

2026 AGRICULTURAL 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
J-10-33-300-004	1706 LEFORGE RD	12/19/23	\$180,802	\$116,600	64.49	\$285,992	\$50,877	\$129,925	\$181,533	0.716	1,980	\$65.62	YP-RE	39.5271	RANCH/ONE STORY	\$48,000	YPSILANTI S.D. - RESIDENTIAL	401	52		
J-10-27-100-006	2353 HARRIS RD	12/14/23	\$225,860	\$160,900	71.23	\$435,842	\$115,227	\$110,653	\$232,836	0.475	1,568	\$70.57	WRS	74.7823	MODULAR/MANUFAC	\$112,600	WILLOW RUN	401	73		
J-10-36-400-009	1586 RIDGE RD	08/15/24	\$250,000	\$105,100	42.04	\$232,546	\$77,841	\$172,159	\$112,349	1.532	963	\$178.77	WRS	29.0801	RANCH/ONE STORY	\$70,000	WILLOW RUN	401	51		
J-10-23-300-008	2630 HARRIS RD	10/04/24	\$300,000	\$192,600	64.20	\$507,881	\$172,839	\$127,161	\$243,313	0.523	2,798	\$45.45	WRS	63.5745	TWO STORY	\$145,200	WILLOW RUN	401	51		
J-10-21-300-005	7273 VREELAND RD	09/01/23	\$330,000	\$117,800	35.70	\$286,460	\$126,050	\$204,950	\$126,641	1.644	1,659	\$123.54	YP-RE	42.5850	FARM HOUSE	\$125,050	YPSILANTI S.D. - RESIDENTIAL	401	45		
J-10-36-300-009	1669 RIDGE RD	05/30/23	\$365,000	\$144,700	39.64	\$394,521	\$94,400	\$270,600	\$217,953	1.242	1,564	\$173.02	WRS	2.2553	MODULAR/MANUFAC	\$94,400	WILLOW RUN	401	72		
J-10-32-300-019	6450 INDIAN HILLS DR	05/16/23	\$399,999	\$142,700	35.68	\$453,914	\$74,496	\$325,503	\$292,997	1.111	2,631	\$114.98	YP-RE	17.7309	BI-LEVEL	\$65,200	YPSILANTI S.D. - RESIDENTIAL	401	45		
J-10-27-100-006	2353 HARRIS RD	08/30/24	\$400,000	\$188,300	46.58	\$435,842	\$115,227	\$284,773	\$232,836	1.223	1,568	\$181.62	WRS	122.3053	MODULAR/MANUFAC	\$112,600	WILLOW RUN	401	73		
J-10-36-300-004	1575 RIDGE RD	09/27/24	\$400,000	\$168,800	42.20	\$368,597	\$60,000	\$340,000	\$237,180	1.434	3,238	\$105.00	WRS	21.4510	FARM HOUSE	\$60,000	WILLOW RUN	401	48		
J-10-16-300-010	7485 CHERRY HILL RD	10/06/23	\$460,000	\$161,300	33.60	\$384,734	\$305,190	\$174,810	\$78,756	2.220	1,639	\$106.66	101	221.9628	HISTORICAL	\$293,680	AGRICULTURAL	1	45		
J-10-30-400-045	2240 HICKMAN RD	09/21/23	\$498,400	\$229,900	46.13	\$578,308	\$71,389	\$427,031	\$391,459	1.091	2,348	\$161.87	YP-RE	12.8129	RANCH/ONE STORY	\$70,000	YPSILANTI S.D. - RESIDENTIAL	401	65		
J-10-30-101-027	2300 HICKMAN RD	09/27/23	\$515,000	\$208,700	33.61	\$494,506	\$74,236	\$540,764	\$402,172	1.345	2,980	\$181.48	YP-RE	134.4808	CUSTOM	\$70,000	YPSILANTI S.D. - RESIDENTIAL	401	56		
J-10-21-200-028	7050 CHERRY HILL RD	05/12/23	\$675,000	\$338,600	38.49	\$878,667	\$132,450	\$742,550	\$576,384	1.288	3,130	\$237.24	YP-RE	128.8291	TWO STORY	\$132,450	YPSILANTI S.D. - RESIDENTIAL	401	89		
Totals:			\$5,320,081	\$2,270,200		\$5,755,980		\$3,850,879	\$3,324,399			\$135.83		6.0305							
					Sale. Ratio =>	42.67						E.C.F. =>	1.158	Std. Deviation=>		0.47143122					
					Std. Dev. =>	12.77						Ave. E.C.F. =>	1.219	Ave. Variance=>		70.1029	Coefficient of Var=>		57.52395754		
										Average:	1.219										
										Sales Comparison ECF Determination for 2024:		1.219	Designer homes: .957								
Due to the lack of Agricultural improved sales, the above sales within the same township were used.																					

2026 PROSPECT POINTE 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Ocpr.	
J-10-33-109-129	7971 JORDAN CT	04/14/23	\$422,500	\$171,700	40.64	\$437,913	\$65,000	\$357,500	\$436,155	0.820	2,331	\$153.37	109	9.7402	TWO-STORY	\$65,000	PROSPECT POINTE	401	90	
J-10-33-108-076	7587 ABIGAIL DR	06/06/23	\$425,000	\$174,900	41.15	\$440,483	\$68,000	\$357,000	\$435,653	0.819	2,006	\$177.57	108	81.9460	TWO-STORY	\$68,000	PROSPECT POINTE	401	81	
J-10-33-108-054	7960 HALLIE CT	04/02/24	\$430,000	\$171,000	39.77	\$380,420	\$68,000	\$362,000	\$365,404	0.991	1,668	\$193.79	108	12.8161	TWO-STORY	\$68,000	PROSPECT POINTE	401	81	
J-10-33-108-002	7558 ABIGAIL DR	12/22/23	\$445,000	\$175,600	39.46	\$447,770	\$65,000	\$380,000	\$447,684	0.849	2,378	\$159.80	108	84.8813	TWO-STORY	\$65,000	PROSPECT POINTE	401	91	
J-10-33-108-043	1992 FRANCES WAY	05/10/24	\$460,000	\$194,000	42.17	\$431,290	\$65,000	\$395,000	\$428,409	0.922	2,288	\$172.64	108	5.9491	TWO-STORY	\$65,000	PROSPECT POINTE	401	91	
J-10-33-109-110	1934 FRANCES WAY	10/31/23	\$470,000	\$174,700	37.17	\$444,868	\$68,648	\$401,352	\$440,023	0.912	1,850	\$216.95	109	91.2115	RANCH/ONE STORY	\$65,000	PROSPECT POINTE	401	91	
J-10-33-109-151	1980 HUNTERS CREEK DR	07/12/23	\$470,000	\$173,900	37.00	\$442,794	\$68,000	\$402,000	\$438,356	0.917	2,228	\$180.43	109	12.4808	TWO-STORY	\$68,000	PROSPECT POINTE	401	90	
J-10-33-109-085	7555 ABIGAIL DR	05/17/23	\$475,000	\$201,000	42.32	\$509,179	\$65,000	\$410,000	\$519,508	0.789	2,666	\$153.79	108	78.9209	TWO-STORY	\$65,000	PROSPECT POINTE	401	81	
J-10-33-108-102	1576 COURTNEY CT	06/22/23	\$475,000	\$196,200	41.31	\$496,336	\$65,000	\$410,000	\$504,487	0.813	2,780	\$147.48	108	81.2707	TWO-STORY	\$65,000	PROSPECT POINTE	401	89	
J-10-33-108-051	7966 HALLIE DR	01/26/24	\$480,000	\$202,400	42.17	\$512,629	\$68,000	\$412,000	\$520,034	0.792	2,808	\$146.72	108	2.5609	TWO-STORY	\$68,000	PROSPECT POINTE	401	91	
J-10-33-108-081	7569 ABIGAIL DR	11/27/24	\$500,000	\$224,500	44.90	\$495,607	\$68,000	\$432,000	\$500,125	0.864	2,377	\$181.74	108	66.3784	TWO-STORY	\$68,000	PROSPECT POINTE	401	90	
Totals:			\$5,052,500	\$2,059,900		\$5,039,289		\$4,318,852	\$5,035,837			\$171.33		0.4901						
					Sale. Ratio =>	40.77						E.C.F. =>	0.858	Std. Deviation=>		0.068371849				
					Std. Dev. =>	1.96						Ave. E.C.F. =>	0.863	Ave. Variance=>		49.8324	Coefficient of Var=>		57.77499511	
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		0.863								
										Median:		0.834								
										Previous Year:		0.887								
										Sales Comparison ECF Determination for 2026:		0.863								
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																				
J-10-33-109-134	7972 JORDAN CT	10/04/24	\$413,000	\$197,300	47.77	\$452,760	\$68,000	\$345,000	\$450,012	0.767	2,009	\$171.73	109	76.6647	TWO-STORY	\$68,000	PROSPECT POINTE	401	85	
J-10-33-109-167	1956 HUNTERS CREEK DR	09/28/23	\$470,000	\$200,000	42.55	\$507,267	\$68,000	\$402,000	\$513,763	0.782	2,688	\$149.55	109	78.2463	TWO-STORY	\$68,000	PROSPECT POINTE	401	91	
J-10-33-108-085	7555 ABIGAIL DR	05/17/23	\$475,000	\$201,000	42.32	\$509,179	\$65,000	\$410,000	\$519,508	0.789	2,666	\$153.79	108	78.9209	TWO-STORY	\$65,000	PROSPECT POINTE	401	81	

2026 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	Land Value	Land Table	Property Class				
J-10-33-110-002	7474 ABIGAIL DR	11/06/24	\$488,445	\$23,500	5.02	\$502,098	\$65,000	\$403,445	\$501,835	0.804	2,536	\$159.09	111	6.6863	TWO-STORY	\$65,000	PROSPECT POINTE	401				
J-10-33-110-010	1973 MAGGIE LN	11/27/24	\$487,750	\$23,500	4.82	\$472,360	\$65,000	\$422,750	\$467,692	0.904	2,312	\$182.85	111	3.3306	TWO-STORY	\$65,000	PROSPECT POINTE	401				
J-10-33-110-032	1932 MAGGIE LN	03/05/25	\$488,920	\$23,500	4.81	\$473,308	\$65,000	\$423,920	\$468,778	0.904	1,955	\$216.84	111	6.5199	TWO-STORY	\$65,000	PROSPECT POINTE	401				
J-10-33-110-024	1976 MAGGIE LN	12/18/24	\$554,575	\$23,500	4.24	\$546,668	\$65,000	\$489,575	\$553,006	0.885	2,699	\$181.39	111	1.4698	TWO-STORY	\$65,000	PROSPECT POINTE	401				
J-10-33-110-005	7466 ABIGAIL DR	12/26/24	\$556,786	\$23,500	4.22	\$575,477	\$65,000	\$491,786	\$586,062	0.839	3,001	\$163.87	111	0.5429	TWO-STORY	\$65,000	PROSPECT POINTE	401				
J-10-33-110-025	1972 MAGGIE LN	02/10/25	\$562,795	\$23,500	4.18	\$593,068	\$65,000	\$497,795	\$606,278	0.821	2,978	\$167.16	111	1.2612	TWO-STORY	\$65,000	PROSPECT POINTE	401				
J-10-33-110-008	7471 ABIGAIL DR	11/15/24	\$592,180	\$23,500	3.97	\$608,521	\$65,000	\$527,180	\$624,020	0.845	3,129	\$168.48	111	0.0715	TWO-STORY	\$65,000	PROSPECT POINTE	401				
J-10-33-110-009	7467 ABIGAIL DR	02/28/25	\$597,480	\$25,000	4.18	\$516,609	\$68,000	\$529,480	\$515,051	1.028	2,100	\$252.13	111	102.8016	TWO-STORY	\$68,000	PROSPECT POINTE	401				
J-10-33-110-006	7477 ABIGAIL DR	01/31/25	\$607,671	\$23,500	3.87	\$607,920	\$65,000	\$542,671	\$623,330	0.871	3,159	\$171.79	111	177.6254	TWO-STORY	\$65,000	PROSPECT POINTE	401				
J-10-33-110-026	1966 MAGGIE LN	03/07/25	\$614,845	\$23,500	3.82	\$639,325	\$68,000	\$546,845	\$655,941	0.834	3,140	\$174.15	111	83.3680	TWO-STORY	\$68,000	PROSPECT POINTE	401				
J-10-33-110-007	7473 ABIGAIL DR	12/13/24	\$643,051	\$23,500	3.65	\$661,474	\$65,000	\$578,051	\$684,815	0.844	3,568	\$162.10	111	5.1409	TWO-STORY	\$65,000	PROSPECT POINTE	401				
Totals:			\$6,174,498	\$260,000		\$6,196,826		\$5,453,498	\$6,286,827			\$181.81		0.3355								
					Sale. Ratio =>	4.21						E.C.F. =>	0.867						Std. Deviation=>	0.06153044		
					Std. Dev. =>	0.45						Ave. E.C.F. =>	0.871						Ave. Variance=>	35.3471	Coefficient of Var=>	40.59137816
>This Neighborhood ECF was determined by using the 2 year sales study										Average/Mean:		0.871										
dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Median:		0.845										
										Sales Comparison ECF Determination for 2026:		0.871										
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																						
J-10-33-110-014	1955 MAGGIE LN	03/28/25	\$579,985	\$23,500	4.05	\$234,466	\$65,000	\$514,985	\$194,565	2.647	3,048	\$168.96	111	264.6855	TWO-STORY	\$65,000	PROSPECT POINTE	401				
J-10-33-110-012	1963 MAGGIE LN	03/21/25	\$547,080	\$23,500	4.30	\$533,897	\$65,000	\$482,080	\$538,332	0.896	2,706	\$178.15	111	89.5507	TWO-STORY	\$65,000	PROSPECT POINTE	401				

2026 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	Land Value	Land Table	Property Class						
J-10-34-295-087	8370 ARDMOOR DR	04/05/23	\$340,000	\$153,800	45.24	\$380,865	\$45,000	\$295,000	\$356,167	0.828	1,431	\$206.15	112	13.9337	RANCH/ONE STORY	\$45,000	PROSPECT POINTE EAST	401						
J-10-34-295-122	8144 STAMFORD RD	06/16/23	\$343,000	\$160,900	46.91	\$396,254	\$45,000	\$298,000	\$372,486	0.800	1,424	\$209.27	112	3.0673	RANCH/ONE STORY	\$45,000	PROSPECT POINTE EAST	401						
J-10-34-295-068	8336 STAMFORD RD	09/24/24	\$350,000	\$163,800	46.80	\$373,649	\$45,000	\$305,000	\$348,514	0.875	1,424	\$214.19	112	2.0107	RANCH/ONE STORY	\$45,000	PROSPECT POINTE EAST	401						
J-10-34-295-070	8322 STAMFORD RD	09/26/24	\$365,000	\$163,700	46.11	\$373,738	\$45,000	\$310,000	\$348,609	0.889	1,424	\$217.70	112	4.0606	RANCH/ONE STORY	\$45,000	PROSPECT POINTE EAST	401						
J-10-34-295-026	2113 WILTSHIRE DR	08/23/24	\$359,900	\$176,700	49.10	\$402,469	\$45,000	\$314,900	\$379,076	0.831	1,431	\$220.06	112	11.2297	RANCH/ONE STORY	\$45,000	PROSPECT POINTE EAST	401						
J-10-34-295-057	8343 STAMFORD RD	10/13/23	\$363,750	\$161,300	44.34	\$395,065	\$59,358	\$304,392	\$355,999	0.855	1,431	\$212.71	112	85.5036	RANCH/ONE STORY	\$45,000	PROSPECT POINTE EAST	401						
J-10-34-295-046	8223 STAMFORD RD	01/17/25	\$370,000	\$165,100	44.62	\$374,484	\$52,797	\$317,203	\$341,132	0.930	1,431	\$221.67	112	1.3145	RANCH/ONE STORY	\$45,000	PROSPECT POINTE EAST	401						
J-10-34-295-119	8176 STAMFORD RD	05/13/24	\$379,900	\$162,800	42.85	\$371,385	\$45,000	\$334,900	\$346,113	0.968	1,424	\$235.18	112	2.0602	RANCH/ONE STORY	\$45,000	PROSPECT POINTE EAST	401						
J-10-34-295-114	8310 ARDMOOR DR	07/16/24	\$390,000	\$188,700	43.26	\$384,479	\$45,000	\$345,000	\$359,999	0.958	1,424	\$242.28	112	3.1159	RANCH/ONE STORY	\$45,000	PROSPECT POINTE EAST	401						
J-10-34-295-110	2101 SHEFFIELD DR	07/29/24	\$395,000	\$113,400	28.71	\$263,430	\$45,000	\$350,000	\$231,633	1.511	1,604	\$218.20	112	151.1010	TWO-STORY	\$45,000	PROSPECT POINTE EAST	401						
J-10-34-295-054	8309 STAMFORD RD	08/15/24	\$401,200	\$172,700	43.05	\$392,182	\$45,000	\$356,200	\$368,168	0.967	1,424	\$250.14	112	96.7494	RANCH/ONE STORY	\$45,000	PROSPECT POINTE EAST	401						
Totals:			\$4,047,750	\$1,762,900		\$4,108,000		\$3,530,595	\$3,807,895			\$222.50		1.9434										
										Sale. Ratio =>	43.55	E.C.F. =>		0.927	Std. Deviation=>		0.19635475							
										Std. Dev. =>	5.33	Ave. E.C.F. =>		0.947	Ave. Variance=>		34.0133	Coefficient of Var=>		35.93166776				
>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:		0.947												
										Median:		0.869												
										Previous Year:		0.943												
										Sales Comparison ECF Determination for 2025:		0.947												
ECF OUTLIER REMOVED- DID NOT REPRESENT THE VALUE																								
J-10-34-295-034	2198 WILTSHIRE DR	05/10/24	\$540,000	\$206,400	38.22	\$466,378	\$45,000	\$495,000	\$446,848	1.108	2,586	\$191.42	112	110.7758	TWO-STORY	\$45,000	PROSPECT POINTE EAST	401						

2026 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	Land Table	Property Class	
J-10-34-390-027	8159 AUTUMN WOODS TRL	06/20/23	\$213,500	\$87,400	40.94	\$213,328	\$10,000	\$203,500	\$225,867	0.902	1,436	\$141.71	50	1.4207	MULTI-UNIT	\$10,000	WILLOW RUN	401	
J-10-34-390-023	8181 AUTUMN WOODS TRL	04/04/24	\$217,000	\$96,600	44.52	\$213,862	\$10,000	\$207,000	\$226,262	0.915	1,436	\$144.15	50	91.4869	MULTI-UNIT	\$10,000	WILLOW RUN	401	
J-10-34-390-047	8105 AUTUMN WOODS TRL	03/07/25	\$220,000	\$97,100	44.14	\$214,966	\$10,000	\$210,000	\$227,509	0.923	1,436	\$146.24	50	0.7061	MULTI-UNIT	\$10,000	WILLOW RUN	401	
J-10-34-390-050	8126 AUTUMN WOODS TRL	03/28/25	\$223,000	\$96,300	43.18	\$213,328	\$10,000	\$213,000	\$225,867	0.944	1,436	\$148.33	50	2.7890	MULTI-UNIT	\$10,000	WILLOW RUN	401	
J-10-34-390-045	8113 AUTUMN WOODS TRL	09/13/24	\$225,000	\$102,100	45.38	\$225,855	\$10,000	\$215,000	\$239,573	0.897	1,436	\$149.72	50	1.8765	MULTI-UNIT	\$10,000	WILLOW RUN	401	
Totals:			\$1,098,500	\$479,500		\$1,081,355		\$1,048,500	\$1,144,678			\$146.03		0.0218					
					Sale. Ratio =>	43.65			E.C.F. =>	0.916	Std. Deviation=>		0.018537454						
					Std. Dev. =>	1.70			Ave. E.C.F. =>	0.916	Ave. Variance=>		19.6558	Coefficient of Var=>		21.45374587			
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		0.916							
										Median:		0.916							
										Previous Year:		0.901							
Sales Comparison ECF Determination for 2025:										0.916									

2026 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	Land Table	Property Class	Building Depr.										
J-10-35-480-003	1664 GOLFWVIEW DR	09/13/23	\$350,000	\$153,800	43.94	\$342,528	\$40,000	\$310,000	\$380,062	0.816	2,040	\$151.96	51FWG	81.5657	TWO-STORY	\$40,000	WILLOW RUN	401	95										
J-10-35-480-008	1654 GOLFWVIEW DR	03/13/25	\$345,900	\$173,700	50.22	\$381,912	\$40,000	\$305,900	\$429,538	0.712	2,288	\$133.70	51FWG	5.0831	TWO-STORY	\$40,000	WILLOW RUN	401	95										
J-10-35-480-048	1642 GREENWAY DR	07/15/24	\$370,000	\$175,100	47.32	\$385,106	\$40,000	\$330,000	\$433,550	0.761	2,288	\$144.23	51FWG	0.1834	TWO-STORY	\$40,000	WILLOW RUN	401	95										
Totals:			\$1,065,900	\$502,600		\$1,109,547		\$945,900	\$1,243,150			\$143.30		0.2102															
					Sale. Ratio =>	47.15				E.C.F. =>	0.761				Std. Deviatlon=>	0.05177253													
					Std. Dev. =>	3.14				Ave. E.C.F. =>	0.763				Ave. Variance=>	28.9441				Coefficient of Var=>	37.93498951								
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:	0.763																		
										Median:	0.761																		
										Previous Year:	0.736																		
										Sales Comparison ECF Determination for 2026:										0.763									

2026 ANN ARBOR 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	Land Table	Property Class	Building Dentr.			
J-10-04-400-010	7537 WARREN RD	06/27/23	\$225,000	\$60,100	26.71	\$314,483	\$124,398	\$100,602	\$167,771	0.600	3,520	\$28.58	AA-RE	59.9537	TWO-STORY	\$124,398	ANN ARBOR S.D. - RESIDENTIAL	401	92			
J-10-30-400-056	5665 GEDDES RD	01/17/25	\$285,000	\$163,600	57.40	\$377,659	\$129,686	\$155,314	\$218,796	0.710	3,622	\$42.88	AA-RE	79.7848	TWO-STORY	\$115,000	ANN ARBOR S.D. - RESIDENTIAL	401	45			
J-10-09-300-009	7020 PLYMOUTH-ANN ARBOR RD	11/14/24	\$387,500	\$168,500	43.48	\$379,660	\$134,295	\$253,205	\$216,562	1.169	1,369	\$184.96	AA-RE	30.9578	RANCH/ONE STORY	\$116,900	ANN ARBOR S.D. - RESIDENTIAL	401	47			
J-10-30-400-009	5529 GEDDES RD	07/13/23	\$470,000	\$156,800	33.36	\$381,773	\$115,000	\$355,000	\$235,457	1.508	1,586	\$223.83	AA-RE	11.9449	RANCH/ONE STORY	\$115,000	ANN ARBOR S.D. - RESIDENTIAL	401	49			
J-10-07-100-004	6830 WARREN RD	10/11/24	\$485,000	\$178,800	36.87	\$401,443	\$127,658	\$357,344	\$241,648	1.479	2,010	\$177.78	AA-RE	32.4329	QUAD-LEVEL	\$120,000	ANN ARBOR S.D. - RESIDENTIAL	401	45			
J-10-10-300-020	8289 FORD RD	01/06/25	\$495,000	\$176,700	35.70	\$425,796	\$118,622	\$376,378	\$271,116	1.388	1,944	\$193.61	AA-RE	138.8256	TWO-STORY	\$115,000	ANN ARBOR S.D. - RESIDENTIAL	401	74			
J-10-08-300-044	3526 EASTBROOK DR	08/10/23	\$570,000	\$221,000	38.77	\$558,188	\$115,000	\$455,000	\$391,163	1.163	2,554	\$178.15	AA-RE	39.7527	RANCH/ONE STORY	\$115,000	ANN ARBOR S.D. - RESIDENTIAL	401	74			
J-10-08-400-031	3633 PROSPECT RD	07/15/24	\$650,000	\$364,300	56.05	\$820,848	\$124,597	\$525,403	\$614,520	0.855	2,461	\$212.49	AA-RE	22.7757	TWO-STORY	\$120,000	ANN ARBOR S.D. - RESIDENTIAL	401	75			
J-10-04-300-018	7395 WARREN RD	09/12/24	\$750,000	\$202,000	40.27	\$676,736	\$122,768	\$627,232	\$488,939	1.283	3,483	\$180.08	AA-RE	136.2587	RANCH/ONE STORY	\$120,000	ANN ARBOR S.D. - RESIDENTIAL	401	62			
J-10-09-100-002	7515 PLYMOUTH-ANN ARBOR RD	04/14/23	\$800,000	\$323,600	40.45	\$816,034	\$118,522	\$681,478	\$615,633	1.107	2,946	\$231.32	AA-RE	4.7496	TWO-STORY	\$115,000	ANN ARBOR S.D. - RESIDENTIAL	401	78			
J-10-03-300-039	4349 MARIO DR	09/12/23	\$805,000	\$338,300	42.02	\$1,068,028	\$229,863	\$575,137	\$739,775	0.777	3,420	\$168.17	AA-RE	66.3501	TWO-STORY	\$154,855	ANN ARBOR S.D. - RESIDENTIAL	401	73			
J-10-06-300-006	5305 WARREN RD	06/29/23	\$831,004	\$344,400	41.93	\$883,069	\$120,000	\$711,004	\$673,494	1.056	3,166	\$224.57	AA-RE	144.8991	TWO-STORY	\$120,000	ANN ARBOR S.D. - RESIDENTIAL	401	66			
J-10-08-300-036	6440 PLYMOUTH-ANN ARBOR RD	04/06/23	\$835,000	\$322,200	39.78	\$838,626	\$127,428	\$707,572	\$627,889	1.127	2,917	\$242.57	AA-RE	126.0080	TWO-STORY	\$117,800	ANN ARBOR S.D. - RESIDENTIAL	401	72			
J-10-20-200-005	6060 CHERRY HILL RD	09/01/23	\$908,000	\$397,500	43.78	\$912,017	\$156,250	\$751,750	\$779,141	0.965	3,955	\$190.03	AA-RE	70.2166	CUSTOM	\$186,250	ANN ARBOR S.D. - RESIDENTIAL	401	70			
J-10-17-100-025	3456 HILLSHIRE CT	04/05/23	\$1,085,000	\$365,700	33.71	\$942,495	\$150,000	\$935,000	\$816,995	1.144	3,276	\$285.41	AA-RE	1.0013	CUSTOM	\$150,000	ANN ARBOR S.D. - RESIDENTIAL	401	88			
J-10-07-300-034	5369 KELSEY CIR	11/15/24	\$1,196,000	\$479,800	40.12	\$1,090,614	\$183,875	\$1,012,125	\$934,783	1.083	3,478	\$291.03	AA-RE	142.2547	CUSTOM	\$183,875	ANN ARBOR S.D. - RESIDENTIAL	401	88			
J-10-06-300-005	5277 WARREN RD	04/12/23	\$1,200,000	\$610,000	50.83	\$1,420,266	\$141,494	\$1,058,506	\$1,382,458	0.768	5,432	\$194.86	AA-RE	76.5671	DESIGNER HOME	\$120,000	ANN ARBOR S.D. - RESIDENTIAL	401	74			
J-10-07-200-010	3900 DIXBORO RD	08/23/23	\$3,300,000	\$626,900	19.30	\$1,586,841	\$224,750	\$3,075,250	\$1,472,591	2.088	5,109	\$594.34	AA-RE	208.8411	DESIGNER HOME	\$224,750	ANN ARBOR S.D. - RESIDENTIAL	1	76			
J-10-07-200-021	3900 DIXBORO RD	08/23/23	\$3,300,000	\$0	0.00	\$2,115,781	\$639,517	\$2,660,483	\$1,595,961	1.667	5,169	\$514.70	AA-RE	166.7010	DESIGNER HOME	\$639,517	ANN ARBOR S.D. - RESIDENTIAL	401	75			
Totals:			\$18,577,504	\$5,624,200		\$16,010,547		\$15,973,783	\$12,464,630			\$229.52		7.6965								
					Sale. Ratio =>	30.27						E.C.F. =>	1.231						Std. Deviation=>	0.36353404		
					Std. Dev. =>	12.80						Ave. E.C.F. =>	1.150						Ave. Variance=>	82.1282	Coefficient of Var=>	71.14043868

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.

