86	TAN	23.5398	TWO-STORY	\$115,000	401		
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$537,261	\$153,982	\$446,018	\$431,135	1.035	2,420	\$184.30	TANHI	0.6852	TWO-STORY	\$145,000	401		
J-10-07-451-051	3622 TANGLEWOOD DR	05/19/23	\$710,000	\$323,400	46.25	\$769,263	\$125,000	\$65,000	\$680,701	0.942	3,032	\$192.94	TAN	54.2483	TWO-STORY	\$125,000	401		
J-10-07-461-003	5668 TANGLEWOOD DR	05/19/23	\$859,500	\$297,000	34.55	\$682,853	\$125,000	\$74,500	\$543,667	1.389	2,418	\$95.76	TAN	31.1274	TWO-STORY	\$125,000	401		
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$979,000	\$462,400	47.23	\$1,130,953	\$140,438	\$838,562	\$973,958	0.861	3,047	\$275.21	TAN	2.8016	RANCH/ONE STORY	\$125,000	401		
Totals:			\$4,366,000	\$1,878,100		\$4,375,428		\$3,571,580	\$3,575,411			\$225.37		2.8740					
					Sale. Ratio =>	43.02						E.C.F. =>	0.999	Std. Deviation=>		0.241909432			
					Std. Dev. =>	8.54						Ave. E.C.F. =>	1.028	Ave. Variance=>		31.0325	Coefficient of Var=>		30.19698263

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used.

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 0.999

Average/Mean: 1.028

Median: 0.989

2024 ECF: 0.889

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-07-453-033	5678 OVERBROOK DR	11/09/23	\$570,000	\$293,600	51.51	\$712,839	\$125,000	\$445,000	\$578,013	0.770	2,510	\$177.29	TAN	76.9879	TWO-STORY	\$125,000	401
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2025 TIMBERWOOD ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class						
J-10-07-451-024	6797 ARDENWOOD CT	10/30/23	\$800,000	\$290,000	29.77	\$537,261	\$153,982	\$446,018	\$431,135	1.035	2,420	\$184.30	TANHI	0.8588	TWO-STORY	\$145,000	401						
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$684,777	\$125,000	\$392,500	\$550,420	0.713	2,223	\$176.56	TAN	31.4890	TWO-STORY	\$125,000	401						
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$684,777	\$125,000	\$725,000	\$550,420	1.317	2,223	\$326.14	TAN	28.9194	TWO-STORY	\$125,000	401						
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$756,253	\$125,000	\$585,000	\$620,701	0.942	3,032	\$192.94	TAN	8.5499	TWO-STORY	\$125,000	401						
J-10-07-453-056	5537 OVERBROOK DR	11/09/22	\$570,000	\$293,600	51.51	\$712,839	\$125,000	\$445,000	\$578,013	0.770	2,510	\$177.29	TAN	25.8103	TWO-STORY	\$125,000	401						
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$682,893	\$125,000	\$734,500	\$548,567	1.339	2,418	\$303.76	TAN	31.0960	TWO-STORY	\$125,000	401						
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$583,291	\$125,000	\$575,000	\$450,630	1.276	2,620	\$219.47	TAN	24.8009	TWO-STORY	\$125,000	401						
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$805,476	\$155,914	\$579,086	\$696,208	0.832	3,013	\$192.20	TIMWD	19.6210	TWO-STORY	\$145,000	401						
Totals:			\$5,542,000	\$2,360,300		\$5,447,567		\$4,482,104	\$4,426,094			\$221.58		1.5327									
										Sale. Ratio =>	42.59		E.C.F. =>		1.013		Std. Deviation=>		0.254519729				
										Std. Dev. =>	8.51		Ave. E.C.F. =>		1.028		Ave. Variance=>		21.3676		Coefficient of Var=>	20.7859237	

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used.

These subdivisions have similar homes and locations.

Average/Mean: 1.028
 Median: 0.989
 2024 ECF: 0.929
Sales Comparison ECF Determination for 2025: 1.013 Custom .905

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$733,199	\$129,039	\$650,961	\$594,061	1.096	2,980	\$218.44	TAN	109.5782	TWO-STORY	\$125,000	401
J-10-07-452-064	3668 CREEKSIDE CT	07/15/22	\$975,000	\$462,400	47.23	\$1,130,953	\$140,438	\$838,582	\$973,958	0.861	3,047	\$275.21	TAN	86.0984	RANCH/ONE STORY	\$125,000	401

2025 TOWSLEY FARMS ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class				
J-10-17-491-032	5805 BETHANY CIR	05/22/22	\$844,000	\$386,600	39.88	\$795,099	\$268,000	\$84,000	\$677,872	0.876	3,150	\$188.57	GLEN	9.9978	TWO-STORY	\$250,000	401				
J-10-17-201-012	3390 WOODHILL CIR	05/19/22	\$960,000	\$401,100	41.78	\$954,182	\$225,000	\$735,000	\$906,943	0.810	3,701	\$198.59	GLEN	35.2466	TWO-STORY	\$225,000	401				
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	\$523,700	39.52	\$1,210,617	\$200,000	\$1,125,000	\$1,183,392	0.951	4,880	\$230.53	TOWFA	6.8007	TWO-STORY	\$200,000	401				
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	\$531,200	38.38	\$1,245,573	\$284,672	\$1,099,228	\$1,195,151	0.920	5,488	\$201.03	GLEN	91.9740	TWO-STORY	\$250,000	401				
J-10-30-331-024	2025 VALLEYVIEW DR	05/09/22	\$1,420,000	\$736,800	51.89	\$1,637,688	\$235,819	\$1,184,181	\$1,525,429	0.776	6,397	\$185.12	GEDG1	13.4979	TWO-STORY	\$200,000	401				
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$331,645	\$1,133,355	\$974,609	1.163	3,733	\$303.60	GLEN	#REF!	TWO-STORY	\$250,000	401				
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	\$876,800	44.96	\$2,021,706	\$208,827	\$1,741,173	\$1,972,665	0.883	6,408	\$271.72	WOOD	2.8623	TWO-STORY	\$200,000	401				
Totals:			\$9,347,900	\$3,913,700		\$8,980,006		\$7,611,937	\$8,436,061			\$225.60		0.8963							
										Sale. Ratio =>	41.87			E.C.F. =>	0.902			Std. Deviation=>	0.1260724		
										Std. Dev. =>	5.53			Ave. E.C.F. =>	0.911			Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used.

