

# CHARTER TOWNSHIP OF MERIDIAN

Patricia Herring Jackson Supervisor  
Deborah Guthrie Clerk  
Phil Deschaine Treasurer  
Frank L. Walsh Manager



Scott Henderickson  
Kathy Ann Sundland  
Peter Trezise  
Marna Wilson

Trustee  
Trustee  
Trustee  
Trustee

## 2024 ECONOMIC CONDITION FACTOR ANALYSES

**MERIDIAN TOWNSHIP  
COMMERCIAL  
2024 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
<b>ECF AREA: 2000 GOLF 2005 OKEMOS 2010 GRAND RIVER/JOLLY/MARSH/NEWMAN RETAIL 2015 HASLETT/OUTLYING RETAIL 2020 EAST LANSING RETAIL 2025 RETAIL 2030 RESTAURANT/STRIP MALL RETAIL</b>											
33-02-02-03-102-001	7080 M-78	04/27/21	\$255,000	\$105,500	41.37	\$90,909	\$164,091	\$125,480	1.308	\$33.08	2015
33-02-02-22-327-012	1755 GRAND RIVER	05/20/21	\$602,268	\$161,500	26.82	\$196,540	\$405,728	\$296,099	1.370	\$325.10	2025
33-02-02-22-402-005	1738 HAMILTON	12/03/21	\$232,000	\$111,100	47.89	\$133,386	\$98,614	\$98,266	1.004	\$65.52	2005
33-02-02-10-431-018	1549 HASLETT	01/21/22	\$525,000	\$146,700	27.94	\$166,050	\$358,950	\$322,175	1.114	\$51.28	2030
33-02-02-03-102-008	2025 M-78	06/28/22	\$875,000	\$383,600	43.84	\$320,030	\$554,970	\$406,889	1.364	\$28.98	2025
33-02-02-06-451-001	3191 BIRCH ROW	08/05/22	\$150,000	\$64,500	43.00	\$53,054	\$96,946	\$78,270	1.239	\$41.08	2020
33-02-02-09-402-023	2139 HASLETT	12/09/22	\$800,000	\$368,000	46.00	\$172,627	\$627,373	\$427,465	1.468	\$244.40	2015
33-02-02-21-251-013	2189 GRAND RIVER	02/17/23	\$920,000	\$254,600	27.67	\$224,555	\$695,445	\$341,955	2.034	\$147.84	2010
<b>Totals:</b>			<b>\$4,359,268</b>	<b>\$1,595,500</b>			<b>\$3,002,117</b>	<b>\$2,096,598</b>			
			<b>Sales Ratio =&gt;</b>		<b>36.60</b>		<b>ECF =&gt;</b>		<b>1.432</b>		
			<b>Standard Deviation =&gt;</b>		<b>---</b>		<b>Median ECF =&gt;</b>		<b>1.336</b>		

**Conclusion:** The indicated ECF is 1.432; ECF of 1.430 will be used.

<b>ECF AREA: 2035 OKEMOS DOWNTOWN/HAGADORN/OUTLYING OFFICE 2040 GRAND RIVER/MARSH/NEWMAN/HASLETT OFFICE 2045 JOLLY/OKEMOS OFFICE 2050 EAST LANSING OFFICE</b>											
33-02-02-04-304-003	6200 PINE HOLLOW	10/11/21	\$335,000	\$205,600	61.37	\$83,918	\$251,082	\$271,135	0.688	\$90.97	2050
33-02-02-21-428-005	4736 MARSH	11/29/21	\$450,000	\$164,100	36.47	\$100,497	\$349,503	\$259,638	1.440	\$89.87	2035
33-02-02-21-428-002	4660 MARSH	02/28/22	\$503,000	\$306,100	60.85	\$217,079	\$285,921	\$380,717	1.079	\$47.45	2035
33-02-02-17-378-018	5093 EAST BROOKFIELD	08/07/22	\$207,000	\$96,800	46.76	\$86,067	\$120,933	\$115,507	1.383	\$74.37	2050
33-02-02-28-177-004	2367 SCIENCE	11/30/22	\$977,500	\$295,000	30.18	\$223,165	\$754,335	\$519,379	1.801	\$83.30	2045
33-02-02-29-300-026	2800 BENNETT	03/30/23	\$200,204	\$138,100	68.98	\$23,585	\$176,619	\$134,358	2.106	\$22.53	2035
<b>Totals:</b>			<b>\$2,672,704</b>	<b>\$1,205,700</b>			<b>\$1,938,393</b>	<b>\$1,680,734</b>			
			<b>Sales Ratio =&gt;</b>		<b>45.11</b>		<b>ECF =&gt;</b>		<b>1.153</b>		
			<b>Standard Deviation =&gt;</b>		<b>---</b>		<b>Median ECF =&gt;</b>		<b>1.412</b>		

**Conclusion:** The indicated ECF is 1.153; ECF of 1.150 will be used.

<b>ECF AREA: 2060 APARTMENTS, &gt;29 UNITS AND 2065 APARTMENTS, &lt;30 UNITS</b>											
33-02-02-03-452-012	6076 MARSH	04/20/21	\$2,372,595	\$721,800	30.42	\$1,336,083	\$1,036,512	\$712,600	1.455	\$36.10	2060
33-02-02-10-282-005	5715 SHAW	12/15/21	\$420,000	\$121,800	29.00	\$204,032	\$215,968	\$146,866	1.471	\$49.08	2065
33-02-02-10-282-003	5710 POTTER	12/09/22	\$690,000	\$135,600	19.65	\$201,210	\$488,790	\$114,376	4.274	\$115.72	2065
<b>Totals:</b>			<b>\$3,482,595</b>	<b>\$979,200</b>			<b>\$1,741,270</b>	<b>\$973,842</b>			
			<b>Sales Ratio =&gt;</b>		<b>28.12</b>		<b>ECF =&gt;</b>		<b>1.788</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.85</b>		<b>Median ECF =&gt;</b>		<b>1.471</b>		

**Conclusion:** The indicated ECF is 1.788; an ECF of 1.790 will be used.

<b>ECF AREA: 2900 (COMMERCIAL) CONDOMINIUMS</b>											
33-02-02-28-378-009	4121 OKEMOS	08/04/21	\$90,000	\$36,000	40.00	\$3,040	\$86,960	\$61,953	1.404	\$81.27	2900
33-02-02-21-277-002	4780 OKEMOS	08/05/21	\$282,500	\$152,400	53.95	\$7,346	\$275,154	\$216,534	1.271	\$163.01	2900
33-02-02-28-177-031	4265 OKEMOS	03/17/22	\$188,640	\$68,200	36.15	\$2,078	\$186,562	\$130,556	1.429	\$129.56	2900
33-02-02-28-377-004	4127 OKEMOS	03/22/22	\$92,700	\$30,600	33.01	\$2,019	\$90,681	\$55,733	1.627	\$107.44	2900
<b>Totals:</b>			<b>\$90,000</b>	<b>\$36,000</b>			<b>\$639,357</b>	<b>\$464,775</b>			
			<b>Sales Ratio =&gt;</b>		<b>40.00</b>		<b>ECF =&gt;</b>		<b>1.376</b>		
			<b>Standard Deviation =&gt;</b>		<b>9.23</b>		<b>Median ECF =&gt;</b>		<b>1.404</b>		

**Conclusion:** The indicated ECF is 1.376; an ECF of 1.380 will be used.

**MERIDIAN TOWNSHIP  
INDUSTRIAL  
2024 ECONOMIC CONDITION FACTOR (ECF) ANALYSIS**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
<b>ECF AREA: 3000 INDUSTRIAL</b>											
33-02-02-20-204-003	4900 DAWN	12/18/19	\$600,000	\$102,700	17.12	\$62,495	\$537,505	\$398,142	1.350	\$62.44	3000
33-02-02-20-204-006	4910 DAWN	12/11/20	\$325,000	\$129,900	39.97	\$6,567	\$263,433	\$315,175	0.836	\$35.22	3000
<b>Totals:</b>			<b>\$925,000</b>	<b>\$232,600</b>			<b>\$800,938</b>	<b>\$713,317</b>			
			<b>Sales Ratio =&gt;</b>		<b>25.15</b>		<b>ECF =&gt;</b>		<b>1.123</b>		
			<b>Standard Deviation =&gt;</b>		<b>---</b>		<b>Median ECF =&gt;</b>		<b>1.350</b>	<b>COD =&gt;</b>	<b>---</b>

**Conclusion:** These are the only usable improved sales covered by this ECF table which has occurred since 2014. The indicated ECF is 1.12; with consideration given to these sales and current market conditions, an ECF of 0.830 is estimated for use.