Average/Mean: 1.154
Median: 1.127
Previous Year: 1.038

Sales Comparison ECF Determination for 2026: 1.154 Custom at .984, unique at 1.074, nbhd standard at .744, designer at .939 and estate at .42

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																			
J-10-04-100-016	4775 CURTIS RD	12/28/23	\$155,888	\$110,500	70.88	\$272,413	\$173,371	\$177,483	\$99,740	0.175	1,368	\$112.78	AA-RE	17.5285	FARM HOUSE	\$153,300	AGRICULTURAL	401	45
J-10-08-300-032	6320 PLYMOUTH-ANN ARBOR RD	03/25/24	\$582,000	\$146,900	25.24	\$337,109	\$153,667	\$428,333	\$161,908	2.646	1,472	\$290.99	AA-RE	264.5530	RANCH/ONE STORY	\$149,050	ANN ARBOR S.D. - RESIDENTIAL	401	52
J-10-16-100-003	3370 FRAINS LAKE RD	05/02/23	\$383,000	\$95,700	24.99	\$236,182	\$115,000	\$268,000	\$106,957	2.506	1,344	\$199.40	AA-RE	250.5586	RANCH/ONE STORY	\$115,000	ANN ARBOR S.D. - RESIDENTIAL	401	45
J-10-09-400-004	3710 FRAINS LAKE RD	07/19/24	\$655,000	\$178,900	27.31	\$384,026	\$139,196	\$515,804	\$216,090	2.387	2,416	\$213.50	AA-RE	238.6987	TWO-STORY	\$125,000	ANN ARBOR S.D. - RESIDENTIAL	401	52
J-10-08-300-021	6075 FORD RD	05/25/23	\$580,000	\$183,000	31.55	\$431,819	\$118,122	\$481,878	\$276,873	1.968	1,967	\$234.81	AA-RE	166.8195	RANCH/ONE STORY	\$106,250	ANN ARBOR S.D. - RESIDENTIAL	401	47
J-10-19-100-004	2972 GALE RD	03/20/24	\$810,000	\$196,500	24.26	\$669,390	\$152,061	\$657,939	\$455,601	1.441	2,963	\$222.05	AA-RE	144.0949	RANCH/ONE STORY	\$147,950	ANN ARBOR S.D. - RESIDENTIAL	401	62

2026 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	Land Table	Property Class	Building Depr.
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	-\$424,100	47.12	\$925,272	\$253,023	\$646,977	\$765,659	0.845	3,318	\$194.99	GLEN	#REF!	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	75
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,398,933	\$316,291	\$587,109	\$1,233,078	0.476	4,459	\$131.67	GLEN	17.0869	TWO-STORY	\$305,000	GLENNBOROUGH SITE CONDO	401	74
J-10-17-201-016	3350 WOODHILL CIR	05/13/24	\$925,000	\$399,300	43.17	\$871,359	\$202,788	\$722,212	\$761,470	0.948	3,383	\$213.48	GLEN	94.8444	TWO-STORY	\$200,000	GLENNBOROUGH SITE CONDO	401	75
J-10-18-401-040	5320 BETHENY CIR	04/02/24	\$1,000,000	\$476,500	47.65	\$1,048,701	\$250,000	\$750,000	\$909,682	0.824	3,874	\$193.60	GLEN	1.4308	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	85
J-10-08-480-004	3552 NORTHBROOKE DR	08/30/24	\$1,101,575	\$427,500	38.81	\$1,040,258	\$171,880	\$929,696	\$1,051,305	0.884	4,415	\$210.58	ARBOR	88.4326	TWO-STORY	\$155,000	ARBOR HILLS	401	82
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,573,812	\$229,009	\$990,992	\$1,531,667	0.847	5,142	\$192.73	GLEN	19.1998	TWO-STORY	\$225,000	GLENNBOROUGH SITE CONDO	401	76
J-10-17-201-106	3233 CRESTON CIR	06/14/24	\$1,395,000	\$559,100	40.08	\$1,229,341	\$250,000	\$1,145,000	\$1,115,423	1.027	3,936	\$290.90	GLEN	102.6517	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	76
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,271,657	\$331,292	\$1,133,708	\$1,071,259	1.058	3,733	\$303.70	GLEN	105.8295	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	92

Totals:			\$8,909,976	\$4,004,400		\$9,359,533		\$6,905,694	\$8,439,543			\$216.46		2.0517					
			Sale, Ratio =>		44.94	E.C.F. =>		0.818	Std. Deviation=>		0.19496075	#REF! Coefficient of Var=>		#REF!					
			Std. Dev. =>		8.82	Ave. E.C.F. =>		0.839	Ave. Variance=>										

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.

Due to the lack of sales for a determination this subdivision was combined with sales from the Glennborough sub

These subdivisions have similar homes and locations, with many of them built by the same builder.

Sales Comparison ECF Determination for 2026:										0.839									
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ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-17-201-126	3302 WOODHILL CIR	04/12/24	\$1,389,000	\$484,000	34.60	\$1,061,088	\$250,000	\$1,149,000	\$923,790	1.244	4,427	\$259.54	GLEN	124.3789	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	78
J-10-17-201-094	3333 STIRLING CT	05/29/24	\$1,275,000	\$486,500	38.16	\$1,063,799	\$250,000	\$1,025,000	\$926,878	1.106	3,574	\$286.79	GLEN	110.5863	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	76
J-10-17-201-108	3223 CRESTON CIR	04/22/24	\$1,100,000	\$346,500	49.68	\$1,197,749	\$250,000	\$850,000	\$1,079,441	0.787	4,035	\$210.66	GLEN	78.7445	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	79

2026 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$767,280	\$125,000	\$392,500	\$562,417	0.698	2,223	\$175.56	TAN	49.7881	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	69	
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$624,915	\$125,000	\$443,500	\$470,287	0.943	2,488	\$178.26	AUTHI	22.9777	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	71	
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$624,915	\$125,000	\$457,144	\$470,287	0.972	2,488	\$183.74	AUTHI	25.8789	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	71	
J-10-07-181-013	5759 FOX HOLLOW CT	10/09/24	\$645,000	\$308,900	47.89	\$878,214	\$137,794	\$507,295	\$510,312	0.994	3,034	\$167.17	FOXHO	5.8825	TWO-STORY	\$125,000	FOXHOLLOW	401	71	
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$853,844	\$125,000	\$575,000	\$483,086	1.242	2,820	\$219.47	TAN	36.8109	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	59	
J-10-09-410-008	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$974,177	\$165,844	\$569,156	\$797,960	0.713	3,013	\$188.90	TIMWD	16.2297	TWO-STORY	\$155,000	TIMBERWOOD ESTATES CONDO	401	77	
J-10-07-460-006	5631 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$824,967	\$129,005	\$650,995	\$609,424	1.068	2,980	\$218.45	TAN	1.5475	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	68	
J-10-07-181-003	5927 FOX HOLLOW CT	03/13/25	\$781,000	\$274,700	35.17	\$601,891	\$153,466	\$627,534	\$423,442	1.482	2,663	\$235.65	FOXHO	148.1984	TWO-STORY	\$125,000	FOXHOLLOW	401	62	
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$767,280	\$125,000	\$725,000	\$562,417	1.289	2,223	\$326.14	TAN	128.9880	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	85	
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$659,500	\$297,000	34.55	\$768,512	\$125,000	\$734,500	\$583,496	1.303	2,418	\$303.76	TAN	24.0471	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65	
J-10-28-300-010	2018 HUNTERS CREEK DR	05/05/23	\$925,000	\$381,200	41.21	\$928,853	\$165,000	\$760,000	\$888,015	0.876	3,684	\$206.30	HUNCK	17.7178	TWO-STORY	\$165,000	HUNTERS CREEK EQUESTRIAN #25	401	76	
Totals:			\$7,943,644	\$3,318,200		\$8,214,848		\$6,442,535	\$6,301,141			\$218.59		3.0300						
					Sale. Ratio =>	41.77						E.C.F. =>	1.022			Std. Deviation=>	0.25168872			
					Std. Dev. =>	7.31						Ave. E.C.F. =>	1.053			Ave. Variance=>	45.2533	Coefficient of Var=>		42.98624887
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:										1.053
Due to the lack of sales for a determination some sales from other subdivisions were used.										Median:										0.994
These subdivisions have similar homes and locations.										Previous Year:										1.063
Sales Comparison ECF Determination for 2026:										1.053										
ECF OUTLIER REMOVED-DID NOT REPRESENT THE VALUE																				
J-10-07-461-013	5696 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$838,609	\$126,593	\$733,407	\$623,482	1.176	3,069	\$238.97	TAN	117.6309	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	63	

2026 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	Land Table	Property Class	Building Depr.		
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$767,280	\$125,000	\$392,500	\$562,417	0.698	2,223	\$176.56	TAN	69.7881	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	55		
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$624,915	\$125,000	\$443,500	\$470,287	0.943	2,488	\$178.26	AUTHI	3.6540	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	71		
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$624,915	\$125,000	\$457,144	\$470,287	0.972	2,488	\$183.74	AUTHI	6.7552	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	71		
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$863,606	\$125,000	\$565,000	\$646,765	0.905	3,032	\$192.94	TAN	90.4501	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	71		
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$974,177	\$165,844	\$569,156	\$797,960	0.713	3,013	\$188.90	TIMWD	16.9895	TWO-STORY	\$155,000	TIMBERWOOD ESTATES CONDO	401	77		
J-10-07-460-006	6531 SPRING HILL DR	06/05/23	\$790,000	\$318,900	40.89	\$824,967	\$129,005	\$650,996	\$609,424	1.068	2,980	\$218.45	TAN	14.4443	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	68		
Totals:			\$3,893,144	\$1,833,100		\$4,679,860		\$3,098,295	\$3,557,139			\$189.81		1.2152							
					Sale. Ratio =>	47.09						E.C.F. =>	0.871	Std. Deviation=>		0.1479061					
					Std. Dev. =>	5.46						Ave. E.C.F. =>	0.883	Ave. Variance=>		33.7135	Coefficient of Var=>		38.17379107		
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		0.883									
Due to the lack of sales for a determination some sales from other subdivisions were used.										Median:		0.924									
These subdivisions have similar homes and locations.										Previous Year:		0.867									
										Sales Comparison ECF Determination for 2026:		0.883									
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																					
J-10-07-461-013	6896 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$838,009	\$126,593	\$733,407	\$623,482	1.176	3,089	\$238.97	TAN	117.8309	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	63		
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$650,000	\$297,800	35.04	\$767,280	\$125,000	\$725,000	\$562,417	1.289	2,223	\$326.14	TAN	128.9080	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65		
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$768,512	\$125,000	\$734,500	\$563,496	1.303	2,418	\$303.76	TAN	130.3471	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	69		
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$653,844	\$125,000	\$575,000	\$463,088	1.242	2,620	\$219.47	TAN	#REF!	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	59		

2026 BROOKSIDE ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	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	Land Table	Property Class	Building Depr.	
			Adj. Sale \$	Sold																	
J-10-34-180-002	8611 BARRINGTON DR	07/17/24	\$300,000	\$254,400	\$127,200	42.40	\$290,336	\$45,000	\$255,000	\$225,493	1.131	1,300	\$196.15	BROOK	113.0857	TWO-STORY	\$45,000	BROOKSIDE	401	76	
J-10-34-180-004	8601 BARRINGTON DR	04/13/23	\$300,000	\$252,200	\$126,100	42.03	\$324,433	\$45,000	\$255,000	\$256,832	0.993	1,390	\$183.46	BROOK	99.2868	TWO-STORY	\$45,000	BROOKSIDE	401	76	
J-10-34-180-040	8590 BARRINGTON DR	12/19/24	\$308,000	\$286,800	\$143,400	46.56	\$324,219	\$45,000	\$263,000	\$256,635	1.025	1,372	\$191.69	BROOK	102.4801	TWO-STORY	\$45,000	BROOKSIDE	401	76	
J-10-34-180-038	8582 BARRINGTON DR	06/14/24	\$325,000	\$323,000	\$161,500	49.69	\$367,374	\$45,000	\$280,000	\$296,300	0.945	1,762	\$158.91	BROOK	12.3627	TWO-STORY	\$45,000	BROOKSIDE	401	76	
J-10-34-180-042	8568 BARRINGTON DR	10/23/23	\$325,000	\$259,400	\$129,700	39.91	\$332,376	\$45,000	\$260,000	\$264,132	1.060	1,509	\$185.55	BROOK	108.0075	TWO-STORY	\$45,000	BROOKSIDE	401	76	
J-10-34-180-017	8555 BARRINGTON DR	04/19/24	\$330,000	\$298,400	\$149,200	45.21	\$339,205	\$45,000	\$285,000	\$270,409	1.054	1,584	\$179.92	BROOK	1.4657	TWO-STORY	\$45,000	BROOKSIDE	401	76	
J-10-34-180-238	1870 SAVANNAH LN	06/07/23	\$349,000	\$286,200	\$143,100	41.00	\$367,700	\$45,000	\$304,000	\$296,599	1.025	1,818	\$167.22	BROOK	102.4952	TWO-STORY	\$45,000	BROOKSIDE	401	77	
J-10-34-180-091	1910 SAVANNAH LN	10/27/23	\$350,000	\$259,400	\$129,700	37.06	\$330,726	\$50,000	\$300,000	\$258,020	1.163	1,437	\$208.77	BROOK	10.8741	TWO-STORY	\$45,000	BROOKSIDE	401	77	
J-10-34-180-149	1791 SAVANNAH LN	04/28/23	\$350,000	\$267,200	\$143,600	41.03	\$369,384	\$45,000	\$305,000	\$298,147	1.023	1,756	\$173.69	BROOK	102.2985	TWO-STORY	\$45,000	BROOKSIDE	401	79	
J-10-34-180-239	1876 SAVANNAH LN	01/12/24	\$350,000	\$281,200	\$140,600	40.17	\$361,867	\$45,000	\$305,000	\$291,238	1.047	1,818	\$167.77	BROOK	10.2539	TWO-STORY	\$45,000	BROOKSIDE	401	77	
J-10-34-180-025	8523 BARRINGTON DR	09/28/23	\$357,800	\$238,400	\$119,200	33.31	\$305,406	\$45,000	\$312,800	\$239,344	1.307	1,450	\$215.72	BROOK	130.6907	TWO-STORY	\$45,000	BROOKSIDE	401	77	
J-10-34-180-177	1734 SAVANNAH LN	09/09/24	\$360,000	\$301,600	\$150,800	41.89	\$344,675	\$45,000	\$315,000	\$275,437	1.144	1,360	\$228.26	BROOK	5.5639	RANCH/ONE STORY	\$45,000	BROOKSIDE	401	80	
J-10-34-180-182	1776 SAVANNAH LN	06/23/23	\$361,000	\$318,600	\$159,300	44.13	\$408,928	\$45,000	\$315,000	\$334,493	0.945	1,779	\$177.63	BROOK	12.3902	TWO-STORY	\$45,000	BROOKSIDE	401	78	
J-10-34-180-179	6968 SOMERSET LN	05/17/23	\$395,000	\$350,600	\$175,300	44.38	\$450,252	\$45,000	\$350,000	\$372,474	0.940	2,396	\$146.08	BROOK	11.4287	TWO-STORY	\$45,000	BROOKSIDE	401	78	
J-10-34-180-174	1716 SAVANNAH LN	03/14/25	\$397,000	\$344,000	\$172,000	43.32	\$389,810	\$45,000	\$352,000	\$316,921	1.111	2,012	\$174.95	BROOK	29.5489	TWO-STORY	\$45,000	BROOKSIDE	401	79	
J-10-34-180-181	1770 SAVANNAH LN	06/27/24	\$410,000	\$354,600	\$177,400	43.27	\$403,388	\$45,000	\$365,000	\$329,401	1.108	2,003	\$182.23	BROOK	110.8073	TWO-STORY	\$45,000	BROOKSIDE	401	78	
J-10-34-180-058	8600 SOMERSET LN	06/06/24	\$445,000	\$374,800	\$187,400	42.11	\$424,309	\$45,000	\$400,000	\$348,630	1.147	2,310	\$173.16	BROOK	114.7350	TWO-STORY	\$45,000	BROOKSIDE	401	76	
Totals:			\$6,012,800	\$5,071,000	\$2,535,500		\$6,134,388		\$5,242,800	\$4,930,504			\$183.01		0.5276						
						Sale. Ratio =>	42.17			E.C.F. =>	1.063			Std. Deviation=>	0.094972726						
						Std. Dev. =>	3.65			Ave. E.C.F. =>	1.069			Ave. Variance=>	63.2809			Coefficient of Var=>	59.21764829		
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.											Average/Mean:		1.059								
											Median:		1.054								
											Previous Year:		1.088								
											Sales Comparison ECF Determination for 2026:		1.069								
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																					
J-10-34-180-193	8316 N WARWICK CT	05/08/23	\$290,000	\$270,400	\$135,200	46.62	\$345,424	\$45,000	\$245,000	\$276,125	0.887	1,578	\$155.26	BROOK	88.7279	TWO-STORY	\$45,000	BROOKSIDE	401	78	
J-10-34-180-148	8290 S WARWICK CT	04/08/23	\$330,000	\$331,600	\$165,900	50.27	\$425,374	\$45,000	\$285,000	\$349,608	0.915	1,961	\$145.33	BROOK	81.5198	TWO-STORY	\$45,000	BROOKSIDE	401	79	
J-10-34-180-229	8490 PRESTON CT	07/22/24	\$378,000	\$413,000	\$206,500	54.63	\$464,775	\$50,773	\$327,227	\$380,517	0.860	2,308	\$141.78	BROOK	85.9955	TWO-STORY	\$45,000	BROOKSIDE	401	79	
J-10-34-180-228	8488 PRESTON CT	05/17/23	\$340,000	\$0	\$0	0.00	\$387,007	\$45,000	\$295,000	\$314,345	0.938	1,818	\$162.27	BROOK	93.8460	TWO-STORY	\$45,000	BROOKSIDE	401	78	
J-10-34-180-043	8600 BARRINGTON DR	07/12/24	\$341,000	\$350,400	\$175,200	51.38	\$397,761	\$45,000	\$296,000	\$324,229	0.913	1,960	\$151.02	BROOK	91.2935	TWO-STORY	\$45,000	BROOKSIDE	401	76	
J-10-34-180-186	8302 N WARWICK CT	11/03/23	\$350,000	\$322,000	\$161,000	46.00	\$411,433	\$45,000	\$305,000	\$336,795	0.906	1,839	\$166.85	BROOK	90.5595	TWO-STORY	\$45,000	BROOKSIDE	401	78	

2026 BROOKSIDE III ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	TCV when Sold	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.			
J-10-34-180-209	8746 BARRINGTON DR	09/29/23	\$330,000	\$330,200	\$165,100	50.03	\$418,097	\$45,000	\$285,000	\$395,230	0.721	2,480	\$114.92	BRK3	72.1099	TWO-STORY	\$45,000	BROOKSIDE	401	81			
J-10-34-180-259	1900 CARLISLE CT	09/12/23	\$351,000	\$297,400	\$148,700	42.36	\$376,847	\$48,417	\$302,583	\$347,913	0.870	2,098	\$144.22	BRK3	86.9708	TWO-STORY	\$45,000	BROOKSIDE	401	81			
J-10-34-180-340	8864 SOMERSET LN	05/20/24	\$360,000	\$318,200	\$159,100	44.19	\$358,009	\$45,000	\$315,000	\$331,577	0.950	1,353	\$232.82	BRK3	95.0005	RANCH/ONE STORY	\$45,000	BROOKSIDE	401	85			
J-10-34-180-242	8703 BARRINGTON DR	03/11/25	\$375,000	\$337,000	\$168,500	44.93	\$375,819	\$45,000	\$330,000	\$350,444	0.942	2,205	\$149.66	BRK3	0.9162	TWO-STORY	\$45,000	BROOKSIDE	401	81			
J-10-34-180-247	8717 BARRINGTON DR	05/20/24	\$380,000	\$331,400	\$165,700	42.49	\$369,737	\$49,272	\$340,728	\$339,476	1.004	2,508	\$135.88	BRK3	6.7437	TWO-STORY	\$45,000	BROOKSIDE	401	81			
J-10-34-180-345	8844 SOMERSET LN	08/23/24	\$390,000	\$339,000	\$169,500	43.46	\$377,972	\$45,000	\$345,000	\$352,725	0.978	2,004	\$172.16	BRK3	4.5599	TWO-STORY	\$45,000	BROOKSIDE	401	83			
J-10-34-180-346	8842 SOMERSET LN	05/13/24	\$393,000	\$343,400	\$171,700	43.69	\$383,042	\$45,000	\$348,000	\$358,095	0.972	2,160	\$161.11	BRK3	3.9307	TWO-STORY	\$45,000	BROOKSIDE	401	83			
J-10-34-180-337	8867 SOMERSET LN	08/15/24	\$410,000	\$333,200	\$166,600	40.63	\$371,925	\$45,000	\$365,000	\$346,319	1.054	2,206	\$165.46	BRK3	#VALUE!	TWO-STORY	\$45,000	BROOKSIDE	401	81			
Totals:			\$2,999,000	\$2,629,800	\$1,314,900		\$3,031,448		\$2,631,311	\$2,821,779			\$159.63		0.3751								
Difference			\$369,200																				
											Sale. Ratio =>	43.84			E.C.F. =>	0.933	Std. Deviation=>		0.1016657				
											Std. Dev. =>	2.78			Ave. E.C.F. =>	0.936	Ave. Variance=>		#VALUE!	Coefficient of Var=>		#VALUE!	
>This Neighborhood ECF was determined by using the 2 year sales study											Average/Mean:		0.936										
dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.											Median:		0.961										
											Previous Year:		0.944										
											Sales Comparison ECF Determination for 2026:		0.936										
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																							
J-10-34-180-342	8856 SOMERSET LN	05/31/23	\$45,000		\$16,300	36.22	\$47,841	\$45,000	\$0	\$3,507	0.000	0		BRK3	0.0000	TWO-STORY	\$45,000	BROOKSIDE	401	85			
J-10-34-180-342	8856 SOMERSET LN	05/31/23	\$40,700		\$16,300	32.80	\$47,841	\$45,000	\$4,700	\$3,507	1.340	0		BRK3	134.0021	TWO-STORY	\$45,000	BROOKSIDE	401	85			
J-10-34-180-310	8710 BARRINGTON DR	05/19/23	\$355,000	\$305,600	\$152,800	43.04	\$386,338	\$48,319	\$308,681	\$358,069	0.856	2,300	\$133.34	BRK3	85.8486	TWO-STORY	\$45,000	BROOKSIDE	401	80			
J-10-34-180-294	8758 BARRINGTON DR	04/12/23	\$363,000	\$301,200	\$150,800	41.49	\$384,231	\$45,000	\$318,000	\$359,355	0.885	1,800	\$176.67	BRK3	88.4919	TWO-STORY	\$45,000	BROOKSIDE	401	93			