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 0.902

Average/Mean: 0.911
 Median: 0.883
 2024 ECF: 0.854

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,260,398	\$300,000	\$603,400	\$1,194,525	0.505	4,459	\$135.32	GLEN	50.5138	TWO-STORY	\$300,000	401
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,371,029	\$204,399	\$1,034,601	\$1,269,456	0.815	4,060	\$254.83	WOOD	81.4996	TWO-STORY	\$200,000	401
J-10-17-201-124	3315 WOODHILL CIR	05/30/22	\$1,070,000	\$486,800	45.50	\$1,108,764	\$253,542	\$616,483	\$1,113,460	0.733	4,651	\$175.54	GLEN	73.3262	TWO-STORY	\$250,000	401
J-10-17-201-013	3330 WOODHILL CIR	05/13/22	\$830,000	\$418,400	43.98	\$974,504	\$200,000	\$680,000	\$963,423	0.708	3,829	\$177.13	GLEN	70.5806	TWO-STORY	\$200,000	401
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,424,832	\$229,029	\$990,971	\$1,487,317	0.666	5,142	\$192.72	GLEN	66.6281	TWO-STORY	\$225,000	401
J-10-18-401-073	5403 WALDENHILL CT	08/08/22	\$1,050,000	\$445,100	42.39	\$1,047,533	\$251,563	\$798,437	\$990,012	0.806	4,052	\$197.05	GLEN	80.6492	TWO-STORY	\$250,000	401

2025 WAA WASHTENAW AUTUMN 1 AND 2 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-35-476-007	1680 HARVEST LN	06/09/22	\$100,000	\$100,000	37.14	\$275,755	\$40,000	\$50,000	\$100,000	0.419	1,300	\$27.55	WAA	128.4992	RANCH/ONE STORY	\$40,000	401		
J-10-35-475-023	1531 HARVEST LN	06/16/23	\$130,000	\$43,800	33.69	\$111,736	\$20,000	\$110,000	\$58,994	1.865	864	\$127.31	WAA	12.0103	RANCH/ONE STORY	\$20,000	401		
J-10-35-451-022	1576 WIARD BLVD	04/14/22	\$142,000	\$47,400	33.38	\$131,361	\$20,000	\$122,000	\$71,615	1.704	1,080	\$112.96	WAA	170.3559	RANCH/ONE STORY	\$20,000	401		
J-10-35-451-042	1681 HARVEST LN	11/23/22	\$130,000	\$40,900	27.27	\$113,289	\$20,000	\$130,000	\$58,848	2.167	864	\$150.46	WAA	8.8489	RANCH/ONE STORY	\$20,000	401		
J-10-35-450-014	1604 HARVEST LN	09/09/22	\$160,000	\$40,000	25.00	\$112,989	\$20,000	\$140,000	\$59,800	2.341	864	\$162.04	WAA	234.1137	RANCH/ONE STORY	\$20,000	401		
J-10-35-475-007	1536 WIARD BLVD	06/03/22	\$160,000	\$36,900	23.06	\$100,143	\$20,000	\$140,000	\$51,539	2.716	864	\$162.04	WAA	271.6394	RANCH/ONE STORY	\$20,000	401		
J-10-35-475-012	1510 WIARD BLVD	06/15/22	\$165,000	\$49,200	29.82	\$133,607	\$20,000	\$145,000	\$73,059	1.985	1,200	\$120.83	WAA	198.4693	TWO-STORY	\$20,000	401		
J-10-35-450-019	1592 HARVEST LN	09/08/23	\$165,000	\$20,000	28.25	\$98,607	\$20,000	\$146,000	\$50,851	2.580	864	\$168.98	WAA	46.9700	RANCH/ONE STORY	\$20,000	401		
J-10-35-451-035	1631 HARVEST LN	06/16/22	\$180,000	\$42,300	23.50	\$114,894	\$20,000	\$160,000	\$61,025	2.622	864	\$185.19	WAA	45.4951	RANCH/ONE STORY	\$20,000	401		
Totals:			\$1,343,000	\$419,400		\$1,142,379		\$1,143,000	\$606,032			\$135.26		19.2393					
					Sale. Ratio =>	31.23						E.C.F. =>	1.886			Std. Deviation=>	0.7403576		
					Std. Dev. =>	20.40						Ave. E.C.F. =>	2.078			Ave. Variance=>	127.8228	Coefficient of Var=>	61.4995806

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 2.078

Median: 2.167

Due to the lack of sales for a determination some sales from other subdivisions were used.

2024 ECF: 1.555

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 1.886

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-35-450-017	1586 HARVEST LN	11/16/22	\$100,000	\$81,400	81.40	\$212,588	\$20,984	\$79,010	\$123,218	0.641	1,281	\$62.66	WAA	64.1270	RANCH/ONE STORY	\$20,000	401
J-10-35-451-004	1680 WIARD BLVD	10/22/23	\$90,000	\$90,700	43.00	\$98,854	\$20,000	\$70,000	\$61,755	1.578	864	\$81.02	WAA	105.3608	RANCH/ONE STORY	\$20,000	401
J-10-35-476-013	1508 HARVEST LN	07/15/22	\$110,000	\$41,300	37.55	\$112,249	\$20,000	\$90,000	\$59,324	1.517	864	\$104.17	WAA	151.7090	RANCH/ONE STORY	\$20,000	401

2025 WAN WOODLAND ACRES 5-7-9 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-34-377-011	1636 SHEFFIELD DR	04/12/23	\$245,000	\$99,400	40.57	\$238,366	\$30,000	\$215,000	\$147,568	1.457	1,245	\$172.69	WAN	24.8560	RANCH/ONE STORY	\$30,000	401
J-10-34-376-014	1623 SHEFFIELD DR	05/27/22	\$255,000	\$90,800	35.61	\$231,375	\$33,927	\$221,073	\$139,836	1.581	1,632	\$135.46	WAN	5.7490	TWO-STORY	\$30,000	401
J-10-34-176-002	1116 STAMFORD RD	06/14/22	\$260,000	\$89,600	34.46	\$229,327	\$31,538	\$228,462	\$140,077	1.631	1,821	\$125.46	WAN	75.1207	BI-LEVEL	\$30,000	401
J-10-34-378-011	1635 SHEFFIELD DR	05/05/23	\$260,000	\$102,100	39.27	\$244,802	\$30,000	\$230,600	\$152,126	1.512	1,632	\$140.93	WAN	9.9904	TWO-STORY	\$30,000	401
J-10-34-377-001	1632 SHEFFIELD DR	09/15/23	\$269,000	\$89,700	33.35	\$214,971	\$30,000	\$239,000	\$129,959	1.824	1,548	\$154.39	WAN	18.5999	QUAD-LEVEL	\$30,000	401
J-10-34-380-001	8580 WINDSOR CT	11/16/22	\$269,900	\$95,700	35.46	\$244,925	\$30,000	\$239,900	\$152,213	1.576	1,848	\$129.82	WAN	157.6079	BI-LEVEL	\$30,000	401
J-10-34-316-002	1758 SHEFFIELD DR	04/01/22	\$275,000	\$104,200	37.89	\$286,403	\$30,850	\$244,150	\$166,822	1.464	1,696	\$143.96	WAN	146.3534	TWO-STORY	\$30,000	401
J-10-34-176-026	1789 HAMLET DR	09/23/22	\$285,000	\$104,000	36.49	\$266,342	\$31,984	\$253,016	\$165,976	1.524	1,547	\$163.55	WAN	19.4519	TWO-STORY	\$30,000	401
J-10-34-427-033	1815 MANCHESTER DR	07/22/22	\$290,000	\$99,500	34.31	\$254,646	\$30,000	\$260,000	\$159,098	1.634	1,632	\$159.31	WAN	16.0225	TWO-STORY	\$30,000	401
J-10-34-176-040	1843 HAMLET DR	07/26/22	\$295,000	\$104,000	35.25	\$266,516	\$30,948	\$264,052	\$166,833	1.583	1,632	\$161.80	WAN	25.2833	TWO-STORY	\$30,000	401
J-10-34-176-007	1828 NORFOLK AVE	05/12/23	\$303,000	\$102,800	33.93	\$247,094	\$30,000	\$273,000	\$153,749	1.776	1,632	\$167.28	WAN	34.3594	TWO-STORY	\$30,000	401
J-10-34-427-013	1820 HAMLET DR	04/24/22	\$306,500	\$100,900	32.92	\$293,915	\$30,000	\$273,500	\$162,151	1.705	1,547	\$178.73	WAN	6.7077	TWO-STORY	\$30,000	401
J-10-34-427-032	1824 HAMLET DR	08/26/22	\$325,000	\$99,300	31.92	\$264,518	\$31,214	\$293,739	\$158,147	1.794	1,547	\$183.44	WAN	15.6092	TWO-STORY	\$30,000	401
J-10-34-377-022	1554 SHEFFIELD DR	09/06/22	\$320,000	\$96,900	30.28	\$247,450	\$31,237	\$288,763	\$153,125	1.866	1,632	\$176.94	WAN	25.6778	TWO-STORY	\$30,000	401
J-10-34-316-031	1769 HAMLET DR	02/23/24	\$325,000	\$119,100	36.65	\$285,898	\$31,484	\$293,516	\$180,180	1.629	1,632	\$179.85	WAN	32.7819	TWO-STORY	\$30,000	401
Totals:			\$4,273,400	\$1,498,000		\$3,751,548		\$3,810,218	\$2,328,871			\$158.24		0.2359			
			Sale. Ratio =>		35.05			E.C.F. =>		1.636		Std. Deviation=>	0.132674233				
			Std. Dev. =>		2.75			Ave. E.C.F. =>		1.638		Ave. Variance=>	40.9441	Coefficient of Var=>		24.98970237	