**MERIDIAN TOWNSHIP  
RESIDENTIAL (NON-GENERAL CONDOMINIUMS)  
2024 ECONOMIC CONDITION FACTOR (ECF) ANALYSIS**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
<b>ECF AREA: 4000 RESIDENTIAL U</b>											
33-02-02-24-251-009	351 NEWMAN	04/02/21	\$435,000	\$217,400	49.98	\$153,927	\$281,073	\$323,540	0.869	\$173.65	4000
33-02-02-10-126-006	1750 LAKE LANSING	04/07/21	\$95,000	\$44,500	46.84	\$42,652	\$52,348	\$61,291	0.854	\$121.79	4000
33-02-02-23-200-016	1205 HEIRLOOM	04/07/21	\$835,000	\$496,700	59.49	\$143,317	\$691,683	\$726,126	0.953	\$169.54	4000
33-02-02-27-251-001	4275 DOBIE	04/09/21	\$560,000	\$171,800	30.68	\$121,216	\$438,784	\$250,532	1.751	\$153.51	4000
33-02-02-14-400-032	1011 TIHART	04/16/21	\$775,000	\$330,600	42.66	\$169,216	\$605,784	\$561,715	1.078	\$188.84	4000
33-02-02-04-352-012	2390 LAKE LANSING	05/24/21	\$125,000	\$64,000	51.20	\$42,336	\$82,664	\$103,191	0.801	\$117.26	4000
33-02-02-24-352-001	955 GRAND RIVER	05/28/21	\$282,000	\$92,100	32.66	\$68,181	\$213,819	\$161,178	1.327	\$130.56	4000
33-02-02-24-303-007	4619 VAN ATTA	06/01/21	\$199,000	\$86,000	43.22	\$48,807	\$150,193	\$149,382	1.005	\$107.10	4000
33-02-02-21-180-014	2252 HAMILTON	06/09/21	\$310,000	\$108,200	34.90	\$64,582	\$245,418	\$189,054	1.298	\$135.67	4000
33-02-02-36-451-011	300 JOLLY	06/18/21	\$495,000	\$291,500	58.89	\$69,726	\$425,274	\$509,942	0.834	\$119.39	4000
33-02-02-13-200-002	498 PIPER	06/21/21	\$285,000	\$101,900	35.75	\$49,771	\$235,229	\$178,273	1.319	\$149.21	4000
33-02-02-25-101-010	4341 VAN ATTA	07/09/21	\$999,900	\$434,300	43.43	\$157,187	\$842,713	\$802,981	1.049	\$281.98	4000
33-02-02-24-377-013	4552 VAN ATTA	07/09/21	\$135,000	\$46,500	34.44	\$38,730	\$96,270	\$68,276	1.410	\$161.29	4000
33-02-02-01-476-009	6132 GREEN	07/14/21	\$760,000	\$268,000	35.26	\$159,099	\$600,901	\$430,082	1.397	\$303.27	4000
33-02-02-09-476-016	2017 RABY	07/21/21	\$470,000	\$180,100	38.32	\$84,831	\$385,169	\$355,551	1.083	\$182.88	4000
33-02-02-03-326-020	6157 MARSH	07/30/21	\$205,000	\$78,800	38.44	\$94,391	\$110,609	\$96,427	1.147	\$172.27	4000
33-02-02-01-402-005	6172 GREEN	08/10/21	\$190,000	\$66,500	35.00	\$52,877	\$137,123	\$104,141	1.317	\$169.64	4000
33-02-02-01-452-015	442 SHOESMITH	08/20/21	\$470,000	\$212,900	45.30	\$98,430	\$371,570	\$375,799	0.989	\$190.13	4000
33-02-02-26-176-009	1312 HATCH	09/29/21	\$175,000	\$57,000	32.57	\$42,418	\$132,582	\$88,162	1.504	\$166.83	4000
33-02-02-14-400-020	5210 WHITETAIL	10/12/21	\$350,000	\$143,500	41.00	\$64,887	\$285,113	\$261,609	1.090	\$177.85	4000
33-02-02-13-100-058	630 PIPER	11/03/21	\$319,000	\$140,400	44.01	\$107,880	\$211,120	\$226,296	0.933	\$132.42	4000
33-02-02-27-206-014	4409 DOBIE	11/22/21	\$410,000	\$112,900	27.54	\$91,880	\$318,120	\$220,794	1.441	\$165.86	4000
33-02-02-25-229-008	127 GRAND RIVER	01/18/22	\$425,000	\$163,200	38.40	\$86,978	\$338,022	\$297,622	1.136	\$151.62	4000
33-02-02-03-326-021	6141 MARSH	01/24/22	\$175,000	\$50,500	28.86	\$49,852	\$125,148	\$79,451	1.575	\$214.72	4000
33-02-02-21-179-001	2345 HAMILTON	03/09/22	\$276,000	\$106,100	38.44	\$22,562	\$253,438	\$218,979	1.157	\$85.34	4000
33-02-02-08-476-011	2522 BURCHAM	05/03/22	\$790,000	\$456,600	57.80	\$119,495	\$670,505	\$679,250	0.987	\$185.01	4000
33-02-02-09-301-007	2390 HASLETT	05/06/22	\$160,000	\$69,900	43.69	\$54,081	\$105,919	\$106,665	0.993	\$111.50	4000
33-02-02-34-251-019	3833 DOBIE	05/20/22	\$485,000	\$93,300	19.24	\$47,389	\$437,611	\$329,503	1.328	\$174.02	4000
33-02-02-09-203-015	5935 OKEMOS	06/01/22	\$183,000	\$73,100	39.95	\$44,716	\$138,284	\$124,889	1.107	\$84.92	4000
33-02-02-08-426-004	2510 HASLETT	06/07/22	\$300,000	\$95,900	31.97	\$68,810	\$231,190	\$117,986	1.959	\$104.53	4000
33-02-02-25-351-005	4051 VAN ATTA	06/17/22	\$850,000	\$352,100	41.42	\$144,179	\$705,821	\$558,521	1.264	\$196.90	4000
33-02-02-29-428-011	4215 HULETT	06/28/22	\$240,000	\$108,200	45.08	\$43,049	\$196,951	\$191,307	1.030	\$119.76	4000
33-02-02-34-202-023	3927 DOBIE	07/08/22	\$570,000	\$204,400	35.86	\$43,537	\$526,463	\$376,004	1.400	\$197.30	4000
33-02-02-01-201-009	9810 COLEMAN	07/29/22	\$348,000	\$132,400	38.05	\$114,735	\$233,265	\$209,730	1.112	\$191.84	4000
33-02-02-14-200-002	5454 CORNELL	09/13/22	\$380,000	\$155,700	40.97	\$120,489	\$259,511	\$223,294	1.162	\$289.86	4000
33-02-02-24-377-012	4558 VAN ATTA	11/29/22	\$119,000	\$42,600	35.80	\$24,141	\$94,859	\$67,253	1.410	\$131.64	4000
33-02-02-10-451-007	5595 MARSH	01/12/23	\$171,000	\$66,400	38.83	\$38,695	\$132,305	\$118,432	1.117	\$129.94	4000
33-02-02-01-201-005	9696 COLEMAN	01/17/23	\$289,900	\$124,400	42.91	\$104,226	\$185,674	\$167,260	1.110	\$207.07	4000
33-02-02-27-206-013	4455 DOBIE	03/31/23	\$228,500	\$75,000	32.82	\$50,167	\$178,333	\$123,022	1.450	\$182.65	4000
<b>Totals:</b>			<b>\$14,870,300</b>	<b>\$6,115,400</b>			<b>\$11,726,858</b>	<b>\$10,233,511</b>			
			<b>Sales Ratio =&gt;</b>		<b>41.12</b>		<b>ECF =&gt;</b>		<b>1.146</b>		
			<b>Standard Deviation =&gt;</b>		<b>8.34</b>		<b>Median ECF =&gt;</b>		<b>1.136</b>	<b>COD =&gt;</b>	<b>17.17</b>