2026 BROMLEY PARK SUBDIVISION ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	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	Land Table	Property Class	Building Depr.	
			Adj. Sale \$	Sold																	
J-10-36-201-106	9736 RAVENSHIRE DR	06/15/23	\$333,000	\$280,200	\$140,100	42.07	\$355,259	\$45,000	\$289,000	\$324,200	0.888	1,790	\$160.89	BRM	8.2161	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-098	9677 W AVONDALE CIR	09/27/24	\$339,900	\$310,600	\$155,300	45.69	\$351,808	\$45,833	\$294,067	\$319,723	0.920	1,790	\$164.26	BRM	9.5034	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-202-197	9766 RAVENSHIRE DR	04/04/23	\$343,000	\$280,400	\$140,200	40.87	\$355,569	\$45,000	\$298,000	\$324,524	0.918	1,790	\$166.48	BRM	3.9510	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-118	9747 RAVENSHIRE DR	05/30/23	\$345,000	\$281,600	\$140,800	40.61	\$355,942	\$46,350	\$298,650	\$321,413	0.923	1,802	\$164.62	BRM	3.7438	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-202-140	10171 E AVONDALE CIR	08/31/23	\$350,000	\$307,200	\$153,600	43.89	\$367,859	\$45,000	\$305,000	\$358,264	0.851	1,795	\$169.92	BRM	1.5028	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-012	10149 E AVONDALE CIR	11/22/23	\$355,000	\$278,600	\$139,300	39.24	\$349,617	\$48,717	\$306,283	\$314,420	0.974	1,494	\$205.01	BRM	3.6210	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-088	9955 W AVONDALE CIR	08/27/24	\$355,000	\$280,600	\$140,300	39.52	\$316,776	\$50,662	\$304,338	\$278,071	1.094	1,536	\$198.14	BRM	109.4461	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-202-133	9791 RAVENSHIRE DR	11/16/24	\$357,000	\$353,200	\$176,600	49.47	\$399,480	\$48,924	\$308,076	\$366,307	0.841	2,177	\$141.51	BRM	14.3519	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-202-134	9799 RAVENSHIRE DR	02/27/24	\$360,000	\$313,000	\$156,500	43.47	\$405,537	\$45,000	\$315,000	\$376,737	0.838	2,143	\$146.99	BRM	14.8423	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-084	9965 W AVONDALE CIR	08/30/23	\$363,200	\$289,000	\$144,500	39.79	\$364,789	\$47,978	\$315,222	\$331,046	0.952	1,790	\$176.10	BRM	0.8301	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-090	9951 W AVONDALE CIR	03/14/24	\$367,500	\$285,800	\$142,900	36.88	\$361,956	\$45,000	\$322,500	\$331,198	0.974	1,795	\$179.67	BRM	12.7471	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-202-131	9785 RAVENSHIRE DR	08/19/24	\$370,000	\$314,400	\$157,200	42.49	\$356,451	\$45,000	\$325,000	\$325,445	0.989	1,790	\$181.56	BRM	4.8426	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-078	9979 W AVONDALE CIR	07/24/23	\$371,500	\$320,200	\$160,100	43.10	\$405,661	\$45,000	\$326,500	\$376,866	0.866	2,159	\$151.23	BRM	86.6355	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-058	10116 E AVONDALE CIR	09/27/24	\$371,587	\$312,600	\$156,300	42.06	\$354,348	\$45,000	\$326,587	\$323,248	1.010	1,790	\$182.45	BRM	22.1921	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-202-180	10265 E AVONDALE CIR	06/14/24	\$379,000	\$331,000	\$165,500	43.67	\$374,353	\$45,000	\$334,000	\$344,152	0.971	1,814	\$184.12	BRM	2.6604	TWO-STORY	\$45,000	BROMLEY PARK	401	79	
J-10-36-201-025	9894 HIGH MEADOW DR	01/13/25	\$380,000	\$350,000	\$175,000	46.05	\$386,260	\$45,000	\$335,000	\$367,043	0.913	2,143	\$166.32	BRM	91.2700	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-036	9846 HIGH MEADOW DR	11/27/24	\$380,000	\$365,600	\$182,800	48.11	\$414,547	\$45,000	\$335,000	\$386,152	0.868	2,143	\$156.32	BRM	86.7535	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-117	9745 RAVENSHIRE DR	10/27/23	\$380,000	\$299,200	\$149,600	39.37	\$378,816	\$45,000	\$335,000	\$348,815	0.960	1,795	\$186.63	BRM	96.0394	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-070	8980 W AVONDALE CIR	03/15/24	\$385,000	\$288,800	\$144,400	37.51	\$365,638	\$45,000	\$340,000	\$335,045	1.015	1,795	\$189.42	BRM	101.4789	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-202-223	9634 WEXFORD DR	02/14/25	\$390,000	\$372,800	\$186,400	47.79	\$420,717	\$45,000	\$345,000	\$392,599	0.879	1,795	\$192.20	BRM	3.2355	TWO-STORY	\$45,000	BROMLEY PARK	401	79	
J-10-36-202-156	10199 E AVONDALE CIR	04/04/24	\$395,000	\$340,000	\$170,000	43.04	\$385,206	\$45,000	\$350,000	\$355,492	0.985	1,814	\$192.94	BRM	3.7040	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-202-240	9555 GLENHILL DR	11/13/24	\$395,000	\$352,400	\$176,200	44.61	\$399,858	\$45,000	\$350,000	\$370,803	0.944	2,302	\$152.04	BRM	3.2784	TWO-STORY	\$45,000	BROMLEY PARK	401	79	
J-10-36-201-047	9863 HIGH MEADOW DR	03/13/25	\$400,000	\$312,800	\$156,400	39.10	\$353,998	\$48,729	\$351,277	\$318,992	1.101	1,790	\$186.24	BRM	110.1211	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-029	9868 HIGH MEADOW DR	08/02/24	\$405,000	\$346,000	\$173,000	42.72	\$391,214	\$45,000	\$360,000	\$361,770	0.995	1,790	\$201.12	BRM	99.5107	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-202-142	10161 E AVONDALE CIR	06/28/23	\$410,000	\$339,800	\$169,900	41.41	\$428,382	\$45,000	\$365,000	\$400,608	0.911	2,143	\$170.32	BRM	91.1115	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-202-139	10170 E AVONDALE CIR	07/26/24	\$435,000	\$354,200	\$177,100	40.71	\$401,456	\$45,000	\$390,000	\$372,472	1.047	2,175	\$179.31	BRM	104.7058	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
Totals:			\$9,715,687	\$8,259,800	\$4,129,900		\$9,831,497		\$8,521,500	\$9,025,402			\$174.84		0.3342						
Difference			\$1,455,887				42.51			E.C.F. =>	0.944			Std. Deviation=>	0.072373202						
						3.08				Ave. E.C.F. =>	0.948			Ave. Variance=>	41.9344					Coefficient of Var=>	44.25748625
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.											Average/Mean:		0.957								
											Median:		0.948								
											Previous Year:		0.957								
											Sales Comparison ECF Determination for 2026:		0.948								
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																					
J-10-36-202-224	9636 WEXFORD DR	07/26/23	\$289,900	\$300,800	\$150,400	51.88	\$379,911	\$45,000	\$244,900	\$349,959	0.700	1,802	\$135.90	BRM	69.9796	TWO-STORY	\$45,000	BROMLEY PARK	401	79	
J-10-36-201-061	9998 E AVONDALE CIR	08/02/23	\$345,000	\$323,600	\$161,800	46.90	\$409,151	\$45,000	\$300,000	\$380,513	0.768	2,163	\$138.70	BRM	78.8409	TWO-STORY	\$45,000	BROMLEY PARK	401	78	
J-10-36-201-105	9734 RAVENSHIRE DR	06/26/23	\$335,000	\$311,200	\$155,600	46.45	\$394,132	\$45,000	\$290,000	\$364,819	0.795	1,846	\$157.10	BRM	79.4914	TWO-STORY	\$45,000	BROMLEY PARK	401	78	

2026 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	Land Value	Land Table	Property Class	Building Depr.		
J-10-35-110-076	1884 N KENWYCK DR	08/09/24	\$244,000	\$106,900	43.44	\$249,135	\$16,000	\$228,000	\$243,356	0.937	1,193	\$191.11	110	10.9631	MULTI-UNIT	\$16,000	BROMLEY PARK	401	79		
J-10-35-110-086	1862 N KENWYCK DR	07/25/23	\$252,000	\$111,500	44.25	\$276,308	\$16,000	\$236,000	\$271,720	0.869	1,341	\$175.99	110	17.7990	MULTI-UNIT	\$16,000	BROMLEY PARK	401	79		
J-10-35-110-015	1853 WEXFORD CIR	01/29/25	\$266,000	\$110,300	41.47	\$263,111	\$16,000	\$250,000	\$257,945	0.969	1,181	\$211.69	110	96.9200	MULTI-UNIT	\$16,000	BROMLEY PARK	401	80		
J-10-35-110-028	1823 WEXFORD DR	11/18/24	\$268,000	\$119,800	44.70	\$280,964	\$16,000	\$252,000	\$276,612	0.911	1,371	\$183.81	110	91.1024	MULTI-UNIT	\$16,000	BROMLEY PARK	401	80		
J-10-35-110-007	1883 WEXFORD CIR	11/15/24	\$270,000	\$105,600	39.11	\$248,513	\$16,000	\$254,000	\$242,707	1.047	1,181	\$215.07	110	8.8531	MULTI-UNIT	\$16,000	BROMLEY PARK	401	80		
J-10-35-110-044	1832 WEXFORD DR	07/24/24	\$273,000	\$112,700	41.28	\$268,539	\$16,000	\$257,000	\$263,611	0.975	1,193	\$215.42	110	7.3016	MULTI-UNIT	\$16,000	BROMLEY PARK	401	80		
J-10-35-110-059	1865 N KENWYCK DR	07/25/24	\$275,000	\$109,300	39.75	\$256,901	\$16,000	\$259,000	\$251,462	1.030	1,181	\$219.31	110	0.6757	MULTI-UNIT	\$16,000	BROMLEY PARK	401	80		
J-10-35-110-054	1855 N KENWYCK DR	11/15/24	\$279,900	\$120,100	42.91	\$281,995	\$16,000	\$263,900	\$277,657	0.950	1,371	\$192.49	110	95.0455	MULTI-UNIT	\$16,000	BROMLEY PARK	401	81		
J-10-35-110-029	1821 WEXFORD DR	03/18/25	\$285,000	\$136,000	47.72	\$320,956	\$16,000	\$269,000	\$318,326	0.845	1,371	\$196.21	110	11.3954	MULTI-UNIT	\$16,000	BROMLEY PARK	401	80		
J-10-35-110-040	1862 WEXFORD DR	12/15/23	\$318,900	\$41,000	12.86	\$340,352	\$16,000	\$302,900	\$338,572	0.895	1,351	\$224.20	110	6.4431	MULTI-UNIT	\$16,000	BROMLEY PARK	401	96		
J-10-35-110-037	1868 WEXFORD DR	01/18/24	\$339,900	\$41,000	12.06	\$336,046	\$16,000	\$323,900	\$334,077	0.970	1,351	\$239.75	110	96.9536	MULTI-UNIT	\$16,000	BROMLEY PARK	401	96		
J-10-35-110-038	1866 WEXFORD DR	03/22/24	\$340,000	\$39,100	11.50	\$319,349	\$16,000	\$324,000	\$316,648	1.023	1,331	\$243.43	110	102.3218	MULTI-UNIT	\$16,000	BROMLEY PARK	401	96		
J-10-35-110-039	1864 WEXFORD DR	01/26/24	\$340,000	\$39,100	11.50	\$312,193	\$16,000	\$324,000	\$309,179	1.048	1,331	\$243.43	110	104.7938	MULTI-UNIT	\$16,000	BROMLEY PARK	401	96		
Totals:			\$3,751,700	\$1,191,500		\$3,754,392		\$3,543,700	\$3,701,871			\$211.68		0.1798							
					Sale. Ratio =>	31.76						E.C.F. =>	0.957	Std. Deviation=>		0.066692842					
					Std. Dev. =>	14.94						Ave. E.C.F. =>	0.959	Ave. Variance=>		50.0437	Coefficient of Var=>		52.17934616		
										Average/Mean:		0.959									
										Median:		0.969									
										Previous Year:		0.958									
										Sales Comparison ECF Determination for 2026:		0.959									

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.

2026 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.		
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$767,280	\$125,000	\$392,500	\$562,417	0.698	2,223	\$176.56	TAN	69.7861	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65		
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$287,400	47.04	\$624,916	\$125,000	\$443,500	\$470,287	0.943	2,488	\$178.26	AUTHI	3.8540	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	71		
J-10-18-133-010	3422 AUTUMN LN	09/29/23	\$582,144	\$267,400	45.93	\$624,916	\$125,000	\$457,144	\$470,287	0.972	2,488	\$183.74	AUTHI	6.7552	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	71		
J-10-07-181-013	5759 FOX HOLLOW CT	10/09/24	\$645,000	\$308,900	47.89	\$678,214	\$137,794	\$507,206	\$510,312	0.994	3,034	\$167.17	FOXHO	28.9850	TWO-STORY	\$125,000	FOXHOLLOW	401	71		
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$653,844	\$125,000	\$575,000	\$463,086	1.242	2,620	\$219.47	TAN	8.5362	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	59		
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$663,606	\$125,000	\$585,000	\$646,765	0.905	3,032	\$192.94	TAN	90.4501	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	71		
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$974,177	\$165,844	\$569,156	\$797,960	0.713	3,013	\$188.90	TIMWD	21.8009	TWO-STORY	\$155,000	TIMBERWOOD ESTATES CONDO	401	77		
J-10-07-461-013	5896 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$838,609	\$126,593	\$733,407	\$623,482	1.176	3,069	\$238.97	TAN	26.1290	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	83		
Totals:			\$5,318,144	\$2,448,500		\$6,025,560		\$4,262,913	\$4,544,595			\$193.25		1.7311							
			Sale. Ratio =>		46.04	E.C.F. =>		0.938	Std. Deviation=>		0.1927994	Ave. Variance=>		31.6723	Coefficient of Var=>		33.15329899				
			Std. Dev. =>		5.89	Ave. E.C.F. =>		0.955													
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		0.931									
Due to the lack of sales for a determination some sales from other subdivisions were used.										Median:		0.915									
										Previous Year:		0.931									
These subdivisions have similar homes and locations.										Sales Comparison ECF Determination for 2026:		0.955									

2026 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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$767,280	\$125,000	\$392,500	\$662,417	0.698	2,223	\$176.66	TAN	69.7881	TWO-STORY	\$125,000	TANGLEWOOD SUB	401
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$624,915	\$125,000	\$443,500	\$470,287	0.943	2,488	\$178.26	AUTHI	3.8540	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$624,915	\$125,000	\$457,144	\$470,287	0.972	2,488	\$183.74	AUTHI	6.7552	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$863,606	\$125,000	\$585,000	\$646,765	0.905	3,032	\$192.94	TAN	90.4501	TWO-STORY	\$125,000	TANGLEWOOD SUB	401
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$974,177	\$165,844	\$569,156	\$797,960	0.713	3,013	\$188.90	TIMWD	16.9895	TWO-STORY	\$155,000	TIMBERWOOD ESTATES C	401
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$824,967	\$129,005	\$650,995	\$609,424	1.068	2,980	\$218.45	TAN	14.4443	TWO-STORY	\$125,000	TANGLEWOOD SUB	401

Totals:			\$3,893,144	\$1,833,100		\$4,679,660		\$3,098,295	\$3,557,139			\$189.61		1.2152				
			Sale. Ratio =>		47.09				E.C.F. =>	0.871			Std. Deviation=>	0.1479061				
			Std. Dev. =>		5.46				Ave. E.C.F. =>	0.883			Ave. Variance=>	33.7135	Coefficient of Var=>	38.17379107		

>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2023 through 3-31-2025, 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 2026:	0.883
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ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-07-461-013	5896 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$838,609	\$126,593	\$733,407	\$623,482	1.176	3,069	\$238.97	TAN	117.6309	TWO-STORY	\$125,000	TANGLEWOOD SUB	401
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$767,280	\$125,000	\$725,000	\$662,417	1.289	2,223	\$326.14	TAN	128.9080	TWO-STORY	\$125,000	TANGLEWOOD SUB	401
J-10-07-461-008	5681 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$768,512	\$125,000	\$734,500	\$563,496	1.303	2,418	\$303.76	TAN	130.3471	TWO-STORY	\$125,000	TANGLEWOOD SUB	401
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$653,844	\$125,000	\$575,000	\$463,066	1.242	2,620	\$219.47	TAN	#REF!	TWO-STORY	\$125,000	TANGLEWOOD SUB	401

2026 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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dep.		
J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$267,917	\$90,000	\$209,530	\$94,612	2.210	1,090	\$192.23	DIXHG	123.7604	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	45		
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$159,200	36.79	\$395,142	\$89,674	\$340,326	\$154,121	2.208	1,570	\$216.77	DIXHG	121.4258	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	45		
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$413,572	\$84,136	\$365,864	\$166,214	2.201	1,852	\$197.55	DIXHG	122.9110	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	58		
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$624,915	\$125,000	\$457,144	\$470,287	0.972	2,488	\$183.74	AUTHH	50.9930	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	71		
J-10-07-181-013	5759 FOX HOLLOW CT	10/09/24	\$645,000	\$308,900	47.89	\$678,214	\$137,794	\$507,205	\$510,312	0.994	3,034	\$167.17	FOXHO	47.4086	TWO-STORY	\$125,000	FOXHOLLOW	401	71		
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$653,844	\$125,000	\$575,000	\$463,086	1.242	2,620	\$219.47	TAN	22.6147	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	59		
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$824,967	\$129,005	\$650,995	\$809,424	1.068	2,980	\$218.45	TAN	39.9786	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	68		
J-10-07-181-003	5627 FOX HOLLOW CT	03/13/25	\$781,000	\$274,700	35.17	\$801,891	\$153,466	\$627,534	\$423,442	1.482	2,663	\$235.65	FOXHO	148.1984	TWO-STORY	\$125,000	FOXHOLLOW	401	62		
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$767,280	\$125,000	\$725,000	\$562,217	1.289	2,223	\$326.14	TAN	128.9080	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65		
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$788,512	\$125,000	\$734,500	\$563,496	1.303	2,418	\$303.76	TAN	60.5590	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65		
J-10-07-461-013	5696 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$838,609	\$126,593	\$733,407	\$623,482	1.176	3,069	\$238.97	TAN	117.6309	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	63		
Totals:			\$7,227,174	\$2,821,000		\$6,834,863		\$5,926,506	\$4,641,091			\$227.26		19.0853							
					Sale. Ratio =>	39.03						E.C.F. =>	1.277	Std. Deviation=>		0.49616745					
					Std. Dev. =>	4.71						Ave. E.C.F. =>	1.468	Ave. Variance=>		89.4926	Coefficient of Var=>		60.96983637		
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.											Average/Mean:		1.468								
Due to the lack of sales for a determination some sales from other subdivisions were used.											Median:		1.269								
These subdivisions have similar homes and locations.											Previous Year:		1.367								
Sales Comparison ECF Determination for 2026:											1.468	Custom homes at 1.225 and Unique homes at 1.103									
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	\$767,280	\$125,000	\$392,500	\$562,417	0.698	2,223	\$176.56	TAN	69.7881	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65		
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$974,177	\$165,844	\$569,158	\$797,960	0.713	3,013	\$188.90	TIMWD	71.3264	TWO-STORY	\$155,000	TIMBERWOOD ESTATES CONDO	401	77		

2026 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	Land Table	Property Class	Building Depr.
J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$267,917	\$80,000	\$209,530	\$94,812	2.210	1,090	\$192.23	DIXHG	0.4183	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	45
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$395,142	\$89,674	\$340,326	\$154,121	2.208	1,570	\$216.77	DIXHG	0.5268	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	45
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$413,572	\$84,136	\$365,864	\$166,214	2.201	1,852	\$197.55	DIXHG		TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	58
Totals:			\$1,169,530	\$430,900		\$1,076,631		\$915,720	\$415,147			\$202.18		0.0657					
					Sale. Ratio =>	36.84				E.C.F. =>	2.206			Std. Deviation=>	0.00464829				
					Std. Dev. =>	0.70				Ave. E.C.F. =>	2.206			Ave. Variance=>	73.9208			Coefficient of Var=>	33.50242075
>This Neighborhood ECF was determined by using these 2 year sales										Average/Mean:		2.206							
dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Median:		2.208							
										2024 ECF:		1.975							
Sales Comparison ECF Determination for 2026:										2.206	Ranch homes at 2.084.								

2026 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	Land Table	Property Class	Building Depr.
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$925,272	\$253,023	\$646,977	\$765,659	0.845	3,318	\$194.99	GLEN	5.7548	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	79
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,399,933	\$316,291	\$587,109	\$1,233,078	0.476	4,459	\$131.67	GLEN	61.0864	TWO-STORY	\$305,000	GLENNBOROUGH SITE CONDO	401	74
J-10-17-201-016	3350 WOODHILL CIR	05/13/24	\$925,000	\$389,300	43.17	\$871,359	\$202,786	\$722,212	\$761,470	0.948	3,363	\$213.48	GLEN	94.8444	TWO-STORY	\$200,000	GLENNBOROUGH SITE CONDO	401	75
J-10-18-401-049	5320 BETHENY CIR	04/02/24	\$1,000,000	\$476,500	47.65	\$1,048,701	\$250,000	\$750,000	\$809,582	0.824	3,874	\$193.60	GLEN	3.1124	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	85
J-10-17-201-108	3223 CRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.68	\$1,197,749	\$250,000	\$850,000	\$1,079,441	0.787	4,035	\$210.66	GLEN	4.7533	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	79
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,573,812	\$229,008	\$990,992	\$1,531,667	0.647	5,142	\$192.73	GLEN	37.9515	TWO-STORY	\$225,000	GLENNBOROUGH SITE CONDO	401	78
J-10-03-110-004	8610 OLD OAK DR	08/06/24	\$1,265,000	\$469,100	37.08	\$1,029,421	\$211,185	\$1,053,815	\$969,474	1.087	3,507	\$300.49	FLEM	108.6997	TWO-STORY	\$155,000	FLEMING MEADOWS	401	77
J-10-17-201-108	3233 CRESTON CIR	08/14/24	\$1,395,000	\$559,100	40.08	\$1,229,341	\$250,000	\$1,145,000	\$1,115,423	1.027	3,936	\$290.50	GLEN	18.2517	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	76
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,271,857	\$331,292	\$1,133,708	\$1,071,259	1.058	3,733	\$303.70	GLEN	105.8295	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	92

Totals:			\$10,173,400	\$4,592,500		\$10,546,445		\$7,879,813	\$9,437,153			\$225.80		2.0510						
Sale. Ratio =>					45.14	E.C.F. =>					0.835	Std. Deviation=>					0.201772706			
Std. Dev. =>					8.56	Ave. E.C.F. =>					0.856	Ave. Variance=>					48.9204	Coefficient of Var=>		57.17754717

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, 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:	0.856
Median:	0.845
Previous Year:	0.844

Sales Comparison ECF Determination for 2026: 0.856

2026 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	Land Table	Property Class
J-10-18-401-089	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$925,272	\$253,023	\$646,977	\$765,659	0.845	3,315	\$194.99	GLEN	17.2427	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401
J-10-17-201-016	3350 WOODHILL CIR	05/13/24	\$925,000	\$399,300	43.17	\$871,359	\$202,788	\$722,212	\$761,470	0.948	3,383	\$213.48	GLEN	94.8444	TWO-STORY	\$200,000	GLENNBOROUGH SITE CONDO	401
J-10-18-401-040	5320 BETHENY CIR	04/02/24	\$1,000,000	\$478,500	47.65	\$1,048,701	\$250,000	\$750,000	\$909,682	0.824	3,874	\$193.60	GLEN	41.9325	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401
J-10-03-110-004	8610 OLD OAK DR	08/06/24	\$1,265,000	\$469,100	37.08	\$1,029,421	\$211,185	\$1,053,815	\$968,474	1.087	3,507	\$300.49	FLEM	108.6997	TWO-STORY	\$155,000	FLEMING MEADOWS	401
J-10-17-201-094	3333 STIRLING CT	05/29/24	\$1,275,000	\$488,500	38.16	\$1,063,799	\$250,000	\$1,025,000	\$926,878	1.106	3,574	\$288.79	GLEN	110.5883	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401
J-10-17-201-106	3233 CRESTON CIR	06/14/24	\$1,395,000	\$559,100	40.08	\$1,229,341	\$250,000	\$1,145,000	\$1,115,423	1.027	3,936	\$290.90	GLEN	102.6517	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401
J-10-17-201-126	3302 WOODHILL CIR	04/12/24	\$1,399,000	\$484,000	34.60	\$1,061,088	\$250,000	\$1,149,000	\$923,790	1.244	4,427	\$259.54	GLEN	20.1382	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401
J-10-17-201-082	3110 ANDORA DR	01/28/24	\$1,465,000	\$507,500	34.64	\$1,271,857	\$331,292	\$1,133,708	\$1,071,259	1.058	3,733	\$303.70	GLEN	#REF!	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401

Totals:	\$9,624,000	\$3,806,100		\$8,500,838		\$7,625,712	\$7,443,636		\$255.44					0.7041				
		Sale. Ratio =>		39.55		E.C.F. =>	1.024		Std. Deviatlon=>	0.140091891								
		Std. Dev. =>		5.19		Ave. E.C.F. =>	1.017		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!						