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 1.638
 Median: 1.629
 2024 ECF: 1.412

Sales Comparison ECF Determination for 2025: 1.636

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-34-316-031	1769 HAMLET DR	11/02/23	\$190,000	\$119,100	62.68	\$285,898	\$31,484	\$158,516	\$180,180	0.880	1,632	\$97.13	WAN	87.9765	TWO-STORY	\$30,000	401
J-10-34-430-012	8537 LIVERPOOL CT	06/09/22	\$190,000	\$97,400	51.26	\$247,447	\$40,980	\$149,020	\$146,223	1.019	1,850	\$80.55	WAN	16.3243	BI-LEVEL	\$30,000	401
J-10-34-425-011	8587 CANTERBERRY CT	07/19/22	\$190,000	\$96,900	49.69	\$243,702	\$31,123	\$163,877	\$133,668	1.068	1,307	\$125.38	WAN	100.6437	RANCH/ONE STORY	\$30,000	401
J-10-34-425-031	8585 DURHAM CT	08/22/22	\$200,000	\$115,000	57.93	\$296,065	\$30,000	\$170,000	\$188,431	0.902	1,796	\$94.65	WAN	90.2186	TWO-STORY	\$30,000	401
J-10-34-176-030	1803 HAMLET DR	04/08/22	\$220,000	\$100,300	45.59	\$256,900	\$30,000	\$190,000	\$160,694	1.182	1,821	\$104.34	WAN	118.2371	BI-LEVEL	\$30,000	401
J-10-34-316-018	1711 HAMLET DR	09/09/22	\$228,000	\$95,700	41.97	\$244,790	\$30,828	\$197,172	\$151,531	1.301	1,318	\$149.60	WAN	130.1198	RANCH/ONE STORY	\$30,000	401
J-10-34-376-015	1619 SHEFFIELD DR	05/02/23	\$235,000	\$102,700	43.70	\$246,022	\$31,182	\$203,818	\$152,153	1.340	1,632	\$124.89	WAN	133.9569	TWO-STORY	\$30,000	401
J-10-34-316-009	1730 SHEFFIELD DR	06/30/22	\$247,500	\$102,000	41.21	\$260,927	\$30,000	\$217,500	\$163,546	1.330	1,740	\$125.00	WAN	132.9901	TWO-STORY	\$30,000	401
J-10-34-376-016	1615 SHEFFIELD DR	03/10/23	\$262,500	\$115,200	43.89	\$290,645	\$56,869	\$205,631	\$165,564	1.242	1,696	\$121.24	WAN	124.2005	TWO-STORY	\$30,000	401
J-10-34-379-009	8535 ASHTON CT	06/17/22	\$275,000	\$115,900	42.15	\$297,134	\$32,232	\$242,768	\$187,608	1.294	2,145	\$113.18	WAN	129.4020	BI-LEVEL	\$30,000	401
J-10-34-427-016	1806 HAMLET DR	09/08/23	\$275,000	\$113,400	41.24	\$272,951	\$30,000	\$245,000	\$172,071	1.424	1,532	\$150.12	WAN	142.3552	TWO-STORY	\$30,000	401
J-10-34-316-031	1774 SHEFFIELD DR	04/10/23	\$260,000	\$107,000	41.15	\$256,784	\$30,000	\$230,000	\$160,612	1.432	1,696	\$135.61	WAN	143.2023	TWO-STORY	\$30,000	401