**Conclusion:** The indicated ECF is 1.146; use **1.150**.

<b>ECF AREA: 4005 RESIDENTIAL A</b>											
33-02-02-06-328-065	6219 PORTER	04/06/21	\$157,500	\$65,800	41.78	\$35,501	\$121,999	\$100,756	1.211	\$118.15	4005
33-02-02-06-176-029	3346 BIBER	05/03/21	\$167,500	\$58,500	34.93	\$21,471	\$146,029	\$98,201	1.487	\$175.76	4005
33-02-02-06-127-022	6422 TOWAR	05/17/21	\$235,000	\$78,900	33.57	\$24,606	\$210,394	\$141,319	1.489	\$217.59	4005
33-02-02-06-327-068	6228 TOWAR	05/25/21	\$165,000	\$58,900	35.70	\$27,139	\$137,861	\$92,152	1.496	\$142.00	4005

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-06-328-048	6238 RUTHERFORD	06/07/21	\$175,000	\$54,600	31.20	\$17,943	\$157,057	\$96,046	1.635	\$190.01	4005
33-02-02-06-176-041	6312 GOSSARD	07/07/21	\$280,000	\$109,300	39.04	\$33,727	\$246,273	\$195,513	1.260	\$196.35	4005
33-02-02-06-176-036	6360 GOSSARD	08/26/21	\$200,000	\$91,300	45.65	\$29,616	\$170,384	\$161,542	1.055	\$160.64	4005
33-02-02-06-453-038	6071 HARDY	08/27/21	\$174,000	\$64,000	36.78	\$23,450	\$150,550	\$116,669	1.290	\$161.11	4005
33-02-02-06-452-042	6083 GIBSON	11/22/21	\$118,900	\$46,200	38.86	\$32,700	\$86,200	\$60,309	1.429	\$113.45	4005
33-02-02-06-476-029	6061 HART	12/03/21	\$165,000	\$57,600	34.91	\$23,740	\$141,260	\$93,335	1.513	\$152.78	4005
33-02-02-06-252-012	6294 PORTER	12/22/21	\$187,000	\$68,200	36.47	\$22,586	\$164,414	\$120,194	1.368	\$139.45	4005
33-02-02-06-453-032	3102 LAKE LANSING	01/31/22	\$138,400	\$48,700	35.19	\$21,728	\$116,672	\$89,471	1.304	\$142.39	4005
33-02-02-06-453-006	6088 GIBSON	04/15/22	\$119,000	\$55,000	46.22	\$30,860	\$88,140	\$80,288	1.098	\$111.42	4005
33-02-02-06-401-054	6235 POLLARD	04/15/22	\$225,000	\$107,800	47.91	\$20,063	\$204,937	\$195,093	1.050	\$166.05	4005
33-02-02-06-176-017	6309 TOWAR	04/25/22	\$260,000	\$103,900	39.96	\$44,556	\$215,444	\$162,041	1.330	\$204.40	4005
33-02-02-06-176-052	6294 GOSSARD	06/21/22	\$305,000	\$118,000	38.69	\$26,931	\$278,069	\$216,155	1.286	\$150.62	4005
33-02-02-06-176-035	6366 GOSSARD	08/02/22	\$247,500	\$96,300	38.91	\$30,873	\$216,627	\$162,008	1.337	\$198.80	4005
33-02-02-06-326-025	6179 TOWAR	08/03/22	\$230,000	\$100,000	43.48	\$36,857	\$193,143	\$162,130	1.191	\$159.72	4005
33-02-02-06-252-001	6336 PORTER	08/08/22	\$200,000	\$80,900	40.45	\$24,197	\$175,803	\$147,271	1.194	\$198.41	4005
33-02-02-06-451-036	6023 POLLARD	08/11/22	\$187,000	\$57,700	30.86	\$17,857	\$169,143	\$113,232	1.494	\$173.15	4005
33-02-02-06-426-005	3068 BIRCH ROW	10/28/22	\$182,000	\$65,500	35.99	\$21,390	\$160,610	\$108,260	1.484	\$184.21	4005
33-02-02-06-426-012	3084 BIRCH ROW	11/23/22	\$226,000	\$109,200	48.32	\$24,667	\$201,333	\$179,924	1.119	\$219.84	4005
33-02-02-06-426-011	3090 BIRCH ROW	12/02/22	\$236,000	\$102,700	43.52	\$23,328	\$212,672	\$183,636	1.158	\$237.90	4005
33-02-02-06-177-050	6371 PORTER	12/14/22	\$200,000	\$101,400	50.70	\$38,433	\$161,567	\$146,775	1.101	\$117.23	4005
33-02-02-06-177-043	6339 PORTER	01/06/23	\$212,800	\$81,400	38.25	\$22,837	\$189,963	\$149,603	1.270	\$146.15	4005
33-02-02-06-453-045	6058 GIBSON	01/13/23	\$108,000	\$45,800	42.41	\$30,610	\$77,390	\$65,280	1.186	\$109.76	4005
33-02-02-06-453-047	6042 GIBSON	02/16/23	\$205,000	\$70,600	34.44	\$26,638	\$178,362	\$135,910	1.312	\$213.54	4005
<b>Totals:</b>			<b>\$5,306,600</b>	<b>\$2,098,200</b>			<b>\$4,572,296</b>	<b>\$3,573,111</b>			
			<b>Sales Ratio =&gt;</b>		<b>39.54</b>		<b>ECF =&gt;</b>		<b>1.280</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.24</b>		<b>Median ECF =&gt;</b>		<b>1.290</b>	<b>COD =&gt;</b>	<b>10.08</b>