>This Neighborhood ECF was determined by using these 2 year sales

Average/Mean: 1.017

dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.

Median: 1.042

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 2026: 1.017

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	\$1,398,933	\$316,291	\$597,109	\$1,233,078	0.476	4,459	\$131.67	GLEN	47.6133	TWO-STORY	\$305,000	GLENNBOROUGH SITE CONDO	401
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,573,812	\$229,008	\$990,992	\$1,531,667	0.647	5,142	\$192.73	GLEN	64.7002	TWO-STORY	\$225,000	GLENNBOROUGH SITE CONDO	401
J-10-17-201-106	3223 CRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.68	\$1,197,749	\$250,000	\$850,000	\$1,079,441	0.787	4,035	\$210.66	GLEN	78.7445	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401

2026 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	Land Table	Property Class	
J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$267,917	\$80,000	\$209,530	\$94,812	2.210	1,090	\$192.23	DIXHG	126.6916	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	
J-10-18-200-012	5069 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$395,142	\$89,674	\$340,326	\$154,121	2.208	1,570	\$216.77	DIXHG	121.4258	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$413,572	\$84,136	\$365,864	\$166,214	2.201	1,852	\$197.55	DIXHG	122.9110	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$624,915	\$125,000	\$443,500	\$470,287	0.943	2,488	\$178.26	AUTHI	53.8342	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$624,915	\$125,000	\$457,144	\$470,287	0.972	2,488	\$183.74	AUTHI	50.9930	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	
J-10-07-181-013	5759 FOX HOLLOW CT	10/09/24	\$645,000	\$308,900	47.89	\$678,214	\$137,794	\$507,206	\$510,312	0.994	3,034	\$167.17	FOXHO	40.7086	TWO-STORY	\$125,000	FOXHOLLOW	401	
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$653,844	\$125,000	\$575,000	\$463,086	1.242	2,620	\$219.47	TAN	15.9765	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$863,606	\$125,000	\$585,000	\$646,765	0.905	3,032	\$192.84	TAN	43.6499	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.89	\$824,967	\$129,005	\$650,995	\$609,424	1.068	2,980	\$218.45	TAN	33.2786	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-181-003	5927 FOX HOLLOW CT	03/13/25	\$781,000	\$274,700	35.17	\$601,891	\$153,466	\$627,534	\$423,442	1.482	2,663	\$235.65	FOXHO	76.8719	TWO-STORY	\$125,000	FOXHOLLOW	401	
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$767,280	\$125,000	\$725,000	\$562,417	1.289	2,223	\$326.14	TAN	128.9080	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$768,512	\$125,000	\$734,500	\$563,496	1.303	2,418	\$303.79	TAN	130.3471	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
Totals:			\$7,645,674	\$3,045,300		\$7,484,775		\$6,221,599	\$5,134,662			\$219.34		18.9749					
				Sale. Ratio =>	39.83					E.C.F. =>	1.212	Std. Deviation=>		0.51494735					
				Std. Dev. =>	5.32					Ave. E.C.F. =>	1.401	Ave. Variance=>		78.8047	Coefficient of Var=>		56.23141386		
>This Neighborhood ECF was determined by using these 2 year sales										Average/Mean:		1.401							
dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Median:		1.265							
Due to the lack of sales for a determination some sales from other subdivisions were used.										Previous Year:		1.341							
These subdivisions have similar homes and locations.						Sales Comparison ECF Determination for 2026:						1.401							
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																			
J-10-07-451-047	5626 OVERBROOK DR	04/03/23	\$517,500	\$297,900	57.55	\$767,280	\$125,000	\$392,500	\$562,417	0.698	2,223	\$176.56	TAN	69.7881	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$974,177	\$165,844	\$569,156	\$797,960	0.713	3,013	\$188.90	TIMWD	71.3264	TWO-STORY	\$155,000	TIMBERWOOD ESTATES CC	401	
J-10-07-461-013	5696 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$838,609	\$126,593	\$733,407	\$623,482	1.176	3,069	\$238.97	TAN	117.6309	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	

2026 FOXHOLLOW 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	Land Table	Property Class	Building Depr.		
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$767,280	\$125,000	\$392,500	\$562,417	0.698	2,223	\$178.58	TAN	89.7881	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65		
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$624,915	\$125,000	\$443,500	\$470,287	0.943	2,488	\$178.26	AUTHI	3.8540	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	71		
J-10-07-181-013	5759 FOX HOLLOW CT	10/09/24	\$945,000	\$368,900	47.69	\$678,214	\$137,794	\$307,206	\$510,312	0.994	3,634	\$167.17	FOXHO	8.0025	TWO-STORY	\$125,000	FOXHOLLOW	401	71		
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$653,844	\$125,000	\$575,000	\$463,088	1.242	2,620	\$219.47	TAN	6.5362	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	59		
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$863,608	\$125,000	\$585,000	\$646,765	0.905	3,032	\$192.94	TAN	90.4501	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	71		
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$974,177	\$165,844	\$569,156	\$797,960	0.713	3,013	\$188.90	TIMWD	46.3045	TWO-STORY	\$155,000	TIMBERWOOD ESTATES CONDO	401	77		
J-10-07-460-006	5531 SPRING HILL DR	08/05/23	\$780,000	\$318,900	40.88	\$824,967	\$129,005	\$650,995	\$609,424	1.068	2,980	\$218.45	TAN	0.5725	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	68		
J-10-07-181-003	5927 FOX HOLLOW CT	03/13/25	\$781,000	\$274,700	35.17	\$601,891	\$153,468	\$627,534	\$423,442	1.482	2,863	\$235.65	FOXHO	148.1984	TWO-STORY	\$125,000	FOXHOLLOW	401	62		
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$767,280	\$125,000	\$725,000	\$562,417	1.289	2,223	\$328.14	TAN	128.9060	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65		
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$768,512	\$125,000	\$734,500	\$563,496	1.303	2,418	\$303.76	TAN	24.4471	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65		
J-10-07-461-013	5696 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$838,609	\$126,593	\$733,407	\$623,482	1.176	3,069	\$238.97	TAN	10.8095	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	63		
Totals:			\$8,006,500	\$3,369,500		\$8,363,295		\$6,543,799	\$6,233,086			\$222.39		2.4090							
					Sale. Ratio =>	42.08						E.C.F. =>	1.050	Std. Deviation=>		0.2505734					
					Std. Dev. =>	7.30						Ave. E.C.F. =>	1.074	Ave. Variance=>		48.8973	Coefficient of Var=>		45.53083273		
>This Neighborhood ECF was determined by using these 2 year sales										Average/Mean:		1.074									
dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Median:		1.068									
Due to the lack of sales for a determination some sales from other subdivisions were used.										Previous Year:		1.059									
These subdivisions have similar homes and locations.										Sales Comparison ECF Determination for 2026:		1.074									

2026 GALE ECF ADJUSTMENT																			
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bidg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$831,105	\$165,000	\$560,000	\$650,493	0.861	2,156	\$259.74	MAT	3.6422	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	
J-10-19-310-013	5144 PHEASANT TRL	10/23/24	\$850,000	\$410,100	48.25	\$880,091	\$166,976	\$683,024	\$696,401	0.881	2,090	\$326.81	MAT	14.3642	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$925,272	\$253,023	\$646,977	\$765,659	0.845	3,318	\$194.99	GLEN	5.4809	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,398,933	\$316,291	\$687,109	\$1,233,078	0.476	4,459	\$131.67	GLEN	31.3426	TWO-STORY	\$305,000	GLENNBOROUGH SITE CONDO	401	
J-10-02-301-002	4358 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,223,647	\$147,559	\$752,441	\$1,196,993	0.637	4,474	\$170.42	HICKR	19.1031	TWO-STORY	\$130,000	HICKORY RIDGE	401	
J-10-17-201-016	3350 WOODHILL CIR	05/13/24	\$925,000	\$399,800	43.17	\$871,359	\$202,768	\$722,212	\$761,470	0.948	3,383	\$213.48	GLEN	94.8444	TWO-STORY	\$200,000	GLENNBOROUGH SITE CONDO	401	
J-10-08-400-012	6639 PLYMOUTH-ANN ARBOR RD	12/06/24	\$927,030	\$40,000	4.31	\$1,089,487	\$240,000	\$687,030	\$1,061,859	0.647	4,827	\$148.48	KINS	16.5993	TWO-STORY	\$240,000	ANN ARBOR S.D. - RESIDENTIAL	401	
J-10-18-401-040	5320 BETHENY CIR	04/02/24	\$1,000,000	\$476,500	47.65	\$1,048,701	\$250,000	\$750,000	\$909,682	0.824	3,874	\$193.60	GLEN	76.4893	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-108	3223 CRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.68	\$1,197,749	\$250,000	\$650,000	\$1,079,441	0.787	4,035	\$210.66	GLEN	4.0229	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	
J-10-08-400-004	3552 NORTHBROOKE DR	08/30/24	\$1,101,576	\$427,500	38.81	\$1,040,258	\$171,880	\$929,696	\$1,051,305	0.884	4,415	\$210.58	ARBOR	9.4141	TWO-STORY	\$155,000	ARBOR HILLS	401	
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,318,588	\$290,266	\$889,734	\$1,062,815	0.837	3,803	\$233.86	MAT	4.7590	TWO-STORY	\$222,000	MATTHAI FARMS/MEADOWLAND	401	
J-10-02-301-003	4396 HICKORY RIDGE LN	06/05/24	\$1,200,000	\$684,800	57.07	\$1,404,667	\$138,489	\$1,061,511	\$1,408,429	0.754	4,708	\$225.57	HICKR	26.4889	TWO-STORY	\$130,000	HICKORY RIDGE	401	
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,573,812	\$229,000	\$990,992	\$1,531,667	0.647	5,142	\$192.73	GLEN	18.0671	TWO-STORY	\$225,000	GLENNBOROUGH SITE CONDO	401	
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,475,749	\$204,379	\$1,034,621	\$1,309,341	0.796	4,060	\$254.83	WOOD	0.0825	TWO-STORY	\$200,000	GEDDES GLENN #1	401	
J-10-30-350-009	2215 PARKVIEW CT	08/16/24	\$1,275,000	\$797,200	55.47	\$1,522,035	\$200,000	\$1,075,000	\$1,361,519	0.790	4,357	\$246.73	WOOD	1.7501	TWO-STORY	\$200,000	GEDDES GLENN #1	401	
J-10-30-350-008	2199 PARKVIEW	05/17/24	\$1,390,000	\$782,100	56.27	\$1,691,237	\$220,949	\$1,169,051	\$1,514,200	0.772	5,429	\$215.33	WOOD	77.2059	TWO-STORY	\$200,000	GEDDES GLENN #1	401	
J-10-18-300-028	3093 FLEMING LAKE DR	07/26/24	\$2,100,000	\$597,000	28.43	\$1,296,979	\$456,056	\$1,643,944	\$1,034,346	1.589	4,074	\$403.52	GALE	57.0783	TWO-STORY	\$350,000	GALE	401	
Totals:			\$18,886,006	\$8,747,100	46.32	\$20,789,669		\$15,043,342	\$18,628,699	0.808		\$225.48		2.0137					
			Sale. Ratio =>		46.32			E.C.F. =>		0.808	Std. Deviation=>		0.23199938						
			Std. Dev. =>		13.51			Ave. E.C.F. =>		0.828	Ave. Variance=>		27.1009	Coefficient of Var=>		32.74342243			
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		0.828							
Due to the lack of sales for a determination some sales from another subdivision were used.										Median:		0.790							
										Previous Year:		0.813							
These subdivisions have similar homes and locations.										Sales Comparison ECF Determination for 2026:		0.828							
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																			
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$756,829	\$165,000	\$610,000	\$577,958	1.055	1,545	\$384.82	MAT	105.5440	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	
J-10-19-310-068	5406 RED FOX RUN	08/29/24	\$965,300	\$448,900	46.50	\$999,564	\$165,000	\$800,300	\$785,707	1.019	2,520	\$317.58	MAT	101.8573	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	
J-10-17-201-094	3333 STIRLING CT	05/29/24	\$1,275,000	\$486,500	38.16	\$1,063,799	\$250,000	\$1,025,000	\$926,878	1.106	3,574	\$266.79	GLEN	110.5863	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-106	3233 CRESTON CIR	06/14/24	\$1,395,000	\$559,100	40.08	\$1,229,341	\$250,000	\$1,145,000	\$1,115,423	1.027	3,936	\$290.90	GLEN	102.6517	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-126	3302 WOODHILL CIR	04/12/24	\$1,399,000	\$484,000	34.60	\$1,061,088	\$250,000	\$1,149,000	\$923,790	1.244	4,427	\$259.54	GLEN	124.3789	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	
J-10-17-201-062	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,271,857	\$331,292	\$1,133,708	\$1,071,259	1.058	3,793	\$303.70	GLEN	105.8295	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	
J-10-19-310-041	5353 RED FOX RUN	11/12/24	\$1,050,000	\$488,700	46.54	\$1,059,836	\$165,000	\$885,000	\$873,863	1.013	3,561	\$248.53	MAT	101.2744	TWO-STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	

2026 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 Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
J-10-08-480-004	3552 NORTHBROOKE DR	08/30/24	\$1,101,576	\$427,500	38.81	\$1,040,258	\$171,880	\$929,896	\$1,051,305	0.884	4,415	\$210.58	ARBOR	1.6013	TWO-STORY	\$155,000	ARBOR HILLS	401	
J-10-02-301-003	4396 HICKORY RIDGE LN	06/05/24	\$1,200,000	\$684,800	57.07	\$1,404,667	\$138,489	\$1,061,511	\$1,408,429	0.754	4,706	\$225.57	HICKR	17.6177	TWO-STORY	\$130,000	HICKORY RIDGE	401	
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,475,749	\$204,379	\$1,034,621	\$1,309,341	0.790	4,060	\$254.83	WOOD	79.9172	TWO-STORY	\$200,000	GEDDES GLENN #1	401	
J-10-30-350-009	2215 PARKVIEW CT	08/16/24	\$1,275,000	\$707,200	55.47	\$1,522,035	\$200,000	\$1,075,000	\$1,361,519	0.790	4,357	\$246.73	WOOD	11.0779	TWO-STORY	\$200,000	GEDDES GLENN #1	401	
J-10-30-350-008	2199 PARKVIEW	05/17/24	\$1,390,000	\$782,100	56.27	\$1,691,237	\$220,949	\$1,169,051	\$1,514,200	0.772	5,429	\$215.33	WOOD	77.2059	TWO-STORY	\$200,000	GEDDES GLENN #1	401	
J-10-18-300-028	3093 FLEMING LAKE DR	07/26/24	\$2,100,000	\$597,000	28.43	\$1,296,979	\$456,056	\$1,643,944	\$1,034,346	1.589	4,074	\$403.52	GALE	79.9485	TWO-STORY	\$350,000	GALE	401	
Totals:			\$8,305,576	\$3,817,400		\$8,430,925		\$6,913,823	\$7,679,140			\$259.43		2.9523					
			Sale. Ratio =>		45.96	E.C.F. =>		0.900	Std. Deviation=>		0.326233587								
			Std. Dev. =>		11.64	Ave. E.C.F. =>		0.930	Ave. Variance=>		44.5614	Coefficient of Var=>		47.92262186					
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		0.930							
Due to the lack of sales for a determination some sales from other subdivisions were used.										Median:		0.790							
These subdivisions have similar homes and locations.										Previous Year:		0.979							
										Sales Comparison ECF Determination for 2026:		0.930							

2026 GEDDES RIDGE 1,2 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	Land Table	Property Class	Building Depr.		
J-10-35-230-003	9225 ARLINGTON DR	05/10/23	\$197,000	\$61,800	41.52	\$228,604	\$35,000	\$162,000	\$125,991	1.292	1,404	\$115.38	GRD	43.8254	TWO-STORY	\$35,000	GRD GEDDES RIDGE 1,2	401	53		
J-10-35-250-014	9258 ABBEY LN	05/04/23	\$232,000	\$85,200	36.72	\$243,712	\$35,894	\$196,106	\$134,597	1.457	1,404	\$139.68	GRD	18.1127	TRI-LEVEL	\$35,000	GRD GEDDES RIDGE 1,2	401	55		
J-10-35-225-022	1839 ASHLEY DR	04/10/23	\$242,000	\$90,400	37.36	\$285,363	\$35,000	\$207,000	\$142,722	1.450	1,221	\$169.53	GRD	9.1266	TWO-STORY	\$35,000	GRD GEDDES RIDGE 1,2	401	62		
J-10-35-230-023	9041 ARLINGTON DR	08/01/23	\$245,000	\$78,600	32.08	\$222,616	\$35,000	\$210,000	\$121,513	1.728	1,064	\$197.37	GRD	172.8211	RANCH/ONE STORY	\$35,000	GRD GEDDES RIDGE 1,2	401	54		
J-10-35-232-006	9132 ASCOT DR	05/30/24	\$245,000	\$119,000	48.57	\$289,135	\$35,000	\$210,000	\$164,595	1.276	1,224	\$171.57	GRD	4.8008	TWO-STORY	\$35,000	GRD GEDDES RIDGE 1,2	401	69		
J-10-35-230-015	9101 ARLINGTON DR	02/28/25	\$245,100	\$85,200	38.84	\$231,636	\$35,000	\$210,100	\$127,355	1.650	1,064	\$197.46	GRD	10.8084	RANCH/ONE STORY	\$35,000	GRD GEDDES RIDGE 1,2	401	54		
J-10-35-231-024	9189 ASCOT DR	09/29/23	\$248,000	\$79,000	31.85	\$223,742	\$35,000	\$213,000	\$122,242	1.742	1,064	\$200.19	GRD	21.8939	RANCH/ONE STORY	\$35,000	GRD GEDDES RIDGE 1,2	401	54		
J-10-35-220-013	1918 ANDOVER DR	04/05/24	\$265,000	\$106,500	40.19	\$258,758	\$35,000	\$230,000	\$144,921	1.567	1,152	\$198.65	GRD	168.7072	TWO-STORY	\$35,000	GRD GEDDES RIDGE 1,2	401	64		
J-10-35-250-013	9254 ABBEY LN	11/07/23	\$265,000	\$78,300	29.55	\$218,840	\$35,757	\$229,243	\$118,577	1.933	1,308	\$175.26	GRD	193.3283	TRI-LEVEL	\$35,000	GRD GEDDES RIDGE 1,2	401	55		
J-10-35-220-014	1910 ANDOVER DR	05/19/23	\$270,000	\$106,100	39.30	\$309,491	\$35,000	\$235,000	\$177,779	1.322	1,600	\$146.88	GRD	132.1865	SALTBOX	\$35,000	GRD GEDDES RIDGE 1,2	401	63		
J-10-35-231-025	9201 ASCOT DR	11/16/23	\$270,000	\$94,900	35.15	\$273,498	\$46,204	\$223,796	\$147,211	1.520	1,308	\$171.10	GRD	2.1398	TRI-LEVEL	\$35,000	GRD GEDDES RIDGE 1,2	401	54		
Totals:			\$2,724,100	\$1,015,000		\$2,755,395		\$2,326,245	\$1,526,904			\$171.28		1.8132							
					Sale. Ratio =>	37.26						E.C.F. =>	1.524	Std. Deviation=>		0.209641955					
					Std. Dev. =>	5.31						Ave. E.C.F. =>	1.542	Ave. Variance=>		69,7591	Coefficient of Var=>		45.2500584		
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		1.542									
										Median:		1.520									
										Previous Year:		1.544									
Sales Comparison ECF Determination for 2026:										1.542											

2026 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	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$925,272	\$253,023	\$646,977	\$765,659	0.845	3,318	\$194.99	GLEN	6.7548	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	75
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,398,933	\$316,291	\$587,109	\$1,233,078	0.476	4,459	\$131.67	GLEN	62.9730	TWO-STORY	\$305,000	GLENNBOROUGH SITE CONDO	401	74
J-10-17-201-016	3350 WOODHILL CIR	05/13/24	\$925,000	\$399,300	43.17	\$871,359	\$202,788	\$722,212	\$761,470	0.948	3,383	\$213.48	GLEN	6.3421	TWO-STORY	\$200,000	GLENNBOROUGH SITE CONDO	401	75
J-10-17-201-108	3223 CRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.68	\$1,197,749	\$250,000	\$850,000	\$1,079,441	0.787	4,035	\$210.66	GLEN	9.7578	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	79
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,573,812	\$229,008	\$990,992	\$1,531,667	0.647	5,142	\$192.73	GLEN	59.8786	TWO-STORY	\$225,000	GLENNBOROUGH SITE CONDO	401	78
J-10-17-201-094	3333 STIRLING CT	05/29/24	\$1,275,000	\$486,500	38.16	\$1,063,799	\$250,000	\$1,025,000	\$926,878	1.106	3,574	\$286.79	GLEN	23.4863	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	76
J-10-17-201-106	3233 CRESTON CIR	06/14/24	\$1,395,000	\$559,100	40.08	\$1,229,341	\$250,000	\$1,145,000	\$1,115,423	1.027	3,936	\$290.90	GLEN	15.5517	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	76
J-10-17-201-126	3302 WOODHILL CIR	04/12/24	\$1,399,000	\$484,000	34.60	\$1,061,088	\$250,000	\$1,149,000	\$923,790	1.244	4,427	\$259.54	GLEN	34.7070	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	78

Totals:			\$9,117,400	\$4,109,900		\$9,321,353		\$7,116,290	\$8,337,407			\$222.60		3.1486					
			Sale. Ratio =>		45.08				E.C.F. =>	0.854		Std. Deviation=>	0.249712543						
			Std. Dev. =>	9.00					Ave. E.C.F. =>	0.885		Ave. Variance=>	27.2614	Coefficient of Var=>	30.82565278				

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.