2025 WAS WOODLAND ACRES 1 2 3 4 6 8 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	
J-10-34-462-025	8725 NOTTINGHAM DR	05/02/22	\$187,000	\$66,200	35.40	\$171,495	\$30,000	\$157,000	\$91,111	1.723	1,056	\$148.67	WAS	10.2452	TWO-STORY	\$30,000	401	
J-10-34-482-021	1645 DEVON ST	06/16/22	\$210,000	\$76,000	36.19	\$196,812	\$30,000	\$180,000	\$107,413	1.676	1,058	\$170.13	WAS	15.5949	TWO-STORY	\$30,000	401	
J-10-34-463-009	1019 MACARTHUR DR	10/20/23	\$211,000	\$77,900	36.92	\$187,108	\$30,000	\$181,000	\$101,164	1.789	1,285	\$140.96	WAS	23.6171	TRI-LEVEL	\$30,000	401	
J-10-34-464-007	8836 NOTTINGHAM DR	10/14/22	\$218,000	\$79,400	36.42	\$205,189	\$30,000	\$188,000	\$112,807	1.667	1,230	\$152.85	WAS	15.3434	TRI-LEVEL	\$30,000	401	
J-10-34-421-002	8668 KINGSTON CT	08/03/22	\$230,000	\$77,000	33.46	\$189,571	\$30,435	\$199,565	\$102,470	1.948	1,120	\$178.18	WAS	48.3046	TRI-LEVEL	\$30,000	401	
J-10-35-371-001	1590 DAWN AVE	05/06/23	\$230,500	\$86,000	37.31	\$207,399	\$30,000	\$200,500	\$114,230	1.755	936	\$214.21	WAS	26.1662	RANCH/ONE STORY	\$30,000	401	
J-10-34-481-033	1701 DOVER CT	09/19/22	\$232,000	\$81,300	35.04	\$209,061	\$31,064	\$200,936	\$114,615	1.753	1,489	\$134.95	WAS	#REF!	TWO-STORY	\$30,000	401	
J-10-34-464-015	8768 NOTTINGHAM DR	03/19/24	\$237,900	\$84,100	35.35	\$201,423	\$30,164	\$207,736	\$110,276	1.884	1,230	\$168.89	WAS	59.2372	TRI-LEVEL	\$30,000	401	
J-10-34-483-023	8899 NOTTINGHAM DR	06/09/23	\$240,000	\$86,700	36.13	\$208,045	\$30,000	\$210,000	\$114,646	1.832	1,238	\$169.63	WAS	183.1728	TWO-STORY	\$30,000	401	
J-10-35-371-002	1582 DAWN AVE	05/19/22	\$240,000	\$81,600	34.00	\$212,246	\$30,000	\$210,000	\$117,351	1.790	1,242	\$169.08	WAS	8.8475	TWO-STORY	\$30,000	401	
J-10-34-462-007	8712 HEATHER DR	03/22/24	\$245,000	\$82,200	33.55	\$205,407	\$30,000	\$215,000	\$112,947	1.904	1,230	\$174.80	WAS	34.6071	TRI-LEVEL	\$30,000	401	
J-10-34-485-008	8904 NOTTINGHAM DR	08/11/23	\$250,000	\$91,800	36.72	\$219,904	\$32,174	\$217,826	\$120,882	1.802	1,072	\$203.20	WAS	2.3660	RANCH/ONE STORY	\$30,000	401	
J-10-34-433-015	8671 PINE CT	01/31/24	\$258,000	\$81,900	31.74	\$205,559	\$30,000	\$228,000	\$113,045	2.017	1,262	\$180.67	WAS	201.6895	TRI-LEVEL	\$30,000	401	
J-10-35-371-012	9133 PANAMA CT	06/02/22	\$258,000	\$72,900	28.26	\$190,107	\$30,000	\$228,000	\$103,095	2.212	936	\$243.59	WAS	221.1546	RANCH/ONE STORY	\$30,000	401	
J-10-34-482-006	1740 DOVER CT	03/08/24	\$260,000	\$92,100	35.42	\$220,388	\$30,833	\$229,167	\$122,057	1.878	1,230	\$186.31	WAS	69.5034	QUAD-LEVEL	\$30,000	401	
J-10-34-482-001	8943 NOTTINGHAM DR	04/01/22	\$285,000	\$102,100	35.82	\$262,809	\$30,000	\$255,000	\$149,909	1.701	1,489	\$171.26	WAS	40.9623	TWO-STORY	\$30,000	401	
J-10-35-371-005	1558 DAWN AVE	06/26/23	\$289,000	\$110,500	38.24	\$265,566	\$30,000	\$255,000	\$151,678	1.708	1,602	\$161.67	WAS	8.1940	TWO-STORY	\$30,000	401	
Totals:			\$4,081,400	\$1,429,700		\$3,558,079		\$3,566,730	\$1,959,697			\$174.64		0.5588				
					Sale, Ratio =>	35.03			E.C.F. =>	1.820			Std. Deviation=>	0.140018482				
					Std. Dev. =>	2.37			Ave. E.C.F. =>	1.826			Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!		

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 1.826
 Median: 1.790
 2024 ECF: 1.553

Sales Comparison ECF Determination for 2025: 1.820

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-34-462-028	8745 NOTTINGHAM DR	10/28/22	\$200,000	\$103,200	51.60	\$270,457	\$30,000	\$170,000	\$154,834	1.098	1,230	\$138.21	WAS	109.7951	TRI-LEVEL	\$30,000	401
J-10-34-481-015	1654 STEPHENS DR	08/08/23	\$169,000	\$95,800	56.69	\$223,887	\$30,903	\$138,097	\$124,265	1.111	1,192	\$115.85	WAS	111.1308	RANCH/ONE STORY	\$30,000	401
J-10-35-371-010	9117 PANAMA AVE	09/14/23	\$182,590	\$95,700	52.41	\$230,399	\$30,000	\$152,590	\$129,040	1.183	1,299	\$117.47	WAS	18.4487	RANCH/ONE STORY	\$30,000	401
J-10-35-372-019	9288 PANAMA AVE	05/31/23	\$180,000	\$89,000	49.44	\$214,506	\$30,000	\$150,000	\$118,806	1.263	1,308	\$114.68	WAS	2.8846	TRI-LEVEL	\$30,000	401
J-10-34-432-005	8652 PINE CT	05/06/22	\$175,000	\$80,600	46.06	\$204,586	\$30,816	\$144,184	\$111,893	1.289	1,072	\$134.50	WAS	128.8587	RANCH/ONE STORY	\$30,000	401
J-10-34-481-014	1666 STEPHENS DR	10/26/22	\$195,000	\$90,100	46.21	\$228,236	\$30,924	\$164,076	\$127,052	1.291	1,256	\$130.63	WAS	129.1407	RANCH/ONE STORY	\$30,000	401
J-10-34-460-014	8607 HEATHER DR	06/23/23	\$180,000	\$83,600	46.44	\$200,411	\$30,000	\$150,000	\$109,730	1.367	1,220	\$122.95	WAS	136.6989	RANCH/ONE STORY	\$30,000	401
J-10-34-480-035	8941 BRISTOL CT	04/28/22	\$230,000	\$96,400	41.91	\$253,748	\$30,000	\$200,000	\$144,075	1.388	1,489	\$134.32	WAS	138.8169	TWO-STORY	\$30,000	401
J-10-34-482-010	1708 DOVER CT	05/27/22	\$226,000	\$93,300	41.28	\$238,761	\$43,140	\$182,860	\$125,963	1.452	1,072	\$170.58	WAS	145.1693	RANCH/ONE STORY	\$30,000	401
J-10-34-485-011	8892 NOTTINGHAM DR	09/19/22	\$220,000	\$87,500	39.77	\$226,060	\$30,000	\$190,000	\$126,246	1.505	1,072	\$177.24	WAS	13.4201	RANCH/ONE STORY	\$30,000	401
J-10-34-432-014	8633 CEDAR CT	08/02/22	\$226,000	\$93,600	41.42	\$229,368	\$30,000	\$196,000	\$128,376	1.527	1,240	\$158.06	WAS	152.6765	RANCH/ONE STORY	\$30,000	401
J-10-34-432-011	8601 CEDAR CT	01/05/23	\$215,000	\$83,600	38.88	\$216,713	\$32,981	\$182,019	\$118,308	1.539	1,220	\$149.20	WAS	153.8521	RANCH/ONE STORY	\$30,000	401
J-10-34-484-004	8952 OXFORD CT	08/29/22	\$250,000	\$97,800	39.12	\$251,872	\$31,108	\$218,892	\$142,153	1.540	1,489	\$147.01	WAS	153.9831	TWO-STORY	\$30,000	401
J-10-34-464-028	1115 CLARK DR	07/08/22	\$210,000	\$81,300	38.71	\$209,483	\$30,000	\$180,000	\$115,572	1.557	1,250	\$144.00	WAS	155.7473	QUAD-LEVEL	\$30,000	401
J-10-34-480-024	8952 NOTTINGHAM DR	05/19/22	\$227,000	\$0	0.00	\$238,905	\$30,000	\$197,000	\$134,517	1.464	1,202	\$163.89	WAS	146.4498	TWO-STORY	\$30,000	401
J-10-34-480-007	1350 STAMFORD RD	03/15/23	\$210,000	\$78,200	37.24	\$208,236	\$30,000	\$180,000	\$114,769	1.568	1,434	\$125.52	WAS	156.8370	BI-LEVEL	\$30,000	401
J-10-34-483-028	8925 NOTTINGHAM DR	11/07/22	\$224,000	\$82,800	36.96	\$213,838	\$30,755	\$193,245	\$117,890	1.639	1,230	\$157.11	WAS	169.9199	TRI-LEVEL	\$30,000	401
J-10-34-482-006	1740 DOVER CT	08/19/22	\$225,000	\$85,500	38.00	\$220,388	\$30,833	\$194,167	\$122,057	1.591	1,230	\$157.86	WAS	159.0786	QUAD-LEVEL	\$30,000	401