**Conclusion:** The indicated ECF is 1.280; use **1.280**

ECF AREA: 4015 RESIDENTIAL C											
33-02-02-05-302-024	6113 HORIZON	12/27/21	\$295,000	\$109,100	36.98	\$42,800	\$252,200	\$185,000	1.363	\$153.33	4015
33-02-02-05-302-026	6101 HORIZON	08/20/21	\$297,000	\$118,600	39.93	\$47,336	\$249,664	\$200,296	1.246	\$129.47	4015
33-02-02-05-303-016	6138 HORIZON	04/27/22	\$291,000	\$115,800	39.79	\$44,878	\$246,122	\$195,528	1.259	\$135.98	4015
33-02-02-05-303-023	6096 HORIZON	04/01/22	\$336,500	\$125,100	37.18	\$48,544	\$287,956	\$201,909	1.426	\$147.59	4015
33-02-02-05-304-007	6186 SKYLINE	08/11/21	\$272,900	\$112,800	41.33	\$65,666	\$207,234	\$174,297	1.189	\$109.33	4015
33-02-02-05-304-014	6108 SKYLINE	01/03/23	\$464,000	\$190,200	40.99	\$84,984	\$379,016	\$319,023	1.188	\$183.04	4015
33-02-02-05-304-024	6010 SKYLINE	01/31/22	\$276,000	\$127,800	46.30	\$76,486	\$199,514	\$187,822	1.062	\$164.29	4015
33-02-02-05-451-011	6055 DAWN	11/24/21	\$391,000	\$259,200	66.29	\$79,177	\$311,823	\$329,775	0.946	\$98.64	4015
33-02-02-05-451-012	6051 DAWN	11/15/22	\$415,000	\$219,700	52.94	\$67,025	\$347,975	\$333,415	1.044	\$173.93	4015
33-02-02-06-351-023	6057 HARKSON	08/08/22	\$281,000	\$99,200	35.30	\$67,957	\$213,043	\$159,496	1.336	\$188.59	4015
<b>Totals:</b>			<b>\$3,319,400</b>	<b>\$1,477,500</b>			<b>\$2,694,547</b>	<b>\$2,286,561</b>			
			<b>Sales Ratio =&gt;</b>		<b>44.51</b>		<b>ECF =&gt;</b>		<b>1.178</b>		
			<b>Standard Deviation =&gt;</b>		<b>9.45</b>		<b>Median ECF =&gt;</b>		<b>1.218</b>	<b>COD =&gt;</b>	<b>9.85</b>

**Conclusion:** The indicated ECF is 1.178. An ECF of **1.180** will be used.

ECF AREA: 4020 RESIDENTIAL D											
33-02-02-08-126-018	2796 BUGLERS	05/07/21	\$297,000	\$112,600	37.91	\$72,226	\$224,774	\$175,669	1.280	\$153.17	4020
33-02-02-08-180-019	2804 BLYTHEWOOD	05/14/21	\$323,000	\$121,200	37.52	\$63,613	\$259,387	\$186,894	1.388	\$148.85	4020
33-02-02-08-127-008	5917 BLYTHEFIELD	07/02/21	\$340,000	\$118,100	34.74	\$55,136	\$284,864	\$200,595	1.420	\$157.41	4020
33-02-02-08-202-003	2766 STILL VALLEY	08/17/21	\$251,500	\$118,800	47.24	\$71,230	\$180,270	\$173,829	1.037	\$148.90	4020
33-02-02-08-102-004	2941 COLONY	09/13/21	\$309,900	\$125,400	40.46	\$61,110	\$248,790	\$199,575	1.247	\$133.12	4020
33-02-02-08-181-005	2781 STILL VALLEY	09/16/21	\$254,000	\$116,300	45.79	\$65,225	\$188,775	\$183,572	1.028	\$164.94	4020
33-02-02-08-127-007	5925 BLYTHEFIELD	09/24/21	\$299,000	\$112,900	37.76	\$63,614	\$235,386	\$170,675	1.379	\$142.31	4020
33-02-02-08-203-004	2761 STILL VALLEY	10/08/21	\$256,500	\$103,600	40.39	\$53,885	\$202,615	\$172,628	1.174	\$156.02	4020

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-08-153-002	2977 CRESTWOOD	12/10/21	\$366,500	\$153,600	41.91	\$92,951	\$273,549	\$237,348	1.153	\$141.40	4020
33-02-02-08-182-018	2781 SOUTHWOOD	12/21/21	\$295,000	\$103,300	35.02	\$49,899	\$245,101	\$185,585	1.321	\$177.07	4020
33-02-02-08-101-032	5931 HIGHGATE	01/13/22	\$325,000	\$132,800	40.86	\$62,058	\$262,942	\$221,095	1.189	\$138.18	4020
33-02-02-08-101-014	2948 COLONY	02/04/22	\$348,500	\$134,400	38.57	\$70,825	\$277,675	\$208,081	1.334	\$154.27	4020
33-02-02-08-154-013	2861 HIGHGATE	04/22/22	\$315,000	\$146,600	46.54	\$82,291	\$232,709	\$204,869	1.136	\$144.36	4020
33-02-02-08-129-011	2781 BUGLERS	05/12/22	\$335,000	\$130,200	38.87	\$67,693	\$267,307	\$197,961	1.350	\$166.50	4020
33-02-02-08-101-015	2940 COLONY	05/27/22	\$329,900	\$133,100	40.35	\$63,647	\$266,253	\$205,011	1.299	\$137.34	4020
33-02-02-08-128-012	5899 SHADOW LAWN	06/03/22	\$367,900	\$130,800	35.55	\$60,602	\$307,298	\$214,174	1.435	\$169.54	4020
33-02-02-08-126-005	5998 HIGHGATE	06/30/22	\$275,000	\$105,600	38.40	\$70,085	\$204,915	\$163,407	1.254	\$201.61	4020
33-02-02-08-154-001	2915 CRESTWOOD	07/14/22	\$305,000	\$124,200	40.72	\$59,945	\$245,055	\$200,601	1.222	\$141.20	4020
33-02-02-08-130-001	5996 PATRIOTS	07/20/22	\$299,900	\$117,300	39.11	\$71,062	\$228,838	\$173,062	1.322	\$146.58	4020
33-02-02-08-128-002	5928 BLYTHEFIELD	07/22/22	\$367,000	\$134,300	36.59	\$67,764	\$299,236	\$225,755	1.325	\$165.02	4020
33-02-02-08-101-019	2914 COLONY	09/02/22	\$375,000	\$164,400	43.84	\$70,427	\$304,573	\$238,929	1.275	\$172.18	4020
33-02-02-08-103-003	2895 COLONY	09/28/22	\$382,200	\$158,300	41.42	\$75,560	\$306,640	\$256,381	1.196	\$135.92	4020
33-02-02-08-182-008	2835 SOUTHWOOD	10/14/22	\$315,000	\$115,000	36.51	\$62,475	\$252,525	\$189,192	1.335	\$182.93	4020
33-02-02-08-129-001	5934 SHADOW LAWN	01/19/23	\$300,000	\$130,600	43.53	\$60,303	\$239,697	\$198,866	1.205	\$116.73	4020
33-02-02-08-102-003	2947 COLONY	02/01/23	\$295,000	\$126,200	42.78	\$60,271	\$234,729	\$187,778	1.250	\$133.18	4020
33-02-02-08-129-013	5933 PATRIOTS	02/28/23	\$355,000	\$127,000	35.77	\$61,631	\$293,369	\$235,833	1.244	\$141.27	4020

**Totals:** \$8,282,800      \$3,296,600      **39.80**      ECF => **1.261**  
Sales Ratio =>      Standard Deviation => **3.50**      Median ECF => **1.264**      COD => **6.49**