									Average/Mean:	0.885									
									Median:	0.897									
									Previous Year:	0.871									

Sales Comparison ECF Determination for 2026: **0.895** Ranch .813, Designer .63

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-18-401-040	5320 BETHENY CIR	04/02/24	\$1,000,000	\$476,500	47.65	\$1,048,701	\$250,000	\$750,000	\$909,682	0.824	3,874	\$193.60	GLEN	82.4464	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	85
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,271,857	\$331,292	\$1,133,708	\$1,071,259	1.058	3,733	\$303.70	GLEN	105.8295	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	92

2026 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	Land Table	Property Class
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$831,105	\$165,000	\$560,000	\$650,493	0.861	2,156	\$259.74	MAT	10.7201	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401
J-10-19-310-013	5144 PHEASANT TRL	10/23/24	\$850,000	\$410,100	48.25	\$880,091	\$166,976	\$693,024	\$696,401	0.981	2,090	\$326.81	MAT	20.8732	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,223,847	\$147,559	\$762,441	\$1,196,993	0.637	4,474	\$170.42	HICKR	17.6598	TWO-STORY	\$130,000	HICKORY RIDGE	401
J-10-08-400-012	6639 PLYMOUTH-ANN ARBOR RD	12/06/24	\$927,030	\$40,000	4.31	\$1,089,487	\$240,000	\$887,030	\$1,061,859	0.647	4,627	\$148.48	KINS	64.7007	TWO-STORY	\$240,000	ANN ARBOR S.D. - RESIDENTIAL	401
J-10-19-310-041	5353 RED FOX RUN	11/12/24	\$1,050,000	\$488,700	46.54	\$1,059,836	\$165,000	\$885,000	\$873,863	1.013	3,561	\$248.53	MAT	57.6612	TWO-STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401
J-10-08-480-004	3552 NORTHBROOKE DR	08/30/24	\$1,101,576	\$427,500	38.81	\$1,040,258	\$171,880	\$929,696	\$1,051,305	0.884	4,415	\$210.58	ARBOR	7.0659	TWO-STORY	\$155,000	ARBOR HILLS	401
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,318,588	\$230,266	\$869,734	\$1,062,815	0.837	3,803	\$233.96	MAT	75.2208	TWO-STORY	\$222,000	MATTHAI FARMS/MEADOWLAND	401
J-10-02-301-003	4396 HICKORY RIDGE LN	06/05/24	\$1,200,000	\$684,800	57.07	\$1,404,667	\$138,489	\$1,061,511	\$1,408,429	0.754	4,706	\$225.57	HICKR	75.3684	TWO-STORY	\$130,000	HICKORY RIDGE	401
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,475,749	\$204,379	\$1,034,621	\$1,309,341	0.790	4,060	\$254.83	WOOD	1.8126	TWO-STORY	\$200,000	GEDDES GLENN #1	401
J-10-30-350-009	2215 PARKVIEW CT	08/16/24	\$1,275,000	\$707,200	55.47	\$1,522,035	\$200,000	\$1,075,000	\$1,361,519	0.790	4,357	\$246.73	WOOD	7.1236	TWO-STORY	\$200,000	GEDDES GLENN #1	401
J-10-30-350-008	2199 PARKVIEW	05/17/24	\$1,390,000	\$782,100	56.27	\$1,691,237	\$220,949	\$1,169,051	\$1,514,200	0.772	5,429	\$215.33	WOOD	77.2059	TWO-STORY	\$200,000	GEDDES GLENN #1	401
J-10-18-300-028	3093 FLEMING LAKE DR	07/26/24	\$2,100,000	\$597,000	28.43	\$1,296,979	\$456,056	\$1,643,944	\$1,034,346	1.589	4,074	\$403.52	GALE	#REF!	TWO-STORY	\$350,000	GALE	401
Totals:			\$13,887,606	\$6,179,000		\$14,833,679		\$11,381,052	\$13,221,554			\$245.37		1.8764				
				Sale. Ratio =>	44.49				E.C.F. =>	0.861				Std. Devlaton=>	0.2505245			
				Std. Dev. =>	15.30				Ave. E.C.F. =>	0.880								
<p>>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.</p>										Average/Mean:	0.880							
<p>Due to the lack of sales for a determination some sales from other subdivisions were used.</p>										Median:	0.814							
<p>These subdivisions have similar homes and locations.</p>										Previous Year:	0.899							
										Sales Comparison ECF Determination for 2026:	0.880							
ECF OUTLIERS REMOVED DID NOT REPRESENT THE VALUE																		
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$756,829	\$165,000	\$610,000	\$577,958	1.055	1,545	\$394.82	MAT	105.5440	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401
J-10-19-310-068	5406 RED FOX RUN	08/29/24	\$985,300	\$448,900	46.50	\$969,564	\$185,000	\$800,300	\$785,707	1.019	2,520	\$317.58	MAT	101.8573	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401

2026 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	Land Table	Property Class	
J-10-33-300-004	1706 LEFORGE RD	12/19/23	\$180,802	\$116,600	64.49	\$285,962	\$50,877	\$129,925	\$181,533	0.716	1,980	\$65.62	YP-RE	39.5271	RANCH/ONE STORY	\$48,000	YPSILANTI S.D. - RESIDENTIAL	401	
J-10-21-300-006	7273 VREELAND RD	09/01/23	\$330,000	\$117,800	35.70	\$286,460	\$125,050	\$204,950	\$124,641	1.644	1,659	\$123.54	YP-RE	164.4323	FARM HOUSE	\$125,050	YPSILANTI S.D. - RESIDENTIAL	401	
J-10-32-300-019	6450 INDIAN HILLS DR	05/16/23	\$399,999	\$142,700	35.68	\$453,914	\$74,496	\$325,503	\$292,987	1.111	2,831	\$114.99	YP-RE	23.3626	BI-LEVEL	\$65,200	YPSILANTI S.D. - RESIDENTIAL	401	
J-10-30-400-045	2240 HICKMAN RD	09/21/23	\$498,400	\$229,300	46.13	\$578,308	\$71,389	\$427,031	\$391,459	1.091	2,348	\$181.87	YP-RE	109.0871	RANCH/ONE STORY	\$70,000	YPSILANTI S.D. - RESIDENTIAL	401	
J-10-30-101-027	2300 HICKMAN RD	09/27/23	\$615,000	\$206,700	33.61	\$494,506	\$74,236	\$540,784	\$402,172	1.345	2,980	\$181.46	YP-RE	14.4972	CUSTOM	\$70,000	YPSILANTI S.D. - RESIDENTIAL	401	
J-10-21-200-028	7050 CHERRY HILL RD	05/12/23	\$875,000	\$336,800	38.49	\$878,867	\$132,450	\$742,550	\$576,384	1.288	3,130	\$237.24	YP-RE	128.8291	TWO-STORY	\$132,450	YPSILANTI S.D. - RESIDENTIAL	401	
Totals:			\$2,899,201	\$1,150,500		\$2,978,017		\$2,370,723	\$1,969,175			\$150.78		0.4786					
			Sale. Ratio =>		39.68			E.C.F. =>		1.204			Std. Deviation=>		0.30999835				
			Std. Dev. =>		11.70			Ave. E.C.F. =>		1.199			Ave. Variance=>		79.9559			Coefficient of Var=>	66.67820972
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		1.199							
Due to the lack of sales for a determination some sales from another subdivision were used.										Median:		1.200							
These subdivisions have similar homes and locations.										Previous Year:		1.216							
Sales Comparison ECF Determination for 2026:										1.199									
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																			
J-10-16-400-068	7505 CHERRY HILL RD	11/02/23	\$450,000	\$70,700	15.71	\$205,851	\$80,605	\$389,395	\$96,715	3.819	1,194	\$309.38	YP-RE	381.9416	RANCH/ONE STORY	\$60,000	YPSILANTI S.D. - RESIDENTIAL	401	
J-10-33-300-013	670 W CLARK RD	04/02/24	\$185,000	\$53,100	28.70	\$122,405	\$40,200	\$144,800	\$63,479	2.281	837	\$173.00	YP-RE	7.9914	RANCH/ONE STORY	\$40,200	YPSILANTI S.D. - RESIDENTIAL	401	
J-10-18-231-011	3404 DIXBORO RD	07/11/23	\$289,530	\$104,300	36.02	\$267,917	\$80,000	\$209,530	\$94,812	2.210	1,090	\$192.23	DIXHG	220.9957	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	
J-10-18-200-012	5089 CHURCH ST	06/30/23	\$430,000	\$158,200	36.79	\$385,142	\$89,674	\$340,326	\$154,121	2.208	1,570	\$216.77	DIXHG	220.8173	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	
J-10-18-231-029	3361 BEAUMONT AVE	10/16/23	\$450,000	\$168,400	37.42	\$413,572	\$84,136	\$385,864	\$166,214	2.201	1,852	\$197.55	DIXHG	220.1163	TWO-STORY	\$80,000	DIXBORO HEIGHTS SUB	401	

2026 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	Land Table	Property Class	Building Depr.
J-10-07-451-047	5628 OVERBROOK DR.	04/03/23	\$517,500	\$297,800	57.55	\$767,280	\$125,000	\$392,500	\$562,417	0.698	2,223	\$176.56	TAN	18.0098	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	85
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$604,618	\$163,498	\$436,502	\$441,582	0.989	2,420	\$180.37	TANHI	98.8542	TWO-STORY	\$155,000	TANGLEWOOD HILLS SUB	401	76
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$974,177	\$165,844	\$509,156	\$797,960	0.713	3,013	\$188.90	TIMWD	46.3045	TWO-STORY	\$155,000	TIMBERWOOD ESTATES CONDO	401	77
J-10-07-461-013	5696 SPRING HILL DR	07/01/24	\$960,000	\$371,500	43.20	\$838,609	\$126,593	\$733,407	\$623,482	1.176	3,069	\$238.97	TAN	117.6309	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	63
J-10-28-300-010	2018 HUNTERS CREEK DR.	05/05/23	\$925,000	\$381,200	41.21	\$928,853	\$165,000	\$760,000	\$868,015	0.876	3,684	\$206.30	HUNCK	1.4750	TWO-STORY	\$165,000	HUNTERS CREEK EQUESTRIAN #25	401	76

Totals:	\$3,637,500	\$1,642,300	\$4,113,537	\$2,891,565	\$3,293,434	\$198.22	1.2333
Sale. Ratio =>	45.15	E.C.F. =>	0.878	Std. Deviation=>	0.2000228		
Std. Dev. =>	7.20	Ave. E.C.F. =>	0.890	Ave. Variance=>	56.4549	Coefficient of Var=>	63.41024407

>This Neighborhood ECF was determined by using these 2 year sales

Average/Mean: 0.890

dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.

Median: 0.876

Due to the lack of sales for a determination some sales from another subdivision were used.

Previous Year: 0.880

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2026: 0.890

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-07-461-008	6661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$768,512	\$126,000	\$734,500	\$563,496	1.303	2,418	\$203.76	TAN	130.3471	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$767,280	\$125,000	\$725,000	\$562,417	1.289	2,223	\$326.14	TAN	129.9080	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$653,844	\$125,000	\$575,000	\$463,086	1.242	2,620	\$219.47	TAN	124.1671	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	69
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$824,997	\$129,005	\$650,995	\$609,424	1.068	2,900	\$218.45	TAN	106.8214	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	68
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$863,606	\$125,000	\$585,000	\$648,769	0.905	3,032	\$192.94	TAN	90.4501	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	71

2026 KINSLEY 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	Land Table	Property Class				
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$931,105	\$169,000	\$560,000	\$550,493	0.861	2,156	\$259.74	MAT	15.1859	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401				
J-10-19-310-013	5144 PHEASANT TRL	10/23/24	\$850,000	\$410,100	48.25	\$880,091	\$166,976	\$683,024	\$696,401	0.981	2,090	\$326.81	MAT	19.0806	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401				
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$925,272	\$253,023	\$646,977	\$765,669	0.845	3,318	\$194.99	GLEN	5.5434	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401				
J-10-18-401-056	6414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,398,933	\$316,291	\$587,109	\$1,233,078	0.476	4,469	\$131.67	GLEN	29.5926	TWO-STORY	\$305,000	GLENNBOROUGH SITE CONDO	401				
J-10-17-201-016	3350 WOODHILL CIR	05/13/24	\$925,000	\$399,300	43.17	\$871,359	\$202,788	\$722,212	\$761,470	0.948	3,383	\$213.48	GLEN	15.8259	TWO-STORY	\$200,000	GLENNBOROUGH SITE CONDO	401				
J-10-08-400-012	6639 PLYMOUTH-ANN ARBOR RD	12/06/24	\$927,030	\$40,000	4.31	\$1,069,467	\$240,000	\$687,030	\$1,061,859	0.647	4,627	\$148.48	KINS	15.2993	TWO-STORY	\$240,000	ANN ARBOR S.D. - RESIDENTIAL	401				
J-10-19-310-041	5353 RED FOX RUN	11/12/24	\$1,050,000	\$488,700	46.54	\$1,059,836	\$165,000	\$885,000	\$873,863	1.013	3,561	\$248.53	MAT	24.0566	TWO-STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401				
J-10-17-201-108	3223 QRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.68	\$1,197,749	\$250,000	\$850,000	\$1,079,441	0.787	4,035	\$210.66	GLEN	78.7445	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401				
J-10-19-410-002	5812 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,318,588	\$230,268	\$889,734	\$1,062,815	0.837	3,803	\$233.96	MAT	6.5090	TWO-STORY	\$222,000	MATTHAI FARMS/MEADOWLAND	401				
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,573,812	\$229,008	\$990,992	\$1,531,667	0.647	5,142	\$192.73	GLEN	15.2567	TWO-STORY	\$225,000	GLENNBOROUGH SITE CONDO	401				
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,475,749	\$204,379	\$1,034,621	\$1,309,341	0.790	4,060	\$254.83	WOOD	0.0825	TWO-STORY	\$200,000	GEDDES GLENN #1	401				
J-10-30-350-009	2215 PARKVIEW CT	08/16/24	\$1,275,000	\$707,200	55.47	\$1,522,035	\$200,000	\$1,075,000	\$1,361,519	0.790	4,357	\$248.73	WOOD	1.7501	TWO-STORY	\$200,000	GEDDES GLENN #1	401				
J-10-30-350-008	2199 PARKVIEW	05/17/24	\$1,360,000	\$782,100	58.27	\$1,691,237	\$220,949	\$1,169,051	\$1,514,200	0.772	5,429	\$215.33	WOOD	77.2059	TWO-STORY	\$200,000	GEDDES GLENN #1	401				
Totals:			\$13,624,430	\$6,524,800		\$15,835,253		\$10,780,750	\$13,901,806			\$221.38		2.4076								
					Sale. Ratio =>	47.89						E.C.F. =>	0.775						Std. Deviation=>	0.14717868		
					Std. Dev. =>	13.82						Ave. E.C.F. =>	0.800						Ave. Variance=>	23.3927	Coefficient of Var=>	29.25662181
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		0.800										
Due to the lack of sales for a determination some sales from other subdivisions were used.										Median:		0.790										
These subdivisions have similar homes and locations.										Sales Comparison ECF Determination for 2026:		0.800										

2026 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	Land Table	Property Class
J-10-34-310-050	8392 LAKEVIEW DR	02/23/24	\$135,000	\$60,100	44.52	\$157,706	\$10,000	\$125,000	\$81,202	1.539	1,050	\$119.05	LVE	39.4181	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-034	1909 SHEFFIELD DR	02/02/24	\$140,000	\$53,800	38.43	\$142,675	\$10,617	\$129,383	\$72,599	1.782	1,050	\$123.22	LVE	3.6946	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-054	8382 LAKEVIEW DR	07/07/23	\$140,000	\$54,400	39.86	\$143,698	\$10,000	\$130,000	\$73,501	1.769	1,050	\$123.81	LVE	1.9306	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-066	8352 LAKEVIEW DR	12/13/24	\$145,000	\$73,900	50.97	\$175,165	\$10,000	\$135,000	\$90,800	1.487	1,100	\$122.73	LVE	25.6673	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-062	8362 LAKEVIEW DR	10/17/24	\$150,000	\$62,800	41.87	\$151,647	\$10,000	\$140,000	\$77,871	1.798	1,050	\$133.33	LVE	179.7850	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-128	8312 LAKEVIEW DR	01/15/25	\$150,000	\$74,100	49.40	\$176,988	\$10,000	\$140,000	\$1,802	1.525	1,050	\$133.33	LVE	57.3156	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-124	8354 LAKEVIEW CT	02/04/25	\$160,000	\$70,100	43.81	\$167,678	\$10,000	\$150,000	\$86,684	1.730	1,050	\$142.86	LVE	20.3131	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-132	8304 LAKEVIEW DR	05/26/23	\$164,000	\$64,500	39.33	\$169,937	\$10,000	\$154,000	\$87,926	1.751	875	\$176.00	LVE	34.6698	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-004	1787 SHEFFIELD DR	08/16/23	\$164,900	\$61,000	36.99	\$161,159	\$10,000	\$154,900	\$83,100	1.864	1,100	\$140.82	LVE	42.1997	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-038	1917 SHEFFIELD DR	10/03/24	\$165,000	\$70,900	42.97	\$169,668	\$10,000	\$155,000	\$87,778	1.766	1,050	\$147.62	LVE	38.2828	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-037	1915 SHEFFIELD DR	01/10/25	\$170,000	\$61,400	36.12	\$149,711	\$10,000	\$160,000	\$76,257	2.098	900	\$177.78	LVE	65.6154	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-051	8390 LAKEVIEW DR	10/11/23	\$172,000	\$69,500	40.41	\$183,482	\$10,000	\$162,000	\$85,372	1.699	1,050	\$154.29	LVE	31.5816	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-101	8387 LAKEVIEW CT	09/16/24	\$179,900	\$71,200	39.58	\$169,834	\$10,000	\$169,900	\$87,869	1.934	1,100	\$154.45	LVE	70.6150	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401

Totals:	\$2,035,600	\$847,700	\$2,118,348	\$1,905,183	\$1,092,760							\$142.25		0.5922				
Sale. Ratio =>			41.64		E.C.F. =>	1.743						Std. Deviation=>	0.16810812					
Std. Dev. =>			4.50		Ave. E.C.F. =>	1.749						Ave. Variance=>	47.0045	Coefficient of Var=>	26.86922609			

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.

Average/Mean:	1.749
Median:	1.766
Previous Year:	1.819

Sales Comparison ECF Determination for 2026: **1.749**

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-34-310-113	8345 LAKEVIEW CT	04/04/23	\$105,000	\$63,400	60.38	\$167,678	\$10,000	\$95,000	\$86,684	1.096	1,050	\$90.48	LVE	109.5936	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-130	8308 LAKEVIEW DR	07/06/23	\$135,000	\$66,000	48.89	\$174,408	\$10,000	\$125,000	\$90,384	1.383	1,050	\$119.05	LVE	138.2892	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-107	8367 LAKEVIEW CT	05/04/23	\$139,900	\$77,400	55.33	\$202,510	\$10,000	\$129,900	\$105,833	1.227	875	\$148.46	LVE	122.7407	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-124	8354 LAKEVIEW CT	04/13/23	\$135,000	\$63,400	46.96	\$167,678	\$10,000	\$125,000	\$86,684	1.442	1,050	\$119.05	LVE	144.2021	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401
J-10-34-310-121	8327 LAKEVIEW CT	10/16/24	\$150,000	\$82,600	55.07	\$189,503	\$10,000	\$140,000	\$88,682	1.419	875	\$160.00	LVE	141.8695	MULTI-UNIT	\$10,000	LVE LAKEVIEW ESTATES CONDOS #27	401

2026 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	Land Table	Property Class	
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$756,829	\$165,000	\$610,000	\$577,958	1.055	1,545	\$394.82	MAT	2.6521	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	
J-10-19-310-068	5406 RED FOX RUN	08/29/24	\$965,300	\$448,900	46.50	\$969,564	\$165,000	\$800,300	\$795,707	1.019	2,520	\$317.58	MAT	0.7246	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	
J-10-19-310-041	5353 RED FOX RUN	11/12/24	\$1,050,000	\$488,700	46.54	\$1,059,836	\$165,000	\$885,000	\$873,863	1.013	3,561	\$248.53	MAT	101.2744	TWO-STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	
Totals:			\$2,790,300	\$1,253,300		\$2,786,229		\$2,295,300	\$2,237,528			\$320.31		0.3100					
					Sale. Ratio =>	44.92			E.C.F. =>	1.026	Std. Deviation=>		0.0231519						
					Std. Dev. =>	3.34			Ave. E.C.F. =>	1.029	Ave. Variance=>		34.8837	Coefficient of Var=>		33.90326508			
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		1.029							
										Median:		1.019							
										Previous Year:		1.024							
										Sales Comparison ECF Determination for 2026:		1.029							
ECF OUTLIERS REMOVED- DID NOT REPRESENT THE VALUE																			
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$831,105	\$165,000	\$560,000	\$650,493	0.861	2,156	\$259.74	MAT	66.0885	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	
J-10-19-310-013	5144 PHEASANT TRL	10/23/24	\$850,000	\$410,100	48.25	\$880,091	\$166,976	\$683,024	\$696,401	0.981	2,090	\$326.81	MAT	98.0791	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,318,588	\$230,266	\$889,734	\$1,062,815	0.837	3,803	\$233.96	MAT	63.7149	TWO-STORY	\$222,000	MATTHAI FARMS/MEADOWLAND	401	

2026 MYSTIC FOREST ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asid. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$831,105	\$165,000	\$560,000	\$650,493	0.861	2,156	\$269.74	MAT	15.7688	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	77
J-10-19-310-013	5144 PHEASANT TRL	10/23/24	\$650,000	\$410,100	48.25	\$860,091	\$166,976	\$683,024	\$696,401	0.981	2,090	\$326.81	MAT	19.3346	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	66
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$925,272	\$253,023	\$646,977	\$765,659	0.845	3,318	\$194.99	GLEN	9.1309	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	75
J-10-18-401-056	5414 WALDENHILL CT	10/18/23	\$903,400	\$563,500	62.38	\$1,398,933	\$316,291	\$587,109	\$1,233,078	0.476	4,459	\$131.67	GLEN	31.4052	TWO-STORY	\$305,000	GLENNBOROUGH SITE CONDO	401	74
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,600	\$525,200	57.71	\$1,223,647	\$147,559	\$762,441	\$1,156,983	0.632	4,474	\$170.42	HICKR	22.4031	TWO-STORY	\$130,000	HICKORY RIDGE	401	73
J-10-17-201-016	3550 WOODHILL CIR	05/13/24	\$925,000	\$399,300	43.17	\$871,359	\$202,788	\$722,212	\$761,470	0.948	3,383	\$213.48	GLEN	11.3196	TWO-STORY	\$200,000	GLENNBOROUGH SITE CONDO	401	75
J-10-06-400-012	6639 PLYMOUTH ANN ARBOR DR	12/06/24	\$927,030	\$400,000	4.31	\$1,089,467	\$240,000	\$687,030	\$1,061,859	0.647	4,627	\$146.46	RINS	21.4144	TWO-STORY	\$240,000	ANN ARBOR S.D. - RESIDENTIAL	401	98
J-10-06-400-026	5390 MEADOWCREST DR	05/01/24	\$950,000	\$447,400	47.09	\$970,486	\$206,600	\$743,400	\$797,376	0.932	3,610	\$205.93	PRESV	7.1308	TWO-STORY	\$206,600	THE PRESERVE	401	74
J-10-19-310-068	5406 RED FOX RUN	08/29/24	\$965,300	\$448,900	46.50	\$969,564	\$165,000	\$800,300	\$785,707	1.019	2,520	\$317.59	MAT	26.4889	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	77
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$858,048	\$198,424	\$786,576	\$698,543	1.142	3,678	\$213.86	PRESV	114.2378	TWO-STORY	\$191,917	THE PRESERVE	401	70
J-10-18-401-040	5320 BETHENY CIR	04/02/24	\$1,000,000	\$476,500	47.65	\$1,048,701	\$250,000	\$750,000	\$909,682	0.824	3,874	\$193.60	GLEN	82.4464	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	65
J-10-19-310-041	5353 RED FOX RUN	11/12/24	\$1,050,000	\$488,700	46.54	\$1,059,836	\$165,000	\$885,000	\$879,863	1.013	3,561	\$248.53	MAT	9.3118	TWO-STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	76
J-10-17-201-108	3223 CRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.68	\$1,197,749	\$250,000	\$850,000	\$1,079,441	0.787	4,035	\$210.66	GLEN	7.3706	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	79
J-10-08-480-004	3552 NORTHBROOKE DR	08/30/24	\$1,101,576	\$427,500	38.81	\$1,040,258	\$171,880	\$829,686	\$1,051,305	0.884	4,415	\$210.58	ARBOR	3.9332	TWO-STORY	\$155,000	ARBOR HILLS	401	82
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,318,588	\$230,266	\$889,794	\$1,062,815	0.837	3,803	\$233.96	MAT	4.7590	TWO-STORY	\$222,000	MATTHAI FARMS/MEADOWLAND	401	76
J-10-02-301-003	4395 HICKORY RIDGE LN	06/05/24	\$1,200,000	\$684,800	57.07	\$1,404,667	\$138,489	\$1,061,511	\$1,408,429	0.754	4,708	\$225.57	HICKR	75.2684	TWO-STORY	\$130,000	HICKORY RIDGE	401	76
J-10-19-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,573,812	\$229,008	\$990,992	\$1,531,667	0.647	5,142	\$192.73	GLEN	21.4149	TWO-STORY	\$225,000	GLENNBOROUGH SITE CONDO	401	78
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,475,749	\$204,379	\$1,034,621	\$1,309,341	0.790	4,060	\$254.83	WOOD	0.0625	TWO-STORY	\$200,000	GEDDES GLENN #1	401	91
J-10-03-110-004	8610 OLD OAK DR	08/06/24	\$1,265,000	\$469,100	37.08	\$1,029,421	\$211,185	\$1,053,818	\$968,474	1.087	3,507	\$300.49	FLEM	108.6997	TWO-STORY	\$155,000	FLEMING MEADOWS	401	77
J-10-17-201-094	3333 STIRLING CT	05/29/24	\$1,275,000	\$486,500	38.16	\$1,063,799	\$250,000	\$1,025,000	\$926,878	1.106	3,574	\$266.79	GLEN	5.0423	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	76
J-10-30-350-006	2215 PARKVIEW CT	08/16/24	\$1,275,000	\$707,200	55.47	\$1,527,635	\$200,000	\$1,076,000	\$1,361,519	0.790	4,357	\$246.73	WOOD	45.4229	TWO-STORY	\$200,000	GEDDES GLENN #1	401	93
J-10-30-350-008	2199 PARKVIEW	05/17/24	\$1,390,000	\$782,100	56.27	\$1,691,237	\$220,949	\$1,169,051	\$1,514,200	0.772	5,429	\$215.33	WOOD	77.2059	TWO-STORY	\$200,000	GEDDES GLENN #1	401	89
J-10-17-201-106	3233 CRESTON CIR	06/14/24	\$1,395,000	\$559,100	40.08	\$1,228,341	\$250,000	\$1,145,000	\$1,115,423	1.027	3,926	\$290.90	GLEN	3.1779	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	76