2025 WAW WOODLAND ACRES 10 11 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-34-282-038	8478 BARRINGTON DR	10/13/22	\$272,000	\$127,700	46.95	\$311,679	\$32,440	\$239,560	\$232,312	1.031	1,795	\$133.46	WAW	36.0030	TWO-STORY	\$30,000	401		
J-10-34-292-012	8417 BARRINGTON DR	04/27/22	\$294,000	\$118,800	40.41	\$289,898	\$33,556	\$260,444	\$213,263	1.221	1,590	\$163.80	WAW	30.6242	TWO-STORY	\$30,000	401		
J-10-34-291-002	8487 ARDMOOR DR	02/24/23	\$320,000	\$110,200	34.44	\$268,764	\$33,384	\$286,616	\$195,824	1.464	1,762	\$162.67	WAW	146.3644	TWO-STORY	\$30,000	401		
J-10-34-283-008	8414 BERKSHIRE DR	10/07/22	\$325,000	\$115,900	35.66	\$261,609	\$31,781	\$293,219	\$207,844	1.411	2,033	\$144.23	WAW	141.0768	TWO-STORY	\$30,000	401		
J-10-34-284-008	8416 YORK CT	09/16/22	\$325,000	\$107,400	33.05	\$260,766	\$32,079	\$292,921	\$190,255	1.540	1,540	\$190.21	WAW	153.9620	RANCH/ONE STORY	\$30,000	401		
J-10-34-294-022	8343 BERKSHIRE DR	05/04/23	\$327,000	\$126,200	38.59	\$296,119	\$35,480	\$291,520	\$216,838	1.344	1,614	\$180.62	WAW	4.6814	TWO-STORY	\$30,000	401		
J-10-34-294-007	8282 BARRINGTON DR	11/17/23	\$328,000	\$108,600	33.11	\$255,239	\$30,687	\$297,313	\$186,815	1.591	1,614	\$184.21	WAW	159.1481	TWO-STORY	\$30,000	401		
J-10-34-291-002	8487 ARDMOOR DR	08/03/23	\$332,500	\$114,400	34.41	\$268,764	\$33,384	\$299,116	\$195,824	1.527	1,762	\$169.76	WAW	13.6247	TWO-STORY	\$30,000	401		
Totals:			\$2,523,500	\$929,200		\$2,232,838		\$2,260,709	\$1,638,974			\$166.12		1.1886					
					Sale. Ratio =>	36.82						E.C.F. =>	1.379	Std. Deviation=>		0.187852755			
					Std. Dev. =>	4.76						Ave. E.C.F. =>	1.391	Ave. Variance=>		85.6856	Coefficient of Var=>		61.58980662

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the Improvements.

Average/Mean: 1.391
 Median: 1.437
 2024 ECF: 1.202

Sales Comparison ECF Determination for 2025: 1.379

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-34-283-007	8418 BERKSHIRE DR	01/20/23	\$335,000	\$128,300	38.30	\$311,609	\$36,236	\$298,764	\$229,096	1.304	2,326	\$128.45	WAW	130.4101	TWO-STORY	\$30,000	401
J-10-34-292-014	8405 BARRINGTON DR	05/18/22	\$349,000	\$136,200	39.03	\$331,733	\$30,000	\$316,000	\$251,026	1.271	2,328	\$137.03	WAW	127.0786	TWO-STORY	\$30,000	401

2025 WOODLANDS OF GEDDES GLENN ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class		
J-10-18-401-033	5309 BETHENY CIR	04/22/22	\$844,000	\$336,600	39.88	\$795,009	\$250,000	\$594,000	\$677,872	0.876	3,150	\$188.57	GLEN	4.3468	TWO-STORY	\$250,000	401		
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$786,309	\$191,708	\$793,292	\$667,341	1.189	3,678	\$215.69	PRESV	2.5854	TWO-STORY	\$185,150	401		
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,371,029	\$204,399	\$1,034,601	\$1,269,456	0.815	4,060	\$254.83	WOOD	6.7655	TWO-STORY	\$200,000	401		
J-10-31-226-011	1111 TOWSLEY LN	03/21/23	\$1,325,000	\$523,700	39.52	\$1,210,617	\$200,000	\$1,125,000	\$1,183,392	0.951	4,880	\$230.53	TOWFA	21.2224	TWO-STORY	\$200,000	401		
J-10-17-201-111	3211 CRESTON CIR	11/04/22	\$1,383,900	\$531,200	38.38	\$1,245,573	\$284,672	\$1,099,228	\$1,195,151	0.920	5,468	\$201.03	GLEN	91.9740	TWO-STORY	\$250,000	401		
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,115,231	\$331,645	\$1,133,355	\$974,609	1.163	3,733	\$303.60	GLEN	116.2881	TWO-STORY	\$250,000	401		
J-10-30-350-031	2240 HIGHLAND DR	02/28/23	\$1,950,000	\$876,800	44.96	\$2,021,706	\$208,827	\$1,741,173	\$1,972,665	0.883	6,408	\$271.72	WOOD	88.2650	TWO-STORY	\$200,000	401		
Totals:			\$9,191,900	\$3,757,100		\$8,545,474		\$7,520,649	\$7,940,486			\$238.00		2.3720					
					Sale. Ratio =>	40.87						E.C.F. =>	0.947	Std. Deviation=>		0.14627871			
					Std. Dev. =>	5.21						Ave. E.C.F. =>	0.971	Ave. Variance=>		47.3496	Coefficient of Var=>		48.7714321

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used. These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 0.971