**Conclusion:** The indicated ECF is 1.261; use **1.260**.

ECF AREA: 4025 RESIDENTIAL E											
33-02-02-05-226-004	6420 EAST ISLAND LAKE	04/09/21	\$509,000	\$254,200	49.94	\$136,812	\$372,188	\$513,557	0.725	\$144.87	4025
33-02-02-05-251-012	6261 WINDRUSH	04/20/21	\$529,000	\$209,900	39.68	\$130,169	\$398,831	\$406,430	0.981	\$144.84	4025
33-02-02-04-151-019	6268 MEREFORD	06/16/21	\$885,000	\$406,500	45.93	\$157,926	\$727,074	\$932,769	0.779	\$181.40	4025
33-02-02-04-128-015	6410 RIDGEPOND	07/07/21	\$730,000	\$330,800	45.32	\$123,756	\$606,244	\$797,866	0.760	\$189.88	4025
33-02-02-05-276-004	6330 PINE HOLLOW	09/10/21	\$825,000	\$377,200	45.72	\$215,672	\$609,328	\$764,784	0.797	\$274.61	4025
33-02-02-04-105-017	6417 OAKENCLIFFE	11/30/21	\$1,150,000	\$481,800	41.90	\$141,460	\$1,008,540	\$1,216,064	0.829	\$181.26	4025
33-02-02-05-226-011	6500 THORNGATE	01/11/22	\$560,000	\$292,500	52.23	\$162,086	\$397,914	\$515,251	0.772	\$177.73	4025
33-02-02-04-102-003	2454 PINE HOLLOW	02/02/22	\$800,000	\$359,900	44.99	\$154,492	\$645,508	\$806,654	0.800	\$146.37	4025
33-02-02-05-228-002	6380 PINE HOLLOW	03/31/22	\$870,000	\$318,800	36.64	\$140,121	\$729,879	\$690,264	1.057	\$188.03	4025
33-02-02-05-429-008	6181 WHITEHILLS LAKES	05/06/22	\$815,000	\$333,100	40.87	\$152,925	\$662,075	\$753,316	0.879	\$204.87	4025
33-02-02-04-128-016	6416 RIDGEPOND	05/17/22	\$675,000	\$309,200	45.81	\$120,909	\$554,091	\$679,714	0.815	\$221.91	4025
33-02-02-05-201-011	6479 ISLAND LAKE	06/01/22	\$525,000	\$241,600	46.02	\$102,362	\$422,638	\$517,875	0.816	\$176.93	4025
33-02-02-04-103-005	2370 PINE HOLLOW	06/14/22	\$699,900	\$297,400	42.49	\$129,172	\$570,728	\$635,141	0.899	\$172.73	4025
33-02-02-05-228-004	6400 PINE HOLLOW	06/22/22	\$1,850,000	\$863,800	46.69	\$499,061	\$1,350,939	\$1,575,571	0.857	\$206.66	4025
33-02-02-05-226-010	6488 EAST ISLAND LAKE	07/06/22	\$595,000	\$266,800	44.84	\$171,731	\$423,269	\$531,147	0.797	\$180.48	4025
33-02-02-05-476-022	6033 SOUTHRIDGE	07/29/22	\$585,000	\$215,700	36.87	\$160,340	\$424,660	\$454,357	0.935	\$229.24	4025
33-02-02-04-301-010	6253 FENWICK	10/21/22	\$600,000	\$255,900	42.65	\$67,278	\$532,722	\$631,194	0.844	\$290.87	4025
33-02-02-04-151-018	6230 PINE HOLLOW	03/28/23	\$680,000	\$320,100	47.07	\$159,925	\$520,075	\$653,989	0.795	\$208.61	4025
33-02-02-05-476-019	6051 SOUTHRIDGE	03/30/23	\$920,000	\$344,800	37.48	\$132,131	\$787,869	\$793,775	0.993	\$210.44	4025

**Totals:** \$14,802,900      \$6,480,000      **43.78**      ECF => **0.847**  
Sales Ratio =>      Standard Deviation => **4.22**      Median ECF => **0.816**      COD => **7.97**

**Conclusion:** The indicated ECF is 0.847; use **0.850**.

ECF AREA: 4030 RESIDENTIAL F											
33-02-02-22-379-001	4660 SENECA	06/11/21	\$219,900	\$87,400	39.75	\$52,383	\$167,517	\$129,104	1.298	\$70.29	4030
33-02-02-22-379-017	1785 HAMILTON	06/18/21	\$264,900	\$94,500	35.67	\$98,535	\$166,365	\$116,562	1.427	\$87.91	4030
33-02-02-20-151-012	1526 RIVER TERRACE	10/18/21	\$192,000	\$72,600	37.81	\$55,829	\$136,171	\$89,164	1.527	\$104.90	4030
33-02-02-29-126-008	4463 EASTWAY	11/19/21	\$300,000	\$101,600	33.87	\$63,701	\$236,299	\$152,891	1.546	\$111.37	4030
33-02-02-22-378-009	4535 SENECA	01/31/22	\$340,000	\$151,800	44.65	\$53,455	\$286,545	\$236,765	1.210	\$113.56	4030

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-21-254-010	4808 ARDMORE	05/17/22	\$175,000	\$64,300	36.74	\$62,037	\$112,963	\$68,216	1.656	\$73.69	4030
33-02-02-22-380-006	4511 SENECA	05/24/22	\$332,000	\$124,400	37.47	\$47,688	\$284,312	\$211,228	1.346	\$110.80	4030
33-02-02-22-377-008	4605 SENECA	08/12/22	\$285,000	\$92,600	32.49	\$104,906	\$180,094	\$150,661	1.195	\$85.04	4030
33-02-02-28-176-029	2271 HULETT	08/18/22	\$290,000	\$100,500	34.66	\$54,896	\$235,104	\$174,709	1.346	\$89.98	4030
33-02-02-21-327-002	2227 HAMILTON	08/29/22	\$275,000	\$79,700	28.98	\$59,542	\$215,458	\$121,077	1.780	\$124.47	4030
33-02-02-21-176-008	4863 GRAND VIEW	10/04/22	\$190,000	\$87,800	46.21	\$55,467	\$134,533	\$113,863	1.182	\$81.35	4030
<b>Totals:</b>			<b>\$2,863,800</b>	<b>\$1,057,200</b>			<b>\$2,155,361</b>	<b>\$1,564,239</b>			
			<b>Sales Ratio =&gt;</b>		<b>36.92</b>		<b>ECF =&gt;</b>		<b>1.378</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.03</b>		<b>Median ECF =&gt;</b>		<b>1.346</b>	<b>COD =&gt;</b>	<b>11.52</b>

Conclusion: The indicated ECF is 1.378; use [1.380](#).

ECF AREA: 4035 RESIDENTIAL G											
33-02-02-01-376-003	6089 BEECHWOOD	12/06/21	\$274,000	\$95,100	34.71	\$68,016	\$205,984	\$195,142	1.056	\$97.61	4035
33-02-02-01-376-014	588 OAKDALE	08/24/22	\$274,000	\$81,800	29.85	\$52,849	\$221,151	\$153,166	1.444	\$97.61	4035
33-02-02-03-181-010	1782 MICHAEL	05/16/22	\$169,250	\$56,400	33.32	\$38,670	\$130,580	\$104,678	1.247	\$97.61	4035
33-02-02-03-182-004	1787 MICHAEL	08/04/21	\$133,000	\$50,200	37.74	\$33,971	\$99,029	\$78,444	1.262	\$97.61	4035
33-02-02-03-182-005	1785 MICHAEL	06/01/21	\$175,000	\$57,900	33.09	\$36,873	\$138,127	\$103,045	1.340	\$97.61	4035
33-02-02-03-183-003	1787 CREST	04/26/21	\$212,000	\$86,000	40.57	\$41,134	\$170,866	\$151,116	1.131	\$97.61	4035
33-02-02-03-183-007	6283 MARSH	06/23/21	\$140,000	\$51,300	36.64	\$28,642	\$111,358	\$93,633	1.189	\$59.59	4035
<b>Totals:</b>			<b>\$1,377,250</b>	<b>\$478,700</b>			<b>\$1,077,095</b>	<b>\$879,225</b>			
			<b>Sales Ratio =&gt;</b>		<b>34.76</b>		<b>ECF =&gt;</b>		<b>1.225</b>		
			<b>Standard Deviation =&gt;</b>		<b>3.51</b>		<b>Median ECF =&gt;</b>		<b>1.247</b>	<b>COD =&gt;</b>	<b>7.70</b>

Conclusion: The indicated ECF is 1.225; use [1.230](#).