Totals:			\$24,671,306	\$11,412,300		\$26,673,185		\$19,658,489	\$23,751,606			\$236.16		2.5903					
				Sale. Ratio =>		46.26				E.C.F. =>	0.835		Std. Deviation=>	0.16788778					
				Std. Dev. =>		11.45				Ave. E.C.F. =>	0.861		Ave. Variance=>	31.4282		Coefficient of Var=>	36.49561762		

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.
 Due to the lack of sales for a determination some sales from another subdivision were used.
 These subdivisions have similar homes and locations. Sales Comparison ECF Determination for 2026: **0.861** Designer .754

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$756,829	\$165,000	\$610,000	\$577,958	1.055	1,545	\$394.82	MAT	105.5440	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	76
J-10-17-201-126	3302 WOODHILL CIR	04/12/24	\$1,399,000	\$484,000	34.60	\$1,061,088	\$250,000	\$1,149,000	\$923,790	1.244	4,427	\$259.54	GLEN	124.3789	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	78
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$507,500	34.64	\$1,271,657	\$331,292	\$1,133,708	\$1,071,259	1.058	3,733	\$303.70	GLEN	105.8295	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	92

2026 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	Land Table	Property Class	Building Depr.		
J-10-02-400-018	4075 GOTFREDSON RD	08/03/24	\$450,000	\$191,700	42.60	\$423,440	\$121,883	\$328,117	\$221,733	1.480	2,134	\$153.76	PLY-R	1.9984	RANCH/ONE STORY	\$120,000	PLYMOUTH RES	401	54		
J-10-02-100-005	9570 JOY RD	08/06/24	\$600,000	\$228,900	38.15	\$506,787	\$162,948	\$437,052	\$252,823	1.729	1,365	\$320.18	PLY-R	34.1909	RANCH/ONE STORY	\$159,300	PLYMOUTH RES	401	51		
J-10-12-100-015	9839 NAPIER RD	02/28/25	\$911,100	\$441,000	54.37	\$984,823	\$155,768	\$855,332	\$745,873	0.879	3,624	\$180.83	PLY-R	87.8847	CUSTOM	\$146,000	PLYMOUTH RES	401	61		
J-10-01-200-022	10323 PLYMOUTH-ANN ARBOR RD	03/28/25	\$830,000	\$348,900	42.04	\$786,559	\$194,574	\$635,426	\$435,283	1.460	2,781	\$228.49	PLY-R	9.9799	RANCH/ONE STORY	\$162,260	PLYMOUTH RES	401	77		
Totals:			\$2,691,100	\$1,210,500		\$2,681,609		\$2,055,927	\$1,655,512			\$220.82		14.4912							
			Sale. Ratio =>		44.98	E.C.F. =>		1.242	Std. Deviation=>		0.36003686	Ave. E.C.F. =>		1.367	Ave. Variance=>		33.5135	Coefficient of Var=>		24.16641267	
			Std. Dev. =>		7.01	Ave. E.C.F. =>		1.367	Ave. Variance=>		33.5135	Coefficient of Var=>		24.16641267							
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		1.387									
										Median:		1.470									
										Previous Year:		1.360									
										Sales Comparison ECF Determination for 2026:		1.387	Custom 1.098, Unique .933, Designer .833								
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																					
J-10-02-200-017	9046 JOY RD	04/30/24	\$742,000	\$397,200	53.53	\$892,652	\$149,029	\$592,971	\$546,782	1.084	2,808	\$211.17	PLY-R	108.4475	RANCH/ONE STORY	\$147,000	PLYMOUTH RES	401	76		
J-10-02-200-024	9052 JOY RD	11/15/23	\$1,010,000	\$466,700	46.21	\$1,113,979	\$203,973	\$806,027	\$838,715	0.961	4,547	\$177.27	PLY-R	96.1026	CUSTOM	\$154,450	PLYMOUTH RES	401	80		

2026 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class			
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$831,105	\$165,000	\$560,000	\$50,493	0.851	2,156	\$259.74	MAT	15.7688	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401			
J-10-19-310-015	5128 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$756,829	\$165,000	\$610,000	\$577,998	1.055	1,545	\$394.82	MAT	23.0976	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401			
J-10-19-310-013	5144 PHEASANT TRL	10/23/24	\$850,000	\$410,100	48.25	\$880,091	\$166,976	\$683,024	\$696,401	0.981	2,090	\$326.81	MAT	19.3346	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401			
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$925,272	\$253,023	\$646,977	\$765,659	0.645	3,318	\$194.99	GLEN	3.9332	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401			
J-10-17-201-018	3360 WOODHILL CIR	05/13/24	\$925,000	\$399,300	43.17	\$871,359	\$202,798	\$722,212	\$761,470	0.948	3,383	\$213.48	GLEN	2.0931	TWO-STORY	\$200,000	GLENNBOROUGH SITE CONDO	401			
J-10-06-400-026	5390 MEADOWCREST DR	05/01/24	\$950,000	\$447,400	47.09	\$970,486	\$206,600	\$743,400	\$797,376	0.932	3,610	\$205.93	PRESV	4.8692	TWO-STORY	\$206,600	THE PRESERVE	401			
J-10-19-310-068	5406 RED FOX RUN	08/29/24	\$965,300	\$448,900	46.50	\$969,564	\$165,000	\$800,300	\$785,707	1.019	2,520	\$317.58	MAT	101.8573	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401			
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$858,048	\$198,424	\$786,576	\$688,543	1.142	3,678	\$213.86	PRESV	114.2378	TWO-STORY	\$191,917	THE PRESERVE	401			
J-10-18-401-040	5320 BETHENY CIR	04/02/24	\$1,000,000	\$476,500	47.65	\$1,048,701	\$250,000	\$750,000	\$909,682	0.824	3,874	\$193.60	GLEN	76.4893	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401			
J-10-19-310-041	5363 RED FOX RUN	11/12/24	\$1,050,000	\$488,700	46.54	\$1,059,836	\$165,000	\$885,000	\$873,863	1.013	3,561	\$248.53	MAT	9.3118	TWO-STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401			
J-10-17-201-108	3223 CRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.68	\$1,197,749	\$250,000	\$850,000	\$1,079,441	0.787	4,035	\$210.66	GLEN	19.4035	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401			
J-10-08-480-004	3552 NORTHBROOKE DR	09/30/24	\$1,101,576	\$427,500	38.81	\$1,040,259	\$171,880	\$929,686	\$1,051,305	0.884	4,415	\$210.58	ARBOR	88.4326	TWO-STORY	\$155,000	ARBOR HILLS	401			
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,318,588	\$230,268	\$889,734	\$1,062,815	0.837	3,803	\$233.96	MAT	4.7590	TWO-STORY	\$222,000	MATTHAI FARMS/MEADOWLAND	401			
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,475,749	\$204,379	\$1,034,621	\$1,309,341	0.790	4,060	\$254.83	WOOD	0.0625	TWO-STORY	\$200,000	GEDDES GLENN #1	401			
J-10-03-110-004	8610 OLD OAK DR	08/06/24	\$1,265,000	\$469,100	37.08	\$1,029,421	\$211,185	\$1,053,815	\$969,474	1.087	3,507	\$300.49	FLEM	108.6997	TWO-STORY	\$155,000	FLEMING MEADOWS	401			
J-10-17-201-094	3333 STIRLING CT	05/29/24	\$1,275,000	\$486,500	38.16	\$1,063,799	\$250,000	\$1,025,000	\$926,878	1.106	3,574	\$286.79	GLEN	45.8861	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401			
J-10-30-350-009	2215 PARKVIEW CT	08/16/24	\$1,275,000	\$707,200	55.47	\$1,522,035	\$200,000	\$1,075,000	\$1,361,519	0.790	4,357	\$248.73	WOOD	26.8736	TWO-STORY	\$200,000	GEDDES GLENN #1	401			
J-10-30-350-008	2199 PARKVIEW	05/17/24	\$1,390,000	\$782,100	56.27	\$1,691,237	\$220,949	\$1,169,051	\$1,514,200	0.772	5,429	\$215.33	WOOD	77.2059	TWO-STORY	\$200,000	GEDDES GLENN #1	401			
J-10-17-201-106	3233 CRESTON CIR	06/14/24	\$1,395,000	\$659,100	40.08	\$1,229,341	\$250,000	\$1,145,000	\$1,115,423	1.027	3,936	\$290.90	GLEN	102.8517	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401			
J-10-17-201-126	3302 WOODHILL CIR	04/12/24	\$1,399,000	\$484,000	34.60	\$1,061,088	\$250,000	\$1,149,000	\$923,790	1.244	4,427	\$259.54	GLEN	124.3789	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401			
J-10-17-201-082	3110 ANDORA DR	01/28/24	\$1,465,000	\$507,500	34.64	\$1,271,857	\$331,292	\$1,133,708	\$1,071,259	1.058	3,733	\$303.70	GLEN	105.8295	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401			
J-10-18-300-028	3093 FLEMING LAKE DR	07/26/24	\$2,100,000	\$597,000	28.43	\$1,286,979	\$456,056	\$1,643,944	\$1,034,346	1.589	4,074	\$403.52	GALE	158.9357	TWO-STORY	\$350,000	GALE	401			
Totals:			\$25,249,876	\$10,856,100		\$24,369,392		\$20,286,058	\$20,926,943			\$263.02							1.2105		
Sale Ratio =>					42.99	E.C.F. =>					0.969	Std. Deviation=>					0.189373087				
Std. Dev. =>					7.10	Ave. E.C.F. =>					0.981	Ave. Variance=>					56.0960	Coefficient of Var=>			57.15447098
>This Neighborhood ECF was determined by using these 2 year sales											Average/Mean:		0.981								
dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.											Median:		0.965								
Due to the lack of sales for a determination some sales from other subdivisions were used.											Previous Year:		0.952								
These subdivisions have similar homes and locations.											Sales Comparison ECF Determination for 2026: 0.981 Unique to .867										
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	\$1,398,933	\$316,291	\$587,109	\$1,233,078	0.476	4,459	\$131.67	GLEN	47.6133	TWO-STORY	\$305,000	GLENNBOROUGH SITE CONDO	401			
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,300	53.02	\$1,573,812	\$229,008	\$990,992	\$1,531,667	0.847	5,142	\$192.73	GLEN	64.7002	TWO-STORY	\$225,000	GLENNBOROUGH SITE CONDO	401			

2026 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	Land Table	Property Class	Building Depr.
J-10-34-350-031	1604 GOLDEN LN	04/29/24	\$200,000	\$82,000	41.00	\$201,599	\$10,000	\$190,000	\$111,072	1.713	1,008	\$188.49	PRP	1.9134	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	65
J-10-34-350-028	1616 GOLDEN LN	11/10/23	\$201,800	\$73,600	36.47	\$206,981	\$10,000	\$191,800	\$114,192	1.680	1,008	\$190.28	PRP	167.9629	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	66
J-10-34-351-014	8084 PARK LN	06/16/23	\$231,000	\$83,600	36.19	\$224,863	\$10,000	\$221,000	\$124,558	1.774	972	\$227.37	PRP	177.4270	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	70
J-10-34-350-028	1616 GOLDEN LN	03/21/24	\$233,000	\$73,600	31.59	\$206,981	\$10,000	\$223,000	\$114,192	1.953	1,008	\$221.23	PRP	18.3434	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	66
J-10-34-350-028	1628 GOLDEN LN	06/13/24	\$240,000	\$97,300	40.54	\$239,370	\$10,000	\$230,000	\$132,968	1.730	1,008	\$228.17	PRP	3.9262	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	66

Totals:	\$1,105,800	\$410,100	\$1,079,794	\$596,982	\$211.11	0.10812923	0.0856
Sale. Ratio =>	37.09	E.C.F. =>	1.769	Std. Deviation=>	73.9146	Coefficient of Var=>	41.77337171
Std. Dev. =>	3.83	Ave. E.C.F. =>	1.769	Ave. Variance=>			

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.

Average/Mean:	1.769
Median:	1.730
Previous Year:	1.725

Sales Comparison ECF Determination for 2026: 1.769 Townhomes/Duplexes

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																			
J-10-34-351-013	8080 PARK LN	01/17/25	\$175,000	\$101,400	57.94	\$241,435	\$10,000	\$165,000	\$134,165	1.230	1,094	\$150.82	PRP	#VALUE!	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	70
J-10-34-350-022	8030 COLONIAL LN	05/19/23	\$201,000	\$93,700	46.62	\$259,559	\$10,000	\$191,000	\$144,672	1.320	1,296	\$147.38	PRP	9.9991	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	67

ECF FOR THE 20 PROSPECT PARK SINGLE FAMILY UNITS

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	Land Table	Property Class	Building Depr.
J-10-34-351-013	8080 PARK LN	01/17/25	\$175,000	\$101,400	57.94	\$241,435	\$10,000	\$165,000	\$134,165	1.230	1,094	\$150.82	PRP	19.0393	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	70
J-10-34-350-031	1604 GOLDEN LN	04/29/24	\$200,000	\$82,000	41.00	\$201,599	\$10,000	\$190,000	\$111,072	1.711	1,008	\$188.49	PRP	171.0604	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	65
J-10-34-350-022	8030 COLONIAL LN	05/19/23	\$201,000	\$93,700	46.62	\$259,559	\$10,000	\$191,000	\$144,672	1.320	1,296	\$147.38	PRP	132.0229	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	67

Totals:	\$576,000	\$277,100	\$702,593	\$546,000	\$389,909	\$162.23	1.9893
Sale. Ratio =>	48.11	E.C.F. =>	1.400	Std. Deviation=>	107.3742	Coefficient of Var=>	75.60391939
Std. Dev. =>	8.63	Ave. E.C.F. =>	1.420	Ave. Variance=>			

Average/Mean:	1.420
Median:	1.320
Previous Year:	1.420

Sales Comparison ECF Determination for 2026: 1.420

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																			
J-10-34-351-014	8084 PARK LN	06/16/23	\$231,000	\$83,600	36.19	\$224,863	\$10,000	\$221,000	\$124,558	1.774	972	\$227.37	PRP	9.4641	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	70
J-10-34-350-025	1628 GOLDEN LN	06/13/24	\$240,000	\$97,300	40.54	\$239,370	\$10,000	\$230,000	\$132,968	1.730	1,008	\$228.17	PRP	172.9738	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	68
J-10-34-350-028	1616 GOLDEN LN	11/10/23	\$201,800	\$73,600	36.47	\$206,981	\$10,000	\$191,800	\$114,192	1.680	1,008	\$190.28	PRP	167.9629	MULTI-UNIT	\$10,000	PRP PROSPECTR PARK/PROSPECT WOODS	401	66

2026 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	Land Table	Property Class	Building Depr.			
J-10-19-310-019	5207 RED FOX RUN	03/21/24	\$725,000	\$343,700	47.41	\$931,105	\$165,000	\$560,000	\$650,493	0.861	2,156	\$299.74	MAT	7.0701	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	77			
J-10-19-310-015	5129 PHEASANT TRL	07/31/23	\$775,000	\$315,700	40.74	\$756,829	\$165,000	\$610,000	\$577,958	1.055	1,545	\$394.82	MAT	26.5861	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	76			
J-10-19-310-013	5144 PHEASANT TRL	10/23/24	\$850,000	\$410,100	48.25	\$880,091	\$166,976	\$683,024	\$696,401	0.981	2,090	\$336.81	MAT	60.8566	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	66			
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,223,647	\$147,559	\$762,441	\$1,196,983	0.637	4,474	\$170.42	HICKR	29.6511	TWO-STORY	\$130,000	HICKORY RIDGE	401	73			
J-10-19-310-068	5406 RED FOX RUN	08/29/24	\$965,300	\$448,900	46.50	\$969,564	\$165,000	\$800,300	\$765,707	1.019	2,520	\$317.58	MAT	22.9014	RANCH/ONE STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	77			
J-10-19-310-041	5353 RED FOX RUN	11/12/24	\$1,050,000	\$488,700	46.54	\$1,059,836	\$165,000	\$885,000	\$873,863	1.013	3,561	\$248.53	MAT	57.6612	TWO-STORY	\$165,000	MATTHAI FARMS/MEADOWLAND	401	76			
J-10-08-480-004	3552 NORTHBROOKE DR	08/30/24	\$1,101,576	\$427,500	38.81	\$1,040,258	\$171,880	\$929,696	\$1,051,305	0.884	4,415	\$210.56	ARBOR	4.9154	TWO-STORY	\$155,000	ARBOR HILLS	401	82			
J-10-19-410-002	5612 MEADOW LN	02/28/24	\$1,120,000	\$553,900	49.46	\$1,318,598	\$230,266	\$889,734	\$1,082,815	0.837	3,803	\$283.96	MAT	75.2208	TWO-STORY	\$222,000	MATTHAI FARMS/MEADOWLAND	401	76			
J-10-02-301-003	4396 HICKORY RIDGE LN	06/05/24	\$1,200,000	\$684,800	57.07	\$1,404,667	\$138,489	\$1,081,511	\$1,408,429	0.754	4,708	\$225.57	HICKR	75.3684	TWO-STORY	\$130,000	HICKORY RIDGE	401	76			
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,475,749	\$204,379	\$1,034,621	\$1,309,341	0.790	4,060	\$254.63	WOOD	1.8126	TWO-STORY	\$200,000	GEDDES GLENN #1	401	91			
J-10-03-110-004	8610 OLD OAK DR	08/08/24	\$1,265,000	\$469,100	37.08	\$1,029,421	\$211,185	\$1,053,815	\$969,474	1.087	3,507	\$300.49	FLEM	108.6997	TWO-STORY	\$155,000	FLEMING MEADOWS	401	77			
J-10-30-350-009	2215 PARKVIEW CT	08/16/24	\$1,275,000	\$707,200	55.47	\$1,522,035	\$200,000	\$1,075,000	\$1,361,519	0.790	4,357	\$246.73	WOOD	11.8347	TWO-STORY	\$200,000	GEDDES GLENN #1	401	91			
J-10-30-350-008	2199 PARKVIEW	05/17/24	\$1,390,000	\$782,100	56.27	\$1,691,237	\$220,949	\$1,189,051	\$1,514,200	0.772	5,429	\$215.33	WOOD	77.2059	TWO-STORY	\$200,000	GEDDES GLENN #1	401	89			
J-10-18-300-028	3033 FLEMING LAKE DR	07/28/24	\$2,100,000	\$597,000	28.43	\$1,290,979	\$456,056	\$1,543,944	\$1,034,246	1.589	4,074	\$403.52	GALE	158.9357	TWO-STORY	\$350,000	GALE	401	90			
Totals:			\$15,965,876	\$7,372,700		\$16,500,006		\$13,159,137	\$14,492,834			\$272.06								2.5573		
										E.C.F. =>	0.908	Std. Deviation=>		0.23019931								
										Sale. Ratio =>	46.18	Ave. E.C.F. =>		0.933	Ave. Variance=>		51.3373	Coefficient of Var=>		54.99557091		
										Std. Dev. =>	8.50											
>This Neighborhood ECF was determined by using these 2 year sales										Average/Mean:		0.933										
dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Median:		0.873										
Due to the lack of sales for a determination some sales from other subdivisions were used.										Previous Year:		0.928										
These subdivisions have similar homes and locations.										Sales Comparison ECF Determination for 2026: 0.933 Unique is .703 and Log is 1.33												

2026 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	Land Table	Property Class	
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$767,280	\$125,000	\$392,500	\$562,417	0.698	2,223	\$176.56	TAN	31.0088	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$604,618	\$163,498	\$436,502	\$441,562	0.989	2,420	\$180.37	TANHI	98.8542	TWO-STORY	\$155,000	TANGLEWOOD HILLS SUB	401	
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$653,844	\$125,000	\$575,000	\$463,086	1.242	2,620	\$219.47	TAN	22.8818	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$863,606	\$125,000	\$585,000	\$648,765	0.905	3,032	\$192.94	TAN	10.8352	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$824,967	\$129,005	\$650,995	\$609,424	1.068	2,980	\$218.45	TAN	5.5361	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-461-013	5696 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$838,609	\$126,593	\$733,407	\$623,482	1.176	3,069	\$238.97	TAN	16.3456	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
Totals:			\$4,167,500	\$1,809,100		\$4,552,924		\$3,373,404	\$3,346,735			\$204.46		0.4884					
			Sale. Ratio =>		43.41			E.C.F. =>		1.008	Std. Deviation=>		0.19681395						
			Std. Dev. =>		7.44			Ave. E.C.F. =>		1.013	Ave. Variance=>		30.9103		Coefficient of Var=>		30.51801898		
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		1.013							
										Median:		1.028							
Due to the lack of sales for a determination some sales from another subdivision were used.										Previous Year:		0.999							
These subdivisions have similar homes and locations.										Sales Comparison ECF Determination for 2026:		1.013							
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																			
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$767,280	\$125,000	\$725,000	\$562,417	1.289	2,223	\$326.14	TAN	128.9080	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$768,512	\$125,000	\$734,500	\$563,496	1.303	2,418	\$303.76	TAN	130.3471	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	

2026 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	Land Table	Property Class	
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$604,618	\$163,498	\$436,502	\$441,562	0.989	2,420	\$180.37	TANHI	98.8542	TWO-STORY	\$155,000	TANGLEWOOD HILLS SUB	401	
J-10-07-461-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$653,844	\$125,000	\$575,000	\$463,086	1.242	2,620	\$219.47	TAN	6.1800	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-460-006	5531 SPRING HILL DR	06/05/23	\$780,000	\$318,900	40.88	\$624,967	\$129,005	\$650,995	\$609,424	1.068	2,980	\$218.45	TAN	10.9667	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$767,280	\$125,000	\$725,000	\$562,417	1.289	2,223	\$326.14	TAN	8.0090	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-461-008	5651 TANGLEWOOD DR	05/10/23	\$859,500	\$297,000	34.55	\$768,512	\$125,000	\$734,500	\$563,496	1.303	2,418	\$303.76	TAN	130.3471	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-461-013	5696 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$838,609	\$126,593	\$733,407	\$623,482	1.176	3,069	\$238.97	TAN	0.1572	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
Totals:			\$4,649,500	\$1,777,700		\$4,457,830		\$3,855,404	\$3,263,465			\$247.86		0.3503					
			Sale. Ratio =>		38.23			E.C.F. =>		1.181	Std. Deviation=>		0.12655884						
			Std. Dev. =>		3.51			Ave. E.C.F. =>		1.178	Ave. Variance=>		42.4190	Coefficient of Var=>		36.01299563			
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		1.178							
										Median:		1.209							
										Previous Year:		1.142							
										Sales Comparison ECF Determination for 2026:		1.178							
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	\$767,280	\$125,000	\$392,500	\$562,417	0.698	2,223	\$176.56	TAN	69.7881	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	
J-10-07-451-051	3822 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$863,606	\$125,000	\$585,000	\$646,765	0.905	3,032	\$192.94	TAN	90.4501	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	

2026 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	Land Table	Property Class	Building Depr.					
J-10-07-451-047	5628 OVERBROOK DR	04/03/23	\$517,500	\$297,800	57.55	\$767,280	\$125,000	\$392,500	\$582,417	0.898	2,223	\$176.56	TAN	31.1036	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65					
J-10-18-133-010	3422 AUTUMN LN	07/31/23	\$568,500	\$267,400	47.04	\$624,915	\$125,000	\$443,500	\$470,267	0.943	2,488	\$178.26	AUTHI	3.6540	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	71					
J-10-18-133-010	3422 AUTUMN LN	08/29/23	\$582,144	\$267,400	45.93	\$624,915	\$125,000	\$457,144	\$470,267	0.972	2,488	\$183.74	AUTHI	6.7552	TWO-STORY	\$125,000	AUTUMN HILLS SUB	401	71					
J-10-07-305-014	3747 ROLLING RIDGE CT	10/30/23	\$600,000	\$238,600	39.77	\$604,618	\$163,498	\$436,502	\$441,562	0.989	2,420	\$180.37	TANH	0.8264	TWO-STORY	\$155,000	TANGLEWOOD HILLS SUB	401	76					
J-10-07-451-011	5787 TANGLEWOOD DR	10/02/23	\$700,000	\$253,900	36.27	\$853,844	\$125,000	\$575,000	\$463,086	1.242	2,620	\$219.47	TAN	124.1671	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	59					
J-10-07-451-051	3622 TANGLEWOOD DR	05/15/23	\$710,000	\$328,400	46.25	\$863,606	\$125,000	\$565,000	\$646,765	0.905	3,032	\$192.94	TAN	11.8480	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	71					
J-10-09-410-003	7508 TIMBERWOOD CT	07/05/23	\$735,000	\$353,200	48.05	\$974,177	\$165,844	\$569,156	\$797,960	0.713	3,013	\$188.90	TIMWD	71.3264	TWO-STORY	\$155,000	TIMBERWOOD ESTATES CONDO	401	77					
J-10-07-451-047	5628 OVERBROOK DR	10/20/23	\$850,000	\$297,800	35.04	\$767,280	\$125,000	\$725,000	\$562,417	1.289	2,223	\$326.14	TAN	128.9080	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65					
J-10-07-461-008	5661 TANGLEWOOD DR	05/10/23	\$659,500	\$297,000	34.55	\$768,512	\$125,000	\$734,500	\$563,496	1.303	2,418	\$303.76	TAN	29.6471	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	65					
J-10-07-461-013	5696 SPRING HILL DR	07/01/24	\$860,000	\$371,500	43.20	\$838,609	\$126,593	\$733,407	\$623,482	1.176	3,069	\$238.97	TAN	19.6011	TWO-STORY	\$125,000	TANGLEWOOD SUB	401	63					
Totals:			\$6,982,644	\$2,973,000		\$7,487,756		\$5,651,709	\$5,601,757			\$218.91		1.4064										
				Sale. Ratio =>	42.58					E.C.F. =>	1.009	Std. Deviation=>		0.22277029										
				Std. Dev. =>	7.16					Ave. E.C.F. =>	1.023	Ave. Variance=>		42.8035	Coefficient of Vars=>		41.84191145							
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Average/Mean:		1.023												
Due to the lack of sales for a determination some sales from other subdivisions were used.										Median:		0.980												
These subdivisions have similar homes and locations.										Previous Year:		1.007												
										Sales Comparison ECF Determination for 2026:		1.023	Custom.929											