Average/Mean: 0.97

Median: 0.920

2024 ECF: 0.919

2025 WILLOW RUN ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-16-400-023	3227 PROSPECT RD	11/01/22	\$198,000	\$83,200	42.02	\$201,454	\$96,650	\$101,350	\$92,911	1.091	1,188	\$85.31	YP-RE	28.6576	RANCH/ONE STORY	\$75,000	401
J-10-15-105-002	8938 FORD RD	02/10/23	\$200,000	\$57,900	28.95	\$140,568	\$70,230	\$129,770	\$58,323	2.225	1,050	\$123.59	WRS	63.7392	RANCH/ONE STORY	\$69,600	401
J-10-21-300-006	7273 VREELAND RD	09/01/23	\$330,000	\$117,800	35.70	\$264,228	\$125,040	\$204,960	\$123,394	1.661	1,659	\$123.54	YP-RE	7.3410	FARM HOUSE	\$125,040	401
J-10-36-300-009	1669 RIDGE RD	05/30/23	\$365,000	\$144,700	39.64	\$346,860	\$89,400	\$275,600	\$213,483	1.291	1,564	\$176.21	WRS	264.7731	MODULAR/MANUFAC	\$89,400	401
J-10-32-300-019	6450 INDIAN HILLS DR	05/16/23	\$399,999	\$142,700	35.68	\$341,015	\$65,660	\$334,339	\$244,109	1.370	2,660	\$125.69	YP-RE	51.0476	BI-LEVEL	\$65,200	401
J-10-23-300-005	2760 HARRIS RD	03/09/23	\$435,000	\$191,300	43.98	\$443,795	\$90,808	\$344,192	\$292,692	1.176	1,612	\$213.52	WRS	117.5951	RANCH/ONE STORY	\$88,900	401
J-10-16-400-006	7505 CHERRY HILL RD	11/02/23	\$450,000	\$70,700	15.71	\$186,088	\$80,174	\$369,826	\$93,895	3.939	1,194	\$309.74	YP-RE	235.1086	RANCH/ONE STORY	\$60,000	401
J-10-30-101-013	2340 HICKMAN RD	07/29/22	\$450,000	\$206,100	45.80	\$438,952	\$119,184	\$330,816	\$283,482	1.167	2,591	\$127.68	YP-RE	116.6972	RANCH/ONE STORY	\$98,400	401
J-10-30-400-045	2240 HICKMAN RD	09/21/23	\$498,400	\$229,900	46.13	\$497,210	\$71,385	\$427,015	\$377,504	1.131	2,348	\$181.86	YP-RE	45.6464	RANCH/ONE STORY	\$70,000	401
J-10-23-200-017	2920 HARRIS RD	05/31/22	\$551,000	\$182,000	33.03	\$421,890	\$93,195	\$457,805	\$272,550	1.680	1,838	\$249.08	WRS	167.9712	TWO-STORY	\$93,195	401
J-10-32-300-046	6167 FIRST ST	04/28/22	\$599,000	\$181,700	30.33	\$404,418	\$112,586	\$486,414	\$258,716	1.880	2,636	\$184.53	YP-RE	50.2705	RANCH/ONE STORY	\$67,200	401
J-10-30-101-027	2300 HICKMAN RD	09/27/23	\$615,000	\$206,700	33.61	\$448,894	\$74,282	\$540,718	\$394,328	1.371	2,980	\$181.45	YP-RE	17.6238	CUSTOM	\$70,000	401
J-10-32-200-024	6188 RIVERWOOD DR	12/07/22	\$650,000	\$292,800	45.05	\$671,641	\$157,500	\$492,500	\$541,201	0.910	2,070	\$237.92	YP-RE	44.2460	CUSTOM	\$157,500	401
J-10-21-200-028	7050 CHERRY HILL RD	05/12/23	\$875,000	\$336,800	38.49	\$759,483	\$130,960	\$744,040	\$557,201	1.335	3,130	\$237.71	YP-RE	82.6310	TWO-STORY	\$130,960	401
Totals:			\$6,616,399	\$2,444,300		\$5,566,496		\$5,239,345	\$3,803,791			\$182.70		21.0215			
					Sale. Ratio =>	36.94			E.C.F. =>	1.377	Std. Deviation=>		0.761577435				
					Std. Dev. =>	8.32			Ave. E.C.F. =>	1.588	Ave. Variance=>		92.3820	Coefficient of Var=>		58.18914719	

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 1.588

Median: 1.352

Due to the lack of sales for a determination this ECF area was combined with Ypsilanti.

2024 ECF: 1.195

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 1.377 Designer 1.098

They also share the same school district.

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-27-100-006	2353 HARRIS RD	12/14/23	\$225,880	\$160,900	71.23	\$383,171	\$111,012	\$114,868	\$225,671	0.509	1,568	\$73.26	WRS	50.9007	MODULAR/MANUFAC	\$108,467	401
J-10-21-300-004	2668 STOMMEL RD	06/23/22	\$245,000	\$184,300	75.22	\$401,282	\$125,400	\$119,600	\$244,576	0.489	1,896	\$63.08	YP-RE	46.9009	RANCH/ONE STORY	\$125,400	401