ECF AREA: 4040 RESIDENTIAL H											
33-02-02-03-456-020	1684 PEPPER RIDGE	07/02/21	\$188,500	\$85,100	45.15	\$46,173	\$142,327	\$125,499	1.134	\$136.85	4040
33-02-02-03-454-015	1615 PERCH	07/23/21	\$187,000	\$84,300	45.08	\$58,732	\$128,268	\$103,527	1.239	\$81.23	4040
33-02-02-03-454-004	1609 PERCH	08/30/21	\$122,500	\$41,600	33.96	\$18,916	\$103,584	\$62,172	1.666	\$111.14	4040
33-02-02-11-176-013	5837 CARLTON	08/30/21	\$730,000	\$328,300	44.97	\$55,521	\$674,479	\$554,416	1.217	\$150.05	4040
33-02-02-03-251-012	6285 RIDGE	09/01/21	\$147,000	\$59,800	40.68	\$30,029	\$116,971	\$84,095	1.391	\$129.97	4040
33-02-02-03-254-005	6252 RIDGE	09/13/21	\$159,900	\$63,400	39.65	\$31,314	\$128,586	\$97,473	1.319	\$103.95	4040
33-02-02-03-255-019	6264 W LAKE	09/24/21	\$221,100	\$86,200	38.99	\$35,634	\$185,466	\$132,191	1.403	\$121.30	4040
33-02-02-02-407-008	6128 E LAKE	10/08/21	\$150,000	\$46,700	31.13	\$24,640	\$125,360	\$69,466	1.805	\$115.11	4040
33-02-02-03-254-018	6255 W LAKE	11/09/21	\$238,000	\$83,500	35.08	\$48,743	\$189,257	\$96,265	1.966	\$115.26	4040
33-02-02-10-202-029	5983 CYPRESS	11/22/21	\$205,000	\$87,200	42.54	\$42,314	\$162,686	\$134,385	1.211	\$114.01	4040
33-02-02-03-254-021	1701 LEE	12/30/21	\$172,000	\$60,300	35.06	\$33,625	\$138,375	\$87,656	1.579	\$149.76	4040
33-02-02-03-455-006	6013 GREENMAN	12/30/21	\$369,999	\$148,100	40.03	\$82,830	\$287,169	\$216,020	1.329	\$176.83	4040
33-02-02-03-252-009	6293 W LAKE	04/12/22	\$260,000	\$80,400	30.92	\$29,808	\$230,192	\$119,162	1.932	\$159.86	4040
33-02-02-03-251-002	6291 RIDGE	05/10/22	\$175,000	\$69,900	39.94	\$29,590	\$145,410	\$98,396	1.478	\$126.22	4040
33-02-02-10-204-028	5983 MARTINUS	05/19/22	\$121,500	\$40,700	33.50	\$21,618	\$99,882	\$55,003	1.816	\$141.08	4040
33-02-02-03-226-008	6389 W LAKE	06/03/22	\$215,000	\$88,800	41.30	\$40,300	\$174,700	\$124,608	1.402	\$119.01	4040
33-02-02-03-405-002	6174 FOSTER	06/24/22	\$205,000	\$68,000	33.17	\$27,477	\$177,523	\$97,067	1.829	\$147.94	4040
33-02-02-03-253-022	6292 W LAKE	08/29/22	\$234,900	\$79,800	33.97	\$30,928	\$203,972	\$113,304	1.800	\$145.28	4040
33-02-02-10-201-012	5997 GREENMAN	09/01/22	\$150,000	\$57,600	38.40	\$41,006	\$108,994	\$76,169	1.431	\$117.83	4040
33-02-02-03-458-001	6004 GREENMAN	11/02/22	\$175,500	\$70,600	40.23	\$33,249	\$142,251	\$97,763	1.455	\$129.32	4040
33-02-02-10-202-030	1710 LAKE LANSING	12/22/22	\$150,000	\$65,700	43.80	\$31,818	\$118,182	\$87,097	1.357	\$147.73	4040
33-02-02-10-202-009	5976 GREENMAN	02/01/23	\$148,500	\$44,900	30.24	\$20,467	\$128,033	\$93,533	1.369	\$112.51	4040
33-02-02-03-255-015	6249 W REYNOLDS	02/21/23	\$379,900	\$156,100	41.09	\$19,094	\$360,806	\$259,389	1.391	\$214.77	4040
33-02-02-03-454-008	1606 BASS	03/13/23	\$97,000	\$46,500	47.94	\$18,654	\$78,346	\$64,562	1.213	\$85.16	4040
<b>Totals:</b>			<b>\$5,203,299</b>	<b>\$2,043,500</b>			<b>\$4,350,819</b>	<b>\$3,049,219</b>			
			<b>Sales Ratio =&gt;</b>		<b>39.27</b>		<b>ECF =&gt;</b>		<b>1.427</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.06</b>		<b>Median ECF =&gt;</b>		<b>1.403</b>	<b>COD =&gt;</b>	<b>13.61</b>

Conclusion: The indicated ECF is 1.427; use [1.430](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
<b>ECF AREA: 4045 RESIDENTIAL I</b>											
33-02-02-04-454-012	6050 MARIETTA	05/19/21	\$531,000	\$252,700	47.59	\$95,458	\$435,542	\$567,587	0.767	203.137	4045
33-02-02-04-402-002	6080 SACRAMENTO	06/14/21	\$650,000	\$282,600	43.48	\$109,951	\$540,049	\$629,175	0.858	224.448	4045
33-02-02-04-476-003	2116 ISAAC	06/16/21	\$549,900	\$214,300	38.97	\$87,741	\$462,159	\$468,712	0.986	225.646	4045
33-02-02-04-452-008	6085 SACRAMENTO	06/30/21	\$575,000	\$259,600	45.15	\$130,092	\$444,908	\$547,746	0.812	200.979	4045
33-02-02-04-477-003	2115 ISAAC	12/13/21	\$498,000	\$210,200	42.21	\$94,138	\$403,862	\$450,189	0.897	298.561	4045
33-02-02-04-452-017	6064 SLEEPY HOLLOW	03/23/22	\$635,000	\$198,800	31.31	\$90,238	\$544,762	\$535,281	1.018	234.924	4045
33-02-02-04-451-011	6069 SLEEPY HOLLOW	06/29/22	\$785,000	\$350,500	44.65	\$100,640	\$684,360	\$787,343	0.869	213.955	4045
33-02-02-04-454-002	6041 SLEEPY HOLLOW	07/14/22	\$476,500	\$219,200	46.00	\$94,495	\$382,005	\$449,900	0.849	241.266	4045
33-02-02-04-453-007	6022 SLEEPY HOLLOW	09/26/22	\$575,000	\$251,500	43.74	\$130,794	\$444,206	\$496,783	0.894	209.931	4045
33-02-02-04-452-018	6060 SLEEPY HOLLOW	11/11/22	\$591,500	\$240,500	40.66	\$96,340	\$495,160	\$505,533	0.979	341.119	4045
33-02-02-04-402-006	6106 FRESNO	11/21/22	\$850,000	\$337,600	39.72	\$112,423	\$737,577	\$793,946	0.929	194.909	4045
33-02-02-04-477-002	2121 ISAAC	01/09/23	\$564,900	\$195,600	34.63	\$85,000	\$479,900	\$494,722	0.970	224.345	4045

<b>Totals:</b>			<b>\$7,281,800</b>	<b>\$3,013,100</b>			<b>\$6,054,490</b>	<b>\$6,726,917</b>			
	<b>Sales Ratio =&gt;</b>				<b>41.38</b>		<b>ECF =&gt;</b>		<b>0.900</b>		
	<b>Standard Deviation =&gt;</b>				<b>4.78</b>		<b>Median ECF =&gt;</b>		<b>0.896</b>	<b>COD =&gt;</b>	<b>100.67</b>

**Conclusion:** The indicated ECF is 0.900; use **0.900**.

<b>ECF AREA: 4050 RESIDENTIAL J</b>											
33-02-02-09-203-008	5910 E SLEEPY HOLLOW	09/13/21	\$249,900	\$98,400	39.38	\$18,689	\$231,211	\$167,773	1.378	136	4050
33-02-02-09-203-022	5930 E SLEEPY HOLLOW	09/22/22	\$245,000	\$101,100	41.27	\$27,771	\$217,229	\$157,697	1.378	151	4050