2026 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	Land Table	Property Class	Building Depr.			
J-10-18-401-069	3123 WESTLOCH CIR	01/03/25	\$900,000	\$424,100	47.12	\$825,272	\$253,023	\$846,977	\$765,659	0.845	3,318	\$194.99	GLEN	9.1309	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	75			
J-10-18-401-056	5414 WALDENHILL CT	10/19/23	\$903,400	\$563,500	62.38	\$1,398,939	\$316,291	\$587,109	\$1,233,078	0.476	4,459	\$131.67	GLEN	31.4052	TWO-STORY	\$305,000	GLENNBOROUGH SITE CONDO	401	74			
J-10-02-301-002	4356 HICKORY RIDGE LN	05/31/23	\$910,000	\$525,200	57.71	\$1,223,647	\$147,559	\$762,441	\$1,198,993	0.637	4,474	\$170.42	HICKR	27.8031	TWO-STORY	\$130,000	HICKORY RIDGE	401	73			
J-10-06-400-026	5390 MEADOWCREST DR	05/01/24	\$950,000	\$447,400	47.09	\$970,486	\$206,600	\$743,400	\$797,376	0.932	3,610	\$205.93	PRESV	1.7308	TWO-STORY	\$206,600	THE PRESERVE	401	74			
J-10-06-400-028	4435 VORHIES RD	07/13/23	\$985,000	\$362,500	36.80	\$658,048	\$198,424	\$786,576	\$686,543	1.142	3,679	\$213.86	PRESV	114.2378	TWO-STORY	\$191,917	THE PRESERVE	401	70			
J-10-18-401-040	5320 BETHENY CIR	04/02/24	\$1,000,000	\$476,500	47.65	\$1,048,701	\$250,000	\$750,000	\$909,682	0.824	3,874	\$193.60	GLEN	76.4893	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	85			
J-10-17-201-108	3223 CRESTON CIR	04/22/24	\$1,100,000	\$546,500	49.66	\$1,197,749	\$250,000	\$850,000	\$1,078,441	0.787	4,035	\$210.66	GLEN	12.7941	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	79			
J-10-06-480-004	3552 NORTHBROOKE DR	09/30/24	\$1,101,576	\$427,500	38.81	\$1,040,258	\$171,880	\$929,696	\$1,051,305	0.984	4,415	\$210.58	ARBOR	88.4326	TWO-STORY	\$155,000	ARBOR HILLS	401	82			
J-10-02-301-003	4396 HICKORY RIDGE LN	06/05/24	\$1,200,000	\$684,800	57.07	\$1,404,667	\$138,489	\$1,061,511	\$1,408,429	0.754	4,706	\$229.57	HICKR	75.3684	TWO-STORY	\$130,000	HICKORY RIDGE	401	76			
J-10-18-401-070	3125 WESTLOCH CIR	12/21/23	\$1,220,000	\$646,900	53.02	\$1,573,812	\$229,008	\$980,992	\$1,531,667	0.647	5,142	\$192.73	GLEN	26.8383	TWO-STORY	\$225,000	GLENNBOROUGH SITE CONDO	401	78			
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,475,749	\$204,379	\$1,034,621	\$1,309,341	0.790	4,060	\$254.63	WOOD	0.0625	TWO-STORY	\$200,000	GEDDES GLENN #1	401	91			
J-10-03-110-004	8610 OLD OAK DR	08/06/24	\$1,265,000	\$469,100	37.08	\$1,028,421	\$211,185	\$1,053,815	\$969,474	1.087	3,507	\$300.49	FLEM	108.6997	TWO-STORY	\$155,000	FLEMING MEADOWS	401	77			
J-10-17-201-994	3333 STIRLING CT	05/29/24	\$1,275,000	\$486,500	38.16	\$1,063,799	\$250,000	\$1,025,000	\$926,876	1.106	3,574	\$286.79	GLEN	15.7419	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	76			
J-10-30-350-009	2215 PARKVIEW CT	08/16/24	\$1,275,000	\$707,200	55.47	\$1,522,035	\$200,000	\$1,075,000	\$1,361,519	0.790	4,357	\$246.73	WOOD	26.8736	TWO-STORY	\$200,000	GEDDES GLENN #1	401	91			
J-10-30-350-008	2199 PARKVIEW	05/17/24	\$1,390,000	\$782,100	56.27	\$1,691,237	\$220,949	\$1,169,051	\$1,514,200	0.772	5,429	\$215.33	WOOD	77.2059	TWO-STORY	\$200,000	GEDDES GLENN #1	401	89			
J-10-17-201-106	3233 CRESTON CIR	06/14/24	\$1,395,000	\$559,100	40.08	\$1,229,341	\$250,000	\$1,145,000	\$1,115,423	1.027	3,936	\$290.90	GLEN	102.6517	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	76			
J-10-17-201-126	3302 WOODHILL CIR	04/12/24	\$1,399,000	\$484,000	34.50	\$1,061,088	\$250,000	\$1,149,000	\$923,790	1.244	4,427	\$259.54	GLEN	124.3789	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	78			
J-10-17-201-082	3110 ANDORA DR	01/26/24	\$1,465,000	\$607,500	34.64	\$1,271,857	\$331,292	\$1,133,708	\$1,071,259	1.058	3,793	\$303.70	GLEN	105.8295	TWO-STORY	\$250,000	GLENNBOROUGH SITE CONDO	401	92			
J-10-18-300-028	3093 FLEMING LAKE DR	07/26/24	\$2,100,000	\$597,000	28.43	\$1,296,979	\$456,056	\$1,643,944	\$1,034,346	1.589	4,074	\$403.52	GALE	158.9357	TWO-STORY	\$350,000	GALE	401	90			
Totals:			\$23,072,976	\$10,316,200		\$23,283,079		\$16,537,841	\$20,888,393			\$237.46		2.7914								
					Sale. Ratio =>	44.71						E.C.F. =>	0.887						Std. Deviation=>	0.25425751		
					Std. Dev. =>	9.66						Ave. E.C.F. =>	0.915						Ave. Variance=>	62.3479	Coefficient of Var=>	68.11107715
>This Neighborhood ECF was determined by using these 2 year sales										Average/Mean:		0.915										
dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Median:		0.845										
Due to the lack of sales for a determination some sales from other subdivisions were used.										Previous Year:		0.902										
These subdivisions have similar homes and locations.										Sales Comparison ECF Determination for 2026: 0.915												
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																						
J-10-17-201-016	3350 WOODHILL CIR	05/13/24	\$925,000	\$390,300	43.17	\$871,359	\$202,788	\$722,212	\$761,470	0.946	3,383	\$213.48	GLEN	94.8444	TWO-STORY	\$200,000	GLENNBOROUGH SITE CONDO	401	75			

2026 WAA WASHTENAW AUTUMN 1 AND 2 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	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	Land Table	Property Class				
			Adj. Sale \$	Sold																			
J-10-35-450-003	1652 HARVEST LN	08/08/24	\$70,000	\$104,200	\$52,100	74.43	\$131,321	\$20,000	\$50,000	\$59,025	0.847	864	\$57.87	WAA	98.2004	RANCH/ONE STORY	\$20,000	WAA WASHTENAW AUTUMN 1,2	401				
J-10-35-475-023	1531 HARVEST LN	06/16/23	\$130,000	\$87,600	\$43,800	33.69	\$134,839	\$20,000	\$110,000	\$80,890	1.807	864	\$127.31	WAA	26.7161	RANCH/ONE STORY	\$20,000	WAA WASHTENAW AUTUMN 1,2	401				
J-10-35-451-005	1650 WIARD BLVD	09/26/24	\$152,400	\$94,600	\$47,300	31.04	\$119,909	\$20,000	\$132,400	\$52,974	2.499	864	\$153.24	WAA	67.0235	RANCH/ONE STORY	\$20,000	WAA WASHTENAW AUTUMN 1,2	401				
J-10-35-450-010	1592 HARVEST LN	09/08/23	\$166,000	\$77,200	\$38,600	23.25	\$119,487	\$20,000	\$148,000	\$52,750	2.768	864	\$168.98	WAA	109.4810	RANCH/ONE STORY	\$20,000	WAA WASHTENAW AUTUMN 1,2	401				
J-10-35-476-004	1558 HARVEST LN	02/18/25	\$199,000	\$198,800	\$98,400	49.45	\$242,904	\$20,000	\$179,000	\$118,189	1.515	1,251	\$141.95	WAA	21.5502	RANCH/ONE STORY	\$20,000	WAA WASHTENAW AUTUMN 1,2	401				
J-10-35-451-020	1586 WIARD BLVD	01/21/25	\$204,000	\$219,200	\$109,600	53.73	\$245,029	\$21,793	\$182,207	\$118,365	1.539	1,235	\$147.54	WAA	28.9735	RANCH/ONE STORY	\$20,000	WAA WASHTENAW AUTUMN 1,2	401				
Totals:			\$921,400	\$779,600	\$389,800		\$993,489		\$799,607	\$462,193			\$132.82		9.9075								
											Sale. Ratio =>	42.31	E.C.F. =>		1.730	Std. Deviation=>		0.703993505					
											Std. Dev. =>	18.73	Ave. E.C.F. =>		1.829	Ave. Variance=>		58.6574	Coefficient of Var=>		32.06895979		
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.											Average/Mean:		1.829										
											Median:		1.673										
											Previous Year:		1.886										
											Sales Comparison ECF Determination for 2026:		1.829										
Outlier	J-10-35-451-004	1654 WIARD BLVD	05/22/23	\$90,000	\$77,400	\$38,700	43.00	\$119,999	\$20,000	\$70,000	\$52,974	1.321	864	\$81.02	WAA	132.1402	RANCH/ONE STORY	\$20,000	WAA WASHTENAW AUTUMN 1,2	401			

2026 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
J-10-34-377-011	1636 SHEFFIELD DR	04/12/23	\$245,000	\$99,400	40.57	\$262,159	\$35,000	\$210,000	\$151,075	1.390	1,245	\$168.67	WAN	81.0246	RANCH/ONE STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	52	
J-10-34-426-003	8576 CANTERBERRY CT	06/07/24	\$255,000	\$120,300	47.18	\$292,492	\$35,000	\$220,000	\$157,391	1.398	1,337	\$164.55	WAN	#REF!	RANCH/ONE STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	55	
J-10-34-315-001	1771 SHEFFIELD DR	04/04/23	\$260,000	\$107,000	41.15	\$303,037	\$35,000	\$225,000	\$163,837	1.373	1,696	\$132.67	WAN	19.6689	TWO-STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	52	
J-10-34-376-011	1635 SHEFFIELD DR	05/05/23	\$269,000	\$102,100	39.27	\$289,573	\$35,000	\$225,000	\$158,607	1.446	1,632	\$137.87	WAN	#REF!	TWO-STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	52	
J-10-34-377-001	1692 SHEFFIELD DR	09/15/23	\$269,000	\$89,700	33.35	\$280,633	\$35,000	\$234,000	\$131,805	1.775	1,548	\$151.16	WAN	22.9565	QUAD-LEVEL	\$35,000	WAN WOODLAND ACRES 5,7,9	401	53	
J-10-34-427-016	1806 HAMLET DR	09/08/23	\$275,000	\$113,400	41.24	\$323,402	\$35,000	\$240,000	\$176,285	1.361	1,632	\$147.06	WAN	136.1433	TWO-STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	56	
J-10-34-430-004	8558 BUCKINGHAM DR	10/11/24	\$275,000	\$125,300	45.56	\$295,548	\$35,000	\$240,000	\$159,259	1.507	1,451	\$165.40	WAN	70.2305	RANCH/ONE STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	53	
J-10-34-427-018	1798 HAMLET DR	09/20/24	\$285,000	\$139,600	48.98	\$327,322	\$36,412	\$288,588	\$177,818	1.398	1,637	\$161.86	WAN	139.7992	TWO-STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	57	
J-10-34-427-017	1802 HAMLET DR	03/14/25	\$295,000	\$129,400	43.86	\$304,919	\$36,733	\$258,267	\$163,928	1.575	1,307	\$197.60	WAN	2.9707	RANCH/ONE STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	57	
J-10-34-315-003	1763 SHEFFIELD DR	10/11/24	\$300,000	\$99,700	33.23	\$231,451	\$35,830	\$264,170	\$119,573	2.209	1,551	\$170.32	WAN	135.1457	QUAD-LEVEL	\$35,000	WAN WOODLAND ACRES 5,7,9	401	52	
J-10-34-316-031	1769 HAMLET DR	02/23/24	\$325,000	\$119,100	36.65	\$337,128	\$36,467	\$288,533	\$183,778	1.570	1,632	\$176.80	WAN	71.2181	TWO-STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	54	
Totals:			\$3,044,000	\$1,245,000		\$3,237,664		\$2,653,556	\$1,740,356			\$160.36		2.1063						
					Sale. Ratio =>	40.90						E.C.F. =>	1.525	Std. Deviation=>		0.25250832				
					Std. Dev. =>	5.22						Ave. E.C.F. =>	1.546	Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!	
										Average/Mean:	1.546									
										Median:	1.446									
										Previous Year:	1.636									
										Sales Comparison ECF Determination for 2026: 1.546										
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																				
J-10-34-176-023	1781 HAMLET DR	08/14/24	\$185,000	\$133,200	72.00	\$913,401	\$35,000	\$150,000	\$170,172	0.881	1,987	\$75.49	WAN	88.1462	TWO-STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	51	
J-10-34-316-031	1769 HAMLET DR	11/02/23	\$190,000	\$119,100	62.68	\$337,128	\$36,467	\$153,533	\$183,778	0.835	1,632	\$94.08	WAN	83.5426	TWO-STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	54	
J-10-34-427-019	1794 HAMLET DR	12/05/24	\$195,000	\$140,800	72.26	\$327,378	\$49,071	\$145,929	\$170,115	0.858	1,684	\$86.66	WAN	85.7826	TWO-STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	58	
J-10-34-430-004	8558 BUCKINGHAM DR	04/05/24	\$200,000	\$125,300	62.65	\$295,548	\$35,000	\$165,000	\$159,259	1.036	1,451	\$113.71	WAN	103.6047	RANCH/ONE STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	53	
J-10-34-176-007	1828 NORFOLK AVE	05/12/23	\$303,000	\$102,800	33.93	\$292,405	\$35,000	\$268,000	\$157,338	1.703	1,632	\$164.22	WAN	170.3339	TWO-STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	56	
J-10-34-176-031	1807 HAMLET DR	06/07/24	\$330,000	\$136,700	41.42	\$321,284	\$35,000	\$295,000	\$174,990	1.686	1,698	\$173.73	WAN	168.5809	TWO-STORY	\$35,000	WAN WOODLAND ACRES 5,7,9	401	55	

2026 WAS WOODLAND ACRES 1 2 3 4 6 8 ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	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	Land Table	Property Class	Building Depr.
			Adj. Sale \$	Sold																
J-10-35-370-008	9239 PANAMA AVE	10/18/24	\$175,000	\$156,800	\$87,900	59.94	\$236,590	\$36,033	\$138,967	\$110,916	1.259	936	\$148.47	WAS	49.9462 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	58	
J-10-35-371-004	1566 DAWN AVE	08/21/24	\$200,000	\$174,200	\$87,100	43.55	\$246,954	\$35,000	\$165,000	\$116,458	1.417	936	\$176.28	WAS	43.4318 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	57	
J-10-34-463-009	1019 MACARTHUR DR	10/20/23	\$211,000	\$155,800	\$77,900	36.92	\$227,927	\$35,000	\$176,000	\$106,004	1.660	1,285	\$136.96	WAS	4.3744 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	47	
J-10-34-434-001	8602 DEERING ST	05/20/24	\$225,000	\$214,200	\$107,100	47.60	\$253,786	\$37,383	\$187,607	\$116,897	1.578	1,230	\$152.53	WAS	1.9011 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	47	
J-10-34-480-015	1256 STAMFORD RD	05/24/24	\$229,900	\$176,400	\$88,200	38.36	\$220,438	\$36,259	\$193,601	\$101,175	1.914	936	\$206.84	WAS	103.8357 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	59	
J-10-35-371-001	1590 DAWN AVE	05/05/23	\$230,500	\$172,000	\$86,000	37.31	\$247,864	\$35,000	\$195,500	\$116,958	1.672	936	\$206.87	WAS	15.5267 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	97	
J-10-35-370-009	9231 PANAMA AVE	12/13/24	\$235,000	\$235,000	\$117,500	50.00	\$281,485	\$35,000	\$200,000	\$195,415	1.477	936	\$213.68	WAS	24.5414 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	58	
J-10-34-464-015	8768 NOTTINGHAM DR	03/19/24	\$237,900	\$168,200	\$84,100	35.35	\$237,794	\$35,150	\$202,750	\$111,343	1.821	1,230	\$164.94	WAS	182.0952 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	46	
J-10-34-483-023	8899 NOTTINGHAM DR	06/09/23	\$240,000	\$173,400	\$86,700	35.13	\$247,225	\$35,000	\$205,000	\$116,607	1.759	1,239	\$165.59	WAS	175.8040 TWO-STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	49	
J-10-35-370-007	9247 PANAMA AVE	12/20/24	\$240,000	\$243,800	\$121,900	50.79	\$291,840	\$35,000	\$205,000	\$141,121	1.453	1,242	\$165.06	WAS	57.3218 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	58	
J-10-34-462-007	8712 HEATHER DR	03/22/24	\$245,000	\$164,400	\$82,200	33.55	\$241,468	\$35,000	\$210,000	\$113,444	1.851	1,230	\$170.73	WAS	57.3218 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	46	
J-10-34-485-008	8904 NOTTINGHAM DR	08/11/23	\$250,000	\$183,600	\$91,800	36.72	\$264,482	\$37,144	\$212,866	\$124,911	1.704	1,072	\$198.56	WAS	1.4616 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	50	
J-10-35-372-011	9215 PANAMA AVE	02/11/25	\$252,000	\$235,800	\$117,900	46.79	\$282,260	\$36,402	\$216,596	\$135,636	1.597	1,308	\$165.59	WAS	20.2945 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	57	
J-10-35-372-007	9150 PANAMA AVE	03/27/25	\$255,000	\$215,600	\$107,800	42.27	\$256,201	\$35,000	\$220,000	\$122,638	1.794	1,242	\$177.13	WAS	19.7657 TWO-STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	57	
J-10-34-433-015	8671 PINE CT	01/31/24	\$258,000	\$163,800	\$81,900	31.74	\$243,095	\$35,000	\$223,000	\$114,338	1.950	1,262	\$176.70	WAS	105.0359 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	47	
J-10-34-480-018	1820 STEPHENS DR	06/08/24	\$260,000	\$216,400	\$108,200	41.62	\$259,167	\$36,000	\$224,000	\$122,619	1.827	1,272	\$176.10	WAS	71.6920 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	53	
J-10-34-482-006	1740 COVER CT	03/08/24	\$260,000	\$184,200	\$92,100	35.42	\$262,510	\$35,820	\$224,180	\$124,555	1.800	1,230	\$182.26	WAS	92.2684 QUAD-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	49	
J-10-35-370-003	9287 PANAMA AVE	12/27/24	\$260,000	\$228,200	\$114,100	43.88	\$272,708	\$35,839	\$224,161	\$130,148	1.722	1,308	\$171.38	WAS	68.4729 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	58	
J-10-34-462-029	8753 NOTTINGHAM DR	11/19/24	\$264,900	\$241,200	\$120,600	45.53	\$288,906	\$35,000	\$229,900	\$139,509	1.648	1,230	\$186.91	WAS	164.7925 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	67	
J-10-34-481-008	1722 STEPHENS DR	07/06/24	\$265,000	\$206,400	\$103,200	38.94	\$245,260	\$36,986	\$228,914	\$114,931	1.992	1,262	\$181.39	WAS	84.9149 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	47	
J-10-34-483-004	1750 DEVON ST	02/05/25	\$265,000	\$198,000	\$99,000	37.36	\$235,943	\$36,116	\$228,884	\$109,795	2.085	1,216	\$186.23	WAS	97.6945 TWO-STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	49	
J-10-35-372-008	9170 PANAMA AVE	09/26/24	\$286,000	\$226,400	\$113,200	39.58	\$273,586	\$35,000	\$251,000	\$131,091	1.915	1,256	\$199.84	WAS	191.4698 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	57	
J-10-35-371-005	1558 DAWN AVE	06/26/23	\$289,000	\$221,000	\$110,500	38.24	\$317,233	\$35,000	\$254,000	\$155,073	1.638	1,602	\$158.55	WAS	7.4390 TWO-STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	58	

Totals: \$5,634,200 \$4,593,800 \$2,296,900 \$5,937,092 \$4,816,918 \$2,813,082 \$177.06 0.6350

Sale Ratio => 40.77 E.C.F. => 1.712 Std. Deviation=> 0.19955693

Std. Dev. => 6.12 Ave. E.C.F. => 1.719 Ave. Variance=> 73.5925 Coefficient of Var=> 42.81926568

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the Improvements.