2025 WOODSIDE VILLAGE ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-36-330-094	1636 WEEPING WILLOW CT	09/02/22	\$260,000	\$95,500	36.73	\$228,308	\$40,000	\$220,000	\$205,352	1.071	1,543	\$142.58	WSV	2.7345	TWO-STORY	\$40,000	401
J-10-36-331-138	1593 WEEPING WILLOW	12/19/22	\$274,228	\$10,000	3.65	\$245,633	\$40,000	\$234,228	\$224,245	1.045	1,199	\$195.35	WSV	9.2606	TWO-STORY	\$40,000	401
J-10-36-331-079	1548 WEEPING WILLOW	03/28/23	\$283,630	\$10,000	3.53	\$280,081	\$40,000	\$243,630	\$261,811	0.931	1,632	\$149.28	WSV	5.3403	TWO-STORY	\$40,000	401
J-10-36-331-048	1360 WEEPING WILLOW	11/07/22	\$293,200	\$10,000	3.41	\$283,914	\$40,000	\$253,200	\$265,991	0.952	1,704	\$148.59	WSV	15.2625	TWO-STORY	\$40,000	401
J-10-36-331-069	1488 WEEPING WILLOW	02/28/24	\$294,080	\$15,000	5.10	\$182,554	\$40,000	\$254,080	\$155,457	1.634	1,181	\$215.14	WSV	55.2649	TWO-STORY	\$40,000	401
J-10-36-331-114	1395 WEEPING WILLOW	01/31/23	\$299,320	\$10,000	3.34	\$296,052	\$40,000	\$259,320	\$279,228	0.929	1,770	\$146.51	WSV	35.1493	TWO-STORY	\$40,000	401
J-10-36-331-049	1368 WEEPING WILLOW	11/16/22	\$303,020	\$10,000	3.30	\$295,239	\$40,000	\$263,020	\$278,341	0.945	1,811	\$145.23	WSV	11.2507	TWO-STORY	\$40,000	401
J-10-36-331-078	1542 WEEPING WILLOW	10/14/22	\$304,825	\$14,500	4.76	\$296,164	\$40,000	\$264,825	\$279,350	0.948	1,704	\$155.41	WSV	8.0400	TWO-STORY	\$40,000	401
J-10-36-331-136	1579 WEEPING WILLOW	10/13/22	\$318,700	\$14,500	4.55	\$295,672	\$40,000	\$278,700	\$278,614	1.000	1,735	\$160.63	WSV	9.6830	TWO-STORY	\$40,000	401
J-10-36-330-004	10632 SCARLET OAK DR	07/26/22	\$320,000	\$120,900	37.78	\$286,061	\$40,000	\$280,000	\$268,333	1.043	1,760	\$159.09	WSV	29.1701	TWO-STORY	\$40,000	401
J-10-36-330-013	10344 SCARLET OAK DR	05/16/22	\$330,000	\$115,300	34.94	\$273,399	\$40,000	\$290,000	\$254,525	1.139	1,637	\$177.15	WSV	38.7600	TWO-STORY	\$40,000	401
J-10-36-330-154	1719 WEEPING WILLOW	05/23/22	\$330,000	\$134,500	40.76	\$316,460	\$40,000	\$290,000	\$301,483	0.962	2,112	\$137.31	WSV	#REF!	TWO-STORY	\$40,000	401
J-10-36-331-052	1386 WEEPING WILLOW	06/21/22	\$334,040	\$63,100	18.89	\$337,150	\$40,000	\$294,040	\$324,046	0.907	2,145	\$137.08	WSV	0.9597	TWO-STORY	\$40,000	401
J-10-36-330-156	1731 WEEPING WILLOW CT	07/13/22	\$335,000	\$123,400	36.84	\$291,639	\$44,400	\$290,600	\$269,617	1.078	1,714	\$169.54	WSV	3.5824	TWO-STORY	\$40,000	401
J-10-36-331-085	1584 WEEPING WILLOW	07/08/22	\$338,780	\$49,200	14.52	\$331,853	\$40,000	\$298,780	\$318,269	0.939	2,202	\$135.69	WSV	10.5220	TWO-STORY	\$40,000	401
J-10-36-331-113	1383 WEEPING WILLOW	12/30/22	\$342,000	\$15,100	4.42	\$343,541	\$40,000	\$302,000	\$331,015	0.912	2,188	\$138.03	WSV	7.2172	TWO-STORY	\$40,000	401
J-10-36-331-050	1374 WEEPING WILLOW	02/28/23	\$346,000	\$10,000	2.89	\$295,925	\$40,000	\$306,000	\$279,089	1.096	1,718	\$178.11	WSV	6.6018	TWO-STORY	\$40,000	401
J-10-36-331-166	1676 MAPLE LEAF LANE	02/28/24	\$346,975	\$15,000	4.32	\$259,885	\$40,000	\$306,975	\$239,787	1.280	2,016	\$152.27	WSV	15.9678	TWO-STORY	\$40,000	401
J-10-36-330-040	10559 SCARLET OAK DR	04/10/23	\$350,000	\$142,900	40.83	\$324,048	\$40,000	\$310,000	\$309,758	1.001	2,212	\$140.14	WSV	100.0782	TWO-STORY	\$40,000	401
J-10-36-331-158	1724 MAPLE LEAF LANE	03/18/24	\$359,075	\$15,000	4.25	\$228,481	\$40,000	\$313,075	\$205,541	1.523	1,744	\$179.52	WSV	152.3176	TWO-STORY	\$40,000	401
J-10-36-331-084	1578 WEEPING WILLOW	03/28/23	\$353,590	\$10,000	2.83	\$296,633	\$40,000	\$313,590	\$279,862	1.121	1,787	\$175.48	WSV	6.3057	TWO-STORY	\$40,000	401
J-10-36-331-135	1567 WEEPING WILLOW	03/03/23	\$358,335	\$10,000	2.79	\$326,945	\$40,000	\$318,335	\$312,917	1.017	2,126	\$149.73	WSV	1.1090	TWO-STORY	\$40,000	401
J-10-36-331-132	1549 WEEPING WILLOW	03/03/23	\$362,205	\$10,000	2.76	\$340,279	\$40,000	\$322,205	\$327,458	0.984	2,190	\$147.13	WSV	12.0577	TWO-STORY	\$40,000	401
J-10-36-330-155	1725 WEEPING WILLOW CT	08/29/23	\$365,000	\$140,000	38.36	\$317,548	\$40,000	\$325,000	\$302,670	1.074	2,140	\$151.87	WSV	107.3778	TWO-STORY	\$40,000	401
J-10-36-330-024	1659 CRAB APPLE DR	06/13/23	\$365,500	\$147,300	40.30	\$333,783	\$40,000	\$325,500	\$320,374	1.016	2,249	\$144.73	WSV	101.6000	TWO-STORY	\$40,000	401
J-10-36-331-137	1585 WEEPING WILLOW	12/20/22	\$365,740	\$10,000	2.73	\$337,181	\$40,000	\$325,740	\$324,080	1.005	2,185	\$149.08	WSV	9.9412	TWO-STORY	\$40,000	401
J-10-36-330-139	1609 WEEPING WILLOW CT	02/12/24	\$369,500	\$140,800	38.11	\$319,315	\$40,000	\$329,500	\$304,597	1.082	2,112	\$156.01	WSV	108.1759	TWO-STORY	\$40,000	401
J-10-36-331-082	1566 WEEPING WILLOW	01/30/23	\$371,305	\$10,000	2.69	\$354,237	\$40,000	\$331,305	\$342,679	0.967	2,312	\$143.30	WSV	96.6808	TWO-STORY	\$40,000	401
J-10-36-331-163	1694 MAPLE LEAF LANE	03/26/24	\$372,538	\$15,000	4.03	\$349,733	\$40,000	\$332,538	\$337,768	0.985	2,296	\$144.83	WSV	12.0019	TWO-STORY	\$40,000	401
J-10-36-330-153	1713 WEEPING WILLOW CT	05/01/23	\$373,000	\$148,700	39.87	\$336,927	\$40,000	\$333,000	\$323,803	1.028	2,307	\$144.34	WSV	102.8404	TWO-STORY	\$40,000	401
J-10-36-331-134	1561 WEEPING WILLOW	04/13/23	\$394,315	\$47,700	12.10	\$351,218	\$40,000	\$354,315	\$339,387	1.044	2,313	\$153.18	WSV	0.1985	TWO-STORY	\$40,000	401
J-10-36-330-002	10668 SCARLET OAK DR	07/31/23	\$400,000	\$146,500	36.63	\$331,141	\$40,000	\$360,000	\$317,493	1.134	2,491	\$144.52	WSV	113.3884	TWO-STORY	\$40,000	401
J-10-36-331-083	1572 WEEPING WILLOW	04/20/23	\$400,929	\$49,200	12.27	\$339,648	\$40,000	\$360,929	\$326,770	1.105	2,158	\$167.25	WSV	22.9137	TWO-STORY	\$40,000	401
Totals:			\$11,208,830	\$1,879,100		\$10,026,647		\$9,884,430	\$9,489,909			\$155.58		1.5889			
					Sale. Ratio =>	16.76			E.C.F. =>	1.042	Std. Deviation=>		0.157054312				
					Std. Dev. =>	16.10			Ave. E.C.F. =>	1.057	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!		