<b>Totals:</b>			<b>\$494,900</b>	<b>\$199,500</b>			<b>\$448,440</b>	<b>\$325,470</b>			
	<b>Sales Ratio =&gt;</b>				<b>40.31</b>		<b>ECF =&gt;</b>		<b>1.378</b>		
	<b>Standard Deviation =&gt;</b>				<b>1.34</b>		<b>Median ECF =&gt;</b>		<b>1.378</b>	<b>COD =&gt;</b>	<b>0.00</b>

**Conclusion:** The indicated ECF is 1.378; use **1.380**.

<b>ECF AREA: 4055 RESIDENTIAL K</b>											
33-02-02-09-163-006	2488 BARNSBURY	04/30/21	\$374,900	\$140,800	37.56	\$51,812	\$323,088	\$306,551	1.054	\$120.11	4055
33-02-02-09-126-025	5933 WESTMINSTER	08/25/21	\$350,000	\$117,600	33.60	\$48,293	\$301,707	\$284,244	1.061	\$150.48	4055
33-02-02-09-163-012	2462 BARNSBURY	09/01/21	\$438,100	\$193,800	44.24	\$51,601	\$386,499	\$439,397	0.880	\$164.40	4055
33-02-02-09-163-001	2458 BARNSBURY	09/10/21	\$315,000	\$113,700	36.10	\$46,439	\$268,561	\$274,086	0.980	\$116.11	4055
33-02-02-09-161-004	2455 BARNSBURY	11/19/21	\$434,900	\$142,800	32.84	\$44,663	\$390,237	\$422,501	0.924	\$149.75	4055
33-02-02-09-160-003	5868 WESTMINSTER	06/30/22	\$390,000	\$119,600	30.67	\$47,923	\$342,077	\$285,768	1.197	\$150.83	4055
33-02-02-09-126-014	5982 EVERETT	11/14/22	\$278,000	\$113,500	40.83	\$38,523	\$239,477	\$241,285	0.993	\$122.31	4055

<b>Totals:</b>			<b>\$2,580,900</b>	<b>\$941,800</b>			<b>\$2,251,646</b>	<b>\$2,253,831</b>			
	<b>Sales Ratio =&gt;</b>				<b>36.49</b>		<b>ECF =&gt;</b>		<b>0.999</b>		
	<b>Standard Deviation =&gt;</b>				<b>4.76</b>		<b>Median ECF =&gt;</b>		<b>0.993</b>	<b>COD =&gt;</b>	<b>7.55</b>

**Conclusion:** The indicated ECF is 0.999; use **1.000**.

<b>ECF AREA: 4060 RESIDENTIAL L</b>											
33-02-02-10-178-003	5832 MONTEBELLO	04/01/21	\$202,000	\$102,000	50.50	\$39,250	\$162,750	\$165,537	0.983	\$99.24	4060
33-02-02-03-185-002	6275 ROYAL OAK	05/19/21	\$215,000	\$75,700	35.21	\$25,392	\$189,608	\$113,485	1.671	\$120.92	4060
33-02-02-03-177-001	6370 ROYAL OAK	06/08/21	\$245,000	\$99,500	40.61	\$34,557	\$210,443	\$153,772	1.369	\$100.21	4060
33-02-02-03-153-001	1894 WILDER	07/30/21	\$280,000	\$110,700	39.54	\$26,982	\$253,018	\$182,275	1.388	\$162.71	4060
33-02-02-10-153-004	5832 BOIS ILE	09/02/21	\$275,000	\$124,000	45.09	\$31,239	\$243,761	\$205,291	1.187	\$135.88	4060
33-02-02-03-178-021	6326 ROYAL OAK	09/29/21	\$215,000	\$85,500	39.77	\$26,072	\$188,928	\$138,579	1.363	\$145.11	4060
33-02-02-03-178-027	6290 ROYAL OAK	10/22/21	\$210,000	\$77,000	36.67	\$24,911	\$185,089	\$118,929	1.556	\$131.27	4060
33-02-02-10-179-003	1841 LYNDHURST	01/04/22	\$186,000	\$60,900	32.74	\$29,780	\$156,220	\$112,655	1.387	\$150.21	4060
33-02-02-10-326-003	5718 BAYONNE	01/21/22	\$209,900	\$70,800	33.73	\$33,979	\$175,921	\$114,925	1.531	\$153.78	4060
33-02-02-10-176-026	1840 LYNDHURST	04/28/22	\$165,000	\$67,400	40.85	\$37,862	\$127,138	\$85,928	1.480	\$120.40	4060
33-02-02-11-327-004	5746 RIDGEWAY	05/10/22	\$230,500	\$110,400	47.90	\$46,426	\$184,074	\$163,006	1.129	\$112.79	4060
33-02-02-03-184-001	6315 HIGH	05/20/22	\$191,500	\$78,200	40.84	\$28,317	\$163,183	\$107,435	1.519	\$101.86	4060
33-02-02-10-129-005	5902 BEUNA	06/30/22	\$247,000	\$91,200	36.92	\$33,570	\$213,430	\$153,128	1.394	\$176.68	4060



Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-10-130-001	5934 MONTEBELLO	07/01/22	\$249,900	\$95,200	38.10	\$33,549	\$216,351	\$152,347	1.420	\$187.15	4060
33-02-02-10-177-015	5811 MONTEBELLO	07/08/22	\$186,000	\$82,300	44.25	\$33,655	\$152,345	\$123,353	1.235	\$122.86	4060
33-02-02-03-178-013	1832 CREST	07/22/22	\$222,500	\$85,400	38.38	\$24,540	\$197,960	\$127,765	1.549	\$110.35	4060
33-02-02-10-129-015	5887 MONTEBELLO	07/25/22	\$300,000	\$112,600	37.53	\$33,075	\$266,925	\$180,397	1.480	\$127.84	4060
33-02-02-03-177-013	1834 SUNHOLLOW	08/24/22	\$260,400	\$85,600	32.87	\$29,208	\$231,192	\$150,851	1.533	\$143.60	4060
33-02-02-11-327-002	5724 RIDGEWAY	08/29/22	\$347,500	\$116,600	33.55	\$40,212	\$307,288	\$219,624	1.399	\$136.94	4060
33-02-02-10-129-019	1804 SHERBROOK	09/09/22	\$231,100	\$94,800	41.02	\$33,058	\$198,042	\$136,106	1.455	\$140.46	4060
33-02-02-10-177-010	5790 BEUNA	10/24/22	\$231,000	\$87,900	38.05	\$35,445	\$195,555	\$140,340	1.393	\$134.31	4060
<b>Totals:</b>			<b>\$4,900,300</b>	<b>\$1,913,700</b>			<b>\$4,219,221</b>	<b>\$3,045,730</b>			
			<b>Sales Ratio =&gt;</b>		<b>39.05</b>		<b>ECF =&gt;</b>		<b>1.385</b>		
			<b>Standard Deviation =&gt;</b>		<b>4.75</b>		<b>Median ECF =&gt;</b>		<b>1.399</b>	<b>COD =&gt;</b>	<b>8.08</b>