Average/Mean: 1.719

Median: 1.722

Previous Year: 1.820

Sales Comparison ECF Determination for 2026: 1.719

ECF OUTLIERS REMOVED DID NOT REPRESENT THE VALUE

J-10-35-370-003	9287 PANAMA AVE	05/24/24	\$150,000	\$228,200	\$114,100	76.07	\$272,708	\$35,839	\$114,161	\$130,148	0.877	1,308	\$87.28	WAS	87.7164 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	58
J-10-34-481-015	1654 STEPHENS DR	08/08/23	\$169,000	\$191,600	\$95,800	56.69	\$269,362	\$35,894	\$193,106	\$128,279	1.038	1,192	\$111.67	WAS	103.7628 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	47
J-10-34-485-013	8884 NOTTINGHAM DR	10/31/24	\$160,000	\$200,800	\$100,400	62.75	\$240,430	\$35,498	\$124,502	\$112,600	1.106	888	\$140.20	WAS	110.5702 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	50
J-10-35-371-010	9117 PANAMA AVE	09/14/23	\$182,590	\$191,400	\$95,700	52.41	\$277,022	\$35,000	\$147,990	\$132,979	1.110	1,299	\$113.62	WAS	110.9673 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	57
J-10-34-460-014	6607 HEATHER DR	06/23/23	\$180,000	\$167,200	\$83,600	46.44	\$241,508	\$35,000	\$145,000	\$113,466	1.278	1,220	\$118.85	WAS	127.7917 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	46
J-10-35-372-019	9288 PANAMA AVE	05/31/23	\$180,000	\$178,000	\$89,000	49.44	\$255,102	\$35,000	\$145,000	\$120,935	1.199	1,308	\$110.86	WAS	70.0894 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	58
J-10-34-432-002	8288 PANAMA AVE	06/09/24	\$200,000	\$250,800	\$125,400	62.70	\$297,034	\$36,326	\$163,674	\$143,246	1.143	1,526	\$107.26	WAS	114.2607 TWO-STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	46
J-10-34-482-026	1709 DEVON ST	03/27/25	\$293,582	\$234,000	\$117,000	39.85	\$282,734	\$35,582	\$258,000	\$135,798	1.900	1,220	\$211.48	WAS	189.9884 RANCH/ONE STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	49
J-10-34-481-024	8815 NOTTINGHAM DR	06/21/24	\$300,000	\$202,600	\$101,300	33.77	\$257,854	\$35,000	\$265,000	\$122,447	2.164	1,285	\$206.23	WAS	216.4197 TRI-LEVEL	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	47
J-10-34-464-031	1123 CLARK DR	07/30/24	\$363,000	\$291,400	\$145,700	40.14	\$340,254	\$39,077	\$323,923	\$165,482	1.957	1,490	\$217.40	WAS	195.7455 TWO-STORY	\$35,000	WAS WOODLAND ACRES 1.2.3.4.6.8	401	47

2026 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	Land Table	Property Class	Building Depr.		
J-10-34-292-010	8425 BARRINGTON DR	12/19/24	\$319,500	\$159,300	49.86	\$368,926	\$37,884	\$281,836	\$240,074	1.173	1,729	\$162.89	WAW	19.5577	TWO-STORY	\$35,000	WAW WOODLAND ACRES 10, 11	401	73		
J-10-34-294-022	8343 BERKSHIRE DR	05/04/23	\$327,000	\$126,200	38.59	\$346,136	\$40,452	\$286,548	\$221,671	1.293	1,614	\$177.54	WAW	6.3234	TWO-STORY	\$35,000	WAW WOODLAND ACRES 10, 11	401	71		
J-10-34-294-007	8282 BARRINGTON DR	11/17/23	\$328,000	\$108,600	33.11	\$300,448	\$35,676	\$292,324	\$192,003	1.522	1,614	\$181.12	WAW	152.2498	TWO-STORY	\$35,000	WAW WOODLAND ACRES 10, 11	401	71		
J-10-34-291-002	8487 ARDMOOR DR	08/03/23	\$332,500	\$114,400	34.41	\$211,155	\$38,360	\$294,140	\$197,821	1.487	1,762	\$166.94	WAW	11.6102	TWO-STORY	\$35,000	WAW WOODLAND ACRES 10, 11	401	73		
Totals:			\$1,307,000	\$508,500		\$1,326,865		\$1,154,648	\$851,569			\$172.12		1.2891							
					Sale. Ratio =>	38.91						E.C.F. =>	1.356	Std. Deviation=>		0.164980741					
					Std. Dev. =>	7.61						Ave. E.C.F. =>	1.369	Ave. Variance=>		47.4878	Coefficient of Var=>		34.69302058		
>This Neighborhood ECF was determined by using the 2 year sales study dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.											Average/Mean:		1.369								
											Median:		1.390								
											Previous Year:		1.379								
											Sales Comparison ECF Determination for 2026:		1.369								
ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																					
J-10-34-291-021	8492 BERKSHIRE DR	11/13/23	\$225,000	\$92,400	41.07	\$252,883	\$35,000	\$190,000	\$158,001	1.203	1,632	\$116.42	WAW	120.2526	TWO-STORY	\$35,000	WAW WOODLAND ACRES 10, 11	401	56		
J-10-34-294-023	8357 BERKSHIRE DR	10/25/24	\$305,000	\$169,300	55.51	\$384,137	\$35,000	\$270,000	\$260,433	1.037	2,126	\$127.00	WAW	103.6735	TWO-STORY	\$35,000	WAW WOODLAND ACRES 10, 11	401	73		

2026 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	Land Table	Property Class	Building Depr.
J-10-33-300-004	1706 LEFORGE RD	12/19/23	\$180,802	\$116,600	64.49	\$285,962	\$50,877	\$129,925	\$181,533	0.716	1,980	\$65.62	YP-RE	39.5271	RANCH/ONE STORY	\$48,000	YPSILANTI S.D. - RESIDENTIAL	401	52
J-10-33-300-013	670 W CLARK RD	04/02/24	\$185,000	\$53,100	28.70	\$122,405	\$40,200	\$144,800	\$63,479	2.281	837	\$173.00	YP-RE	117.0096	RANCH/ONE STORY	\$40,200	YPSILANTI S.D. - RESIDENTIAL	401	38
J-10-27-100-008	2363 HARRIS RD	12/14/23	\$225,680	\$160,900	71.23	\$435,843	\$115,227	\$110,853	\$232,836	0.475	1,568	\$70.57	WRS	95.8269	MODULAR/MANUFAC	\$112,600	WILLOW RUN	401	73
J-10-36-400-009	1588 RIDGE RD	08/15/24	\$250,000	\$105,100	42.04	\$232,546	\$77,841	\$172,159	\$112,349	1.532	963	\$178.77	WRS	29.0801	RANCH/ONE STORY	\$70,000	WILLOW RUN	401	51
J-10-23-300-008	2630 HARRIS RD	10/04/24	\$300,000	\$192,600	64.20	\$507,861	\$172,839	\$127,161	\$243,315	0.523	2,798	\$45.45	WRS	91.9892	TWO-STORY	\$145,200	WILLOW RUN	401	51
J-10-21-300-006	7273 VREELAND RD	09/01/23	\$330,000	\$117,800	35.70	\$286,460	\$125,050	\$204,950	\$124,641	1.644	1,659	\$123.54	YP-RE	40.2770	FARM HOUSE	\$125,050	YPSILANTI S.D. - RESIDENTIAL	401	48
J-10-36-300-009	1669 RIDGE RD	05/30/23	\$365,000	\$144,700	39.64	\$394,521	\$94,400	\$270,600	\$217,953	1.242	1,564	\$173.02	WRS	257.7862	MODULAR/MANUFAC	\$94,400	WILLOW RUN	401	72
J-10-32-300-019	6450 INDIAN HILLS DR	05/16/23	\$399,989	\$142,700	35.68	\$453,914	\$74,496	\$325,503	\$292,967	1.111	2,831	\$114.68	YP-RE	111.0982	BI-LEVEL	\$65,200	YPSILANTI S.D. - RESIDENTIAL	401	45
J-10-36-300-004	1575 RIDGE RD	09/27/24	\$400,000	\$168,800	42.20	\$385,597	\$60,000	\$340,000	\$237,180	1.434	3,238	\$105.00	WRS	23.8594	FARM HOUSE	\$60,000	WILLOW RUN	401	46
J-10-16-400-006	7505 CHERRY HILL RD	11/02/23	\$450,000	\$70,700	15.71	\$265,851	\$80,605	\$369,395	\$96,715	3.819	1,194	\$309.38	YP-RE	259.6352	RANCH/ONE STORY	\$60,000	YPSILANTI S.D. - RESIDENTIAL	401	48
J-10-30-400-045	2240 HICKMAN RD	09/21/23	\$498,400	\$229,900	45.13	\$578,308	\$71,369	\$427,031	\$391,459	1.091	2,348	\$181.87	YP-RE	15.0682	RANCH/ONE STORY	\$70,000	YPSILANTI S.D. - RESIDENTIAL	401	65

Totals: \$3,585,081 \$1,502,900 \$3,890,287 \$2,622,177 \$2,194,444 \$140.11 24.7598
 Sale. Ratio => 41.92 E.C.F. => 1.195 Std. Devlaton=> 0.94793157
 Std. Dev. => 16.65 Ave. E.C.F. => 1.443 Ave. Variance=> 88.2870 Coefficient of Var=> 68.13588528

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.
 Due to the lack of sales for a determination this ECF area was combined with Ypsilanti.

Average/Mean: 1.443
 Median: 1.242
 Prior Year: 1.377

These subdivisions have similar homes and locations. Sales Comparison ECF Determination for 2026: 1.443 Designer 1.145
 They also share the same school district.

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-27-100-006	2353 HARRIS RD	08/30/24	\$400,000	\$186,900	46.58	\$435,842	\$115,227	\$284,773	\$232,836	1.223	1,568	\$181.62	WRS	122.3063	MODULAR/MANUFAC	\$112,600	WILLOW RUN	401	73
J-10-30-101-027	2300 HICKMAN RD	09/27/23	\$615,000	\$206,700	33.61	\$494,505	\$74,236	\$540,764	\$402,172	1.345	2,980	\$181.46	YP-RE	134.4608	CUSTOM	\$70,000	YPSILANTI S.D. - RESIDENTIAL	401	56
J-10-21-200-028	7050 CHERRY HILL RD	05/12/23	\$875,000	\$338,600	38.49	\$878,667	\$132,450	\$742,550	\$576,384	1.288	3,130	\$237.24	YP-RE	128.8291	TWO-STORY	\$132,450	YPSILANTI S.D. - RESIDENTIAL	401	89
J-10-22-400-005	2663 HARRIS RD	05/15/24	\$838,900	\$145,100	22.71	\$338,655	\$102,275	\$538,625	\$171,683	3.128	1,968	\$272.68	WRS	312.6037	FARM HOUSE	\$102,275	WILLOW RUN	401	43

2026 GEDDES GLENN AND WOODLANDS OF GEDDES GLEN 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	Land Table	Property Class	Building Depr.			
J-10-08-480-004	3552 NORTHBROOKE DR	08/30/24	\$1,101,576	\$427,500	38.81	\$1,040,258	\$171,880	\$929,696	\$1,051,305	0.884	4,415	\$210.58	ARBOR	1.6013	TWO-STORY	\$155,000	ARBOR HILLS	401	82			
J-10-02-301-003	4396 HICKORY RIDGE LN	08/05/24	\$1,200,000	\$684,800	57.07	\$1,404,667	\$138,489	\$1,061,511	\$1,408,429	0.754	4,706	\$225.57	HICKR	17.6177	TWO-STORY	\$130,000	HICKORY RIDGE	401	76			
J-10-30-350-027	2320 HIGHLAND DR	03/22/24	\$1,239,000	\$618,800	49.94	\$1,475,749	\$204,379	\$1,034,621	\$1,309,341	0.790	4,060	\$254.83	WOOD	79.9172	TWO-STORY	\$200,000	GEDDES GLENN #1	401	91			
J-10-30-350-009	2215 PARKVIEW CT	08/16/24	\$1,275,000	\$707,200	55.47	\$1,522,035	\$200,000	\$1,075,000	\$1,361,519	0.790	4,357	\$246.73	WOOD	11.0779	TWO-STORY	\$200,000	GEDDES GLENN #1	401	91			
J-10-30-350-008	2199 PARKVIEW	05/17/24	\$1,390,000	\$782,100	56.27	\$1,691,237	\$220,949	\$1,169,051	\$1,514,200	0.772	5,429	\$215.33	WOOD	77.2059	TWO-STORY	\$200,000	GEDDES GLENN #1	401	89			
J-10-18-300-026	3093 FLEMING LAKE DR	07/29/24	\$2,100,000	\$597,000	28.43	\$1,296,979	\$456,056	\$1,643,944	\$1,034,346	1.589	4,074	\$403.52	GALE	79.9485	TWO-STORY	\$350,000	GALE	401	90			
Totals:			\$6,305,576	\$3,817,400		\$8,430,925		\$6,913,823	\$7,679,140			\$259.43		2.9523								
			Sale. Ratio =>		45.96			E.C.F. =>		0.900	Std. Deviation=>		0.326233587									
			Std. Dev. =>		11.64			Ave. E.C.F. =>		0.930	Ave. Variance=>		44.5614		Coefficient of Var=>		47.92262186					
>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the Improvements.										Average/Mean:		0.930										
Due to the lack of sales for a determination some sales from other subdivisions were used.										Median:		0.790										
These subdivisions have similar homes and locations.										Previous Year:		0.979										
										Sales Comparison ECF Determination for 2026:		0.930										

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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
J-10-36-331-069	1488 WEEPING WILLOW	02/28/24	\$234,080	\$15,000	5.10	\$297,556	\$45,000	\$249,080	\$242,376	1.028	1,199	\$207.74	WSV	0.0314	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	97
J-10-36-330-093	1630 WEEPING WILLOW CT	06/03/24	\$310,000	\$113,400	36.58	\$264,381	\$45,000	\$265,000	\$210,538	1.259	1,543	\$171.74	WSV	23.5198	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	81
J-10-36-331-171	1699 MAPLE LEAF LANE	01/24/25	\$355,995	\$17,500	4.92	\$313,736	\$45,000	\$310,995	\$257,804	1.206	2,316	\$134.28	WSV	23.6633	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-170	1693 MAPLE LEAF LANE	06/25/24	\$356,889	\$93,500	26.20	\$410,524	\$45,000	\$311,889	\$350,791	0.889	2,316	\$134.67	WSV	1.5547	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-157	1730 MAPLE LEAF LANE	04/25/24	\$361,889	\$87,500	24.18	\$349,270	\$45,000	\$316,889	\$292,005	1.055	1,768	\$179.24	WSV	9.6031	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-164	1688 MAPLE LEAF LANE	04/22/24	\$362,249	\$136,400	37.65	\$376,856	\$45,000	\$317,249	\$318,480	0.996	2,002	\$158.47	WSV	13.9957	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-073	1512 WEEPING WILLOW	06/28/24	\$362,269	\$65,500	18.08	\$391,465	\$45,000	\$317,269	\$322,803	0.993	2,052	\$154.61	WSV	98.2552	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-330-155	1725 WEEPING WILLOW CT	08/29/23	\$365,000	\$140,000	38.36	\$370,604	\$45,000	\$320,000	\$312,480	1.024	2,140	\$149.53	WSV	24.0531	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	94
J-10-36-330-024	1659 CRAB APPLE DR	06/13/23	\$365,500	\$147,300	40.30	\$389,566	\$45,000	\$320,500	\$330,678	0.969	2,249	\$142.51	WSV	2.0743	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	93
J-10-36-331-075	1524 WEEPING WILLOW	07/01/24	\$367,933	\$61,000	16.58	\$391,929	\$45,000	\$322,933	\$332,945	0.970	2,238	\$144.30	WSV	10.8721	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-127	1513 WEEPING WILLOW	12/20/24	\$369,032	\$17,500	4.74	\$418,229	\$45,000	\$324,032	\$358,185	0.905	2,332	\$138.95	WSV	12.1056	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-330-139	1609 WEEPING WILLOW CT	02/12/24	\$369,500	\$140,800	38.11	\$372,432	\$45,000	\$324,500	\$314,234	1.033	2,112	\$153.65	WSV	8.4190	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	94
J-10-36-331-163	1694 MAPLE LEAF LANE	03/26/24	\$372,538	\$15,000	4.03	\$409,785	\$45,000	\$327,538	\$350,082	0.936	2,296	\$142.66	WSV	12.3516	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-330-153	1713 WEEPING WILLOW CT	05/01/23	\$373,000	\$148,700	39.87	\$394,641	\$45,000	\$328,000	\$335,452	0.976	2,307	\$142.18	WSV	11.6578	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	94
J-10-36-331-125	1499 WEEPING WILLOW	12/27/24	\$373,155	\$17,500	4.69	\$394,826	\$45,000	\$328,155	\$335,726	0.977	2,204	\$148.89	WSV	97.7450	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-078	1530 WEEPING WILLOW	04/23/24	\$376,004	\$107,100	28.48	\$409,709	\$45,000	\$331,004	\$350,009	0.946	2,360	\$140.26	WSV	16.2167	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-070	1492 WEEPING WILLOW	04/12/24	\$380,179	\$29,800	29.80	\$402,232	\$45,000	\$335,179	\$342,833	0.978	2,184	\$153.47	WSV	11.6467	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-130	1531 WEEPING WILLOW	07/31/24	\$384,479	\$32,300	8.40	\$398,357	\$45,000	\$339,479	\$339,114	1.001	2,200	\$154.31	WSV	100.1076	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	97
J-10-36-331-123	1467 WEEPING WILLOW	03/17/25	\$393,679	\$17,500	4.45	\$364,801	\$45,000	\$348,679	\$306,911	1.138	1,745	\$199.82	WSV	26.9555	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	90
J-10-36-331-134	1561 WEEPING WILLOW	04/13/23	\$394,315	\$47,700	12.10	\$411,330	\$45,000	\$349,315	\$351,564	0.994	2,313	\$151.02	WSV	11.7888	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-162	1700 MAPLE LEAF LANE	08/20/24	\$399,185	\$27,600	6.91	\$394,386	\$45,000	\$354,185	\$335,313	1.056	2,139	\$165.58	WSV	3.0577	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-330-002	10668 SCARLET OAK DR	07/31/23	\$400,000	\$146,500	36.63	\$384,608	\$45,000	\$355,000	\$325,919	1.089	2,491	\$142.51	WSV	108.9226	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	81
J-10-36-331-083	1572 WEEPING WILLOW	04/20/23	\$400,929	\$49,200	12.27	\$395,840	\$45,000	\$355,929	\$337,658	1.054	2,158	\$164.93	WSV	10.5631	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	96
J-10-36-331-128	1519 WEEPING WILLOW	12/10/24	\$402,725	\$17,500	4.35	\$400,198	\$45,000	\$357,725	\$340,981	1.049	2,147	\$166.62	WSV	17.3699	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-124	1491 WEEPING WILLOW	09/17/24	\$408,359	\$17,500	4.29	\$427,887	\$48,243	\$360,116	\$364,054	0.989	2,351	\$153.18	WSV	4.0704	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-165	1682 MAPLE LEAF LANE	04/01/24	\$411,900	\$137,300	33.33	\$417,134	\$45,000	\$368,900	\$357,134	1.027	2,388	\$153.64	WSV	0.1656	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	97
J-10-36-331-172	1705 MAPLE LEAF LANE	03/07/25	\$416,859	\$17,500	4.20	\$410,848	\$45,000	\$371,859	\$351,102	1.059	2,201	\$168.95	WSV	3.5641	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-074	1518 WEEPING WILLOW	12/27/24	\$419,990	\$66,000	15.71	\$421,840	\$45,000	\$374,990	\$361,651	1.037	2,332	\$160.80	WSV	103.6885	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-175	1723 MAPLE LEAF LANE	06/21/24	\$435,000	\$129,200	29.70	\$421,794	\$45,000	\$390,000	\$361,607	1.079	2,357	\$185.46	WSV	5.5041	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-188	1664 MAPLE LEAF LANE	11/13/24	\$441,048	\$17,500	3.97	\$408,537	\$45,000	\$386,048	\$348,884	1.135	2,195	\$180.43	WSV	#REF!	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
Totals:			\$11,423,680	\$2,160,300		\$11,605,911		\$10,070,437	\$9,839,413			\$157.48		0.5387					
			Sale. Ratio =>		18.91	E.C.F. =>		1.023	Std. Deviation=>		0.081228723								
			Std. Dev. =>		14.00	Ave. E.C.F. =>		1.029	Ave. Variance=>		#REF! Coefficient of Var=>		#REF!						
>This Neighborhood ECF was determined by using these 2 year sales										Average/Mean:		1.029							
dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.										Median:		1.026							
										Previous Year:		1.042							
										Sales Comparison ECF Determination for 2026:		1.029							

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE																			
J-10-36-331-129	1525 WEEPING WILLOW	12/05/24	\$311,990	\$17,500	5.61	\$348,181	\$45,000	\$266,990	\$290,961	0.918	1,704	\$0.00	WSV	0.0000	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-160	1712 MAPLE LEAF LANE	06/06/24	\$319,563	\$100,500	32.05	\$345,177	\$45,000	\$268,563	\$288,078	0.932	1,734	\$154.98	WSV	93.2269	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-167	1670 MAPLE LEAF LANE	10/10/24	\$320,960	\$17,500	5.45	\$372,492	\$45,000	\$275,960	\$314,292	0.878	2,036	\$135.54	WSV	87.8038	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-159	1718 MAPLE LEAF LANE	09/30/24	\$324,010	\$17,500	5.40	\$416,047	\$45,000	\$279,010	\$356,091	0.784	2,316	\$120.47	WSV	78.3535	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-173	1711 MAPLE LEAF LANE	01/10/25	\$324,970	\$17,500	5.39	\$381,699	\$45,000	\$279,970	\$323,128	0.866	2,126	\$131.69	WSV	8.4898	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-161	1706 MAPLE LEAF LANE	10/11/24	\$325,905	\$17,500	5.37	\$379,245	\$45,000	\$280,905	\$320,773	0.876	2,036	\$137.97	WSV	87.5714	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-169	1687 MAPLE LEAF LANE	11/27/24	\$330,155	\$17,500	5.30	\$409,187	\$45,000	\$285,155	\$349,508	0.816	2,278	\$125.18	WSV	81.5876	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-166	1676 MAPLE LEAF LANE	02/28/24	\$348,975	\$15,000	4.32	\$372,612	\$45,000	\$301,975	\$314,407	0.960	2,036	\$148.32	WSV	96.0459	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-330-040	10559 SCARLET OAK DR	04/10/23	\$350,000	\$142,900	40.83	\$379,087	\$45,000	\$320,000	\$320,602	0.951	2,212	\$137.98	WSV	95.1336	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	99
J-10-36-331-071	1498 WEEPING WILLOW	06/25/24	\$350,180	\$79,100	22.59	\$380,271	\$45,000	\$305,180	\$321,757	0.948	2,036	\$149.69	WSV	94.8479	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98
J-10-36-331-158	1724 MAPLE LEAF LANE	03/18/24	\$353,075	\$15,000	4.25	\$417,749	\$45,000	\$308,075	\$357,725	0.861	2,316	\$133.02	WSV	86.1207	TWO-STORY	\$45,000	WOODSIDE VILLAGE	401	98

2026 YPSILANTI SD ECF ADJUSTMENT

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bltdg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
J-10-33-300-004	1706 LEFORGE RD	12/19/23	\$180,802	\$116,600	64.49	\$285,962	\$50,877	\$129,925	\$181,533	0.716	1,980	\$65.62	YP-RE	39.5271	RANCH/ONE STORY	\$48,000	YPSILANTI S.D. - RESIDENTIAL	401	52
J-10-33-300-013	670 W CLARK RD	04/02/24	\$185,000	\$53,100	28.70	\$122,405	\$40,200	\$144,800	\$63,479	2.281	837	\$173.00	YP-RE	117.0096	RANCH/ONE STORY	\$40,200	YPSILANTI S.D. - RESIDENTIAL	401	38
J-10-27-100-006	2353 HARRIS RD	12/14/23	\$225,880	\$160,900	71.23	\$435,842	\$115,227	\$110,653	\$232,836	0.475	1,568	\$70.57	WRS	81.2051	MODULAR/MANUFAC	\$112,600	WILLOW RUN	401	73
J-10-23-300-008	2630 HARRIS RD	10/04/24	\$300,000	\$192,600	64.20	\$507,681	\$172,839	\$127,161	\$243,313	0.523	2,798	\$45.45	WRS	79.7076	TWO-STORY	\$145,200	WILLOW RUN	401	51
J-10-36-300-009	1669 RIDGE RD	05/30/23	\$365,000	\$144,700	39.64	\$394,521	\$94,400	\$270,800	\$217,953	1.242	1,564	\$173.02	WRS	5.3447	MODULAR/MANUFAC	\$94,400	WILLOW RUN	401	72
J-10-32-300-019	6450 INDIAN HILLS DR	05/16/23	\$399,999	\$142,700	35.68	\$453,914	\$74,496	\$325,503	\$292,987	1.111	2,831	\$114.98	YP-RE	111.0982	BI-LEVEL	\$65,200	YPSILANTI S.D. - RESIDENTIAL	401	45
J-10-30-400-045	2240 HICKMAN RD	09/21/23	\$498,400	\$229,900	46.13	\$578,308	\$71,369	\$427,031	\$391,459	1.091	2,348	\$181.87	YP-RE	8.5396	RANCH/ONE STORY	\$70,000	YPSILANTI S.D. - RESIDENTIAL	401	65
J-10-30-101-027	2300 HICKMAN RD	09/27/23	\$815,000	\$206,700	33.61	\$494,506	\$74,236	\$540,764	\$402,172	1.945	2,980	\$181.46	YP-RE	2.4608	CUSTOM	\$70,000	YPSILANTI S.D. - RESIDENTIAL	401	56
J-10-22-400-005	2663 HARRIS RD	05/15/24	\$638,900	\$145,100	22.71	\$338,655	\$102,275	\$536,825	\$171,663	3.126	1,968	\$272.68	WRS	#REF!	FARM HOUSE	\$102,275	WILLOW RUN	401	45
J-10-21-200-028	7050 CHERRY HILL RD	05/12/23	\$875,000	\$336,800	38.49	\$878,867	\$132,450	\$742,550	\$576,384	1.288	3,130	\$237.24	YP-RE	24.4084	TWO-STORY	\$132,450	YPSILANTI S.D. - RESIDENTIAL	401	89

Totals: \$4,283,981 \$1,729,100 \$4,490,861 \$3,355,612 \$2,773,778 \$151.59 10.9937
 Sale. Ratio => 40.36 E.C.F. => 1.210 Std. Deviation=> 0.81676784
 Std. Dev. => 16.62 Ave. E.C.F. => 1.320 Ave. Variance=> #REF! Coefficient of Var=> #REF!

>This Neighborhood ECF was determined by using these 2 year sales dated 4-1-2023 through 3-31-2025, and is only applied to the improvements.

Average/Mean: 1.320
 Median: 1.176
 Prior Year: 1.295

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

These subdivisions have similar homes and locations.

Sales Comparison ECF Determination for 2026: **1.320** Custom 1.07

They also share the same school district.

ECF OUTLIERS REMOVED-DID NOT REPRESENT THE VALUE

J-10-27-100-006	2353 HARRIS RD	08/30/24	\$400,000	\$186,300	46.58	\$435,842	\$115,227	\$284,773	\$232,836	1.223	1,568	\$181.62	WRS	122.3063	MODULAR/MANUFAC	\$112,600	WILLOW RUN	401	73
J-10-16-400-008	7505 CHERRY HILL RD	11/02/23	\$450,000	\$70,700	15.71	\$205,851	\$80,605	\$369,395	\$96,715	3.819	1,194	\$309.38	YP-RE	381.9416	RANCH/ONE STORY	\$60,000	YPSILANTI S.D. - RESIDENTIAL	401	48
J-10-36-400-009	1586 RIDGE RD	08/15/24	\$250,000	\$105,100	42.04	\$232,546	\$77,641	\$172,159	\$112,349	1.532	863	\$178.77	WRS	153.2355	RANCH/ONE STORY	\$70,000	WILLOW RUN	401	51