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Average/Mean: 1.057
 Median: 1.017
 2024 ECF: 0.917

Sales Comparison ECF Determination for 2025: 1.042

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-36-331-080	1554 WEEPING WILLOW	09/15/22	\$274,900	\$10,000	3.64	\$292,078	\$40,000	\$234,900	\$274,894	0.855	1,810	\$129.78	WSV	85.4511	TWO-STORY	\$40,000	401
J-10-36-331-053	1392 WEEPING WILLOW	11/07/22	\$278,285	\$10,000	3.59	\$283,146	\$40,000	\$238,285	\$265,154	0.899	1,704	\$139.84	WSV	89.8667	TWO-STORY	\$40,000	401
J-10-36-331-054	1398 WEEPING WILLOW	06/30/22	\$279,448	\$53,000	18.97	\$289,838	\$40,000	\$239,448	\$272,451	0.879	1,676	\$142.87	WSV	87.8865	TWO-STORY	\$40,000	401
J-10-36-331-112	1365 WEEPING WILLOW	08/05/22	\$270,900	\$20,400	7.53	\$281,873	\$40,000	\$230,900	\$263,766	0.875	1,644	\$140.45	WSV	87.5399	TWO-STORY	\$40,000	401
J-10-36-331-131	1543 WEEPING WILLOW	09/07/22	\$271,790	\$20,700	7.62	\$322,731	\$40,000	\$231,790	\$308,322	0.752	2,116	\$109.54	WSV	75.1780	TWO-STORY	\$40,000	401
J-10-36-330-092	1626 WEEPING WILLOW CT	05/20/22	\$224,500	\$96,200	42.85	\$229,877	\$40,000	\$184,500	\$207,063	0.891	1,551	\$118.96	WSV	89.1032	TWO-STORY	\$40,000	401
J-10-36-331-051	1380 WEEPING WILLOW	06/30/22	\$289,195	\$62,900	21.75	\$328,767	\$40,000	\$249,195	\$314,904	0.791	2,140	\$116.45	WSV	79.1336	TWO-STORY	\$40,000	401
J-10-36-331-081	1562 WEEPING WILLOW	09/02/22	\$315,900	\$15,100	4.78	\$334,650	\$40,000	\$275,900	\$321,320	0.859	2,172	\$127.03	WSV	85.8647	TWO-STORY	\$40,000	401
J-10-36-331-086	1588 WEEPING WILLOW	05/23/22	\$296,985	\$65,800	22.16	\$344,641	\$40,000	\$256,985	\$332,215	0.774	2,316	\$110.96	WSV	77.3551	TWO-STORY	\$40,000	401

2025 YPSILANTI SD ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class
J-10-33-300-004	1706 LEFORGE RD	12/19/23	\$180,802	\$116,600	64.49	\$249,826	\$48,000	\$132,802	\$178,824	0.742	1,980	\$67.07	YP-RE	74.2227	RANCH/ONE STORY	\$48,000	401
J-10-16-400-023	3227 PROSPECT RD	11/01/22	\$198,000	\$83,200	42.02	\$201,454	\$96,650	\$101,350	\$92,911	1.091	1,188	\$85.31	YP-RE	20.4448	RANCH/ONE STORY	\$75,000	401
J-10-27-100-006	2353 HARRIS RD	12/14/23	\$225,880	\$160,900	71.23	\$383,171	\$111,012	\$114,868	\$225,671	0.509	1,568	\$73.26	WRS	86.2231	MODULAR/MANUFAC	\$108,467	401
J-10-21-300-006	7273 VREELAND RD	09/30/23	\$388,000	\$117,300	35.70	\$284,228	\$125,340	\$104,930	\$123,394	1.651	1,659	\$123.54	YP-RE	22.1919	FARMHOUSE	\$125,040	401
J-10-36-300-009	1669 RIDGE RD	05/30/23	\$365,000	\$144,700	39.64	\$346,860	\$89,400	\$275,600	\$213,483	1.231	1,564	\$176.21	WRS	264.7731	MODULAR/MANUFAC	\$89,400	401
J-10-23-300-005	2760 HARRIS RD	03/09/23	\$435,000	\$191,300	43.98	\$443,795	\$90,808	\$344,192	\$292,692	1.176	1,612	\$213.52	WRS	117.5951	RANCH/ONE STORY	\$88,900	401
J-10-16-400-006	7505 CHERRY HILL RD	11/02/23	\$450,000	\$70,700	15.71	\$186,088	\$80,174	\$369,826	\$93,895	3.939	1,194	\$309.74	YP-RE	249.8991	RANCH/ONE STORY	\$60,000	401
J-10-30-400-045	2240 HICKMAN RD	09/21/23	\$498,400	\$229,900	46.13	\$497,210	\$71,385	\$427,015	\$377,504	1.131	2,348	\$181.86	YP-RE	30.8559	RANCH/ONE STORY	\$70,000	401
J-10-23-200-017	2920 HARRIS RD	05/31/22	\$551,000	\$182,000	33.03	\$421,890	\$93,195	\$457,805	\$272,550	1.680	1,838	\$249.08	WRS	167.9712	TWO STORY	\$93,195	401
J-10-32-300-046	6167 FIRST ST	04/28/22	\$599,000	\$181,700	30.33	\$404,418	\$112,586	\$486,414	\$258,716	1.880	2,636	\$184.53	YP-RE	58.4832	RANCH/ONE STORY	\$67,200	401
J-10-30-101-027	2300 HICKMAN RD	09/27/23	\$615,000	\$206,700	33.61	\$448,894	\$74,282	\$540,718	\$394,328	1.371	2,980	\$181.45	YP-RE	25.3238	CUSTOM	\$70,000	401
J-10-32-200-024	6188 RIVERWOOD DR	12/07/22	\$650,000	\$292,800	45.05	\$671,641	\$157,500	\$492,500	\$541,201	0.910	2,070	\$237.92	YP-RE	38.0959	CUSTOM	\$157,500	401
J-10-21-200-028	7050 CHERRY HILL RD	05/12/23	\$875,000	\$336,800	38.49	\$759,483	\$138,960	\$744,040	\$557,261	1.335	3,130	\$237.71	YP-RE	88.9692	TWO STORY	\$130,960	401
Totals:			\$5,973,082	\$2,315,100		\$5,278,958		\$4,892,090	\$3,622,471			\$178.55		14.4438			
					Sale. Ratio =>	38.76						E.C.F. =>	1.295	Std. Deviation=> 0.841772429			
					Std. Dev. =>	14.21						Ave. E.C.F. =>	1.440	Ave. Variance=> 95.7683		Coefficient of Var=> 66.51913309	

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2022 through 3-31-2024, and is only applied to the improvements.

Due to the lack of sales for a determination some sales from other subdivisions were used.

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2025: 1.295 Custom 1.045

Average/Mean: 1.440

Median: 1.291

2024 ECF: 1.118

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-15-105-002	4933 FERD SD	02/10/23	\$200,000	\$57,500	28.95	\$149,568	\$76,230	\$129,770	\$58,323	2.225	1,050	\$123.59	WRS	222.5008	RANCH/ONE STORY	\$69,600	401
J-10-32-300-019	6350 INDIAN HILLS DR	09/16/23	\$399,999	\$142,780	35.68	\$341,015	\$65,660	\$334,339	\$244,109	1.370	2,669	\$125.69	YP-RE	126.0580	BI-LEVEL	\$65,200	401
J-10-21-300-004	2668 STOMMEL RD	06/23/22	\$245,000	\$184,300	75.22	\$401,282	\$125,400	\$119,600	\$244,576	0.489	1,896	\$63.08	YP-RE	48.9009	RANCH/ONE STORY	\$125,400	401