**Conclusion:** The indicated ECF is 1.385; use [1.390](#).

ECF AREA: 4065 RESIDENTIAL M											
33-02-02-15-278-015	1518 PICADILLY	07/13/21	\$335,000	\$115,400	34.45	\$60,935	\$274,065	\$289,401	0.947	\$169.80	4065
33-02-02-10-376-012	5600 WILD IRIS	08/31/21	\$510,000	\$202,700	39.75	\$83,596	\$426,404	\$465,865	0.915	\$172.84	4065
33-02-02-10-352-013	5555 STAR FLOWER	01/25/22	\$439,900	\$201,800	45.87	\$65,336	\$374,564	\$489,320	0.765	\$166.18	4065
33-02-02-15-280-032	5293 THAMES	01/31/22	\$320,000	\$138,800	43.38	\$65,322	\$254,678	\$306,344	0.831	\$134.75	4065
33-02-02-15-278-002	1541 DOWNING	03/24/22	\$305,000	\$102,900	33.74	\$63,530	\$241,470	\$212,171	1.138	\$149.98	4065
33-02-02-10-376-019	5544 WILD IRIS	04/18/22	\$442,500	\$186,600	42.17	\$83,946	\$358,554	\$430,606	0.833	\$188.71	4065
33-02-02-15-280-006	1600 DOWNING	05/31/22	\$385,000	\$150,600	39.12	\$63,135	\$321,865	\$377,977	0.852	\$131.53	4065
33-02-02-15-281-007	5314 HAVERSHAM	06/10/22	\$475,000	\$186,200	39.20	\$65,524	\$409,476	\$446,976	0.916	\$165.71	4065
33-02-02-15-279-009	5316 THAMES	07/01/22	\$315,000	\$105,200	33.40	\$56,182	\$258,818	\$235,218	1.100	\$174.88	4065
33-02-02-15-280-019	1547 PICADILLY	07/08/22	\$395,000	\$137,300	34.76	\$53,725	\$341,275	\$346,437	0.985	\$214.64	4065
33-02-02-15-282-001	5277 HAVERSHAM	08/04/22	\$345,000	\$125,600	36.41	\$76,671	\$268,329	\$314,220	0.854	\$142.20	4065
33-02-02-15-280-022	1523 PICADILLY	08/31/22	\$350,000	\$129,700	37.06	\$53,777	\$296,223	\$319,167	0.928	\$158.24	4065
33-02-02-10-352-008	5583 STAR FLOWER	09/06/22	\$430,000	\$155,900	36.26	\$66,190	\$363,810	\$367,074	0.991	\$177.90	4065
33-02-02-15-281-008	5305 CHANTILLY	10/03/22	\$403,000	\$175,300	43.50	\$62,331	\$340,669	\$433,198	0.786	\$137.81	4065
33-02-02-15-278-021	1521 DOWNING	10/06/22	\$455,000	\$178,600	39.25	\$60,858	\$394,142	\$482,427	0.817	\$143.32	4065
33-02-02-15-253-002	5265 HAVERSHAM	11/03/22	\$385,000	\$154,900	40.23	\$57,825	\$327,175	\$377,843	0.866	\$136.10	4065
<b>Totals:</b>			<b>\$6,290,400</b>	<b>\$2,447,500</b>			<b>\$5,251,517</b>	<b>\$5,894,241</b>			
			<b>Sales Ratio =&gt;</b>		<b>38.91</b>		<b>ECF =&gt;</b>		<b>0.891</b>		
			<b>Standard Deviation =&gt;</b>		<b>3.77</b>		<b>Median ECF =&gt;</b>		<b>0.891</b>	<b>COD =&gt;</b>	<b>9.20</b>

**Conclusion:** The indicated ECF is 0.891; use [0.890](#).

ECF AREA: 4070 RESIDENTIAL N											
33-02-02-09-402-029	5661 OKEMOS	04/06/21	\$299,000	\$102,400	34.25	\$41,552	\$257,448	\$178,822	1.440	\$123.06	4070
33-02-02-10-476-007	5594 MARSH	10/26/21	\$159,000	\$69,100	43.46	\$35,499	\$123,501	\$96,340	1.282	\$113.10	4070
33-02-02-09-402-017	2204 RABY	11/23/21	\$209,900	\$63,200	30.11	\$45,040	\$164,860	\$117,159	1.407	\$153.22	4070
33-02-02-10-453-002	5555 MARSH	03/30/22	\$265,000	\$111,500	42.08	\$47,757	\$217,243	\$164,726	1.319	\$110.56	4070
33-02-02-09-401-002	2230 HASLETT	05/11/22	\$371,000	\$173,700	46.82	\$62,088	\$308,912	\$245,580	1.258	\$188.13	4070
33-02-02-09-327-020	2324 RABY	07/05/22	\$350,000	\$75,000	21.43	\$64,896	\$285,104	\$213,066	1.338	\$144.72	4070
33-02-02-15-203-008	5433 MARSH	08/05/22	\$190,000	\$86,700	45.63	\$32,329	\$157,671	\$125,692	1.254	\$109.19	4070
33-02-02-09-401-009	2158 HASLETT	09/20/22	\$172,000	\$52,900	30.76	\$46,199	\$125,801	\$89,483	1.406	\$118.23	4070
<b>Totals:</b>			<b>\$2,015,900</b>	<b>\$734,500</b>			<b>\$1,640,540</b>	<b>\$1,230,869</b>			
			<b>Sales Ratio =&gt;</b>		<b>36.44</b>		<b>ECF =&gt;</b>		<b>1.333</b>		
			<b>Standard Deviation =&gt;</b>		<b>9.06</b>		<b>Median ECF =&gt;</b>		<b>1.328</b>	<b>COD =&gt;</b>	<b>4.52</b>

**Conclusion:** The indicated ECF is 1.333; use [1.330](#).

ECF AREA: 4075 RESIDENTIAL O											
33-02-02-11-378-011	5611 CORAL	04/08/21	\$195,100	\$74,400	38.13	\$34,839	\$160,261	\$107,457	1.491	\$130.08	4075
33-02-02-10-281-011	5705 POTTER	04/09/21	\$270,000	\$94,700	35.07	\$45,662	\$224,338	\$139,099	1.613	\$50.80	4075
33-02-02-11-379-017	5593 CORNELL	05/10/21	\$183,000	\$79,700	43.55	\$34,364	\$148,636	\$118,517	1.254	\$117.78	4075

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-10-229-016	5919 SHAW	05/14/21	\$212,000	\$91,100	42.97	\$24,032	\$187,968	\$155,151	1.212	\$151.59	4075
33-02-02-10-281-003	5815 LAKE	05/20/21	\$210,000	\$77,500	36.90	\$29,660	\$180,340	\$138,936	1.298	\$173.40	4075
33-02-02-11-304-036	5651 CADE	05/21/21	\$125,000	\$50,200	40.16	\$23,672	\$101,328	\$74,115	1.367	\$101.73	4075
33-02-02-11-331-004	1311 BAYSHORE	06/18/21	\$201,000	\$70,700	35.17	\$32,718	\$168,282	\$110,148	1.528	\$135.71	4075
33-02-02-11-354-014	1407 WILSHIRE	06/25/21	\$197,000	\$71,500	36.29	\$35,443	\$161,557	\$102,060	1.583	\$177.15	4075
33-02-02-11-376-013	1376 BISCAYNE	07/15/21	\$226,000	\$73,800	32.65	\$37,630	\$188,370	\$112,264	1.678	\$170.63	4075
33-02-02-10-283-001	5722 SHAW	07/16/21	\$245,000	\$119,200	48.65	\$26,682	\$218,318	\$184,336	1.184	\$113.53	4075
33-02-02-11-303-011	5664 SCHOOL	07/21/21	\$220,000	\$77,000	35.00	\$29,919	\$190,081	\$116,027	1.638	\$158.40	4075
33-02-02-11-354-006	5540 WOODVILLE	08/06/21	\$290,000	\$108,500	37.41	\$54,641	\$235,359	\$196,229	1.199	\$124.66	4075
33-02-02-11-304-013	5672 BABBITT	09/01/21	\$200,000	\$82,400	41.20	\$28,620	\$171,380	\$129,089	1.328	\$119.35	4075
33-02-02-11-376-010	5593 HALLENDALE	10/05/21	\$190,000	\$65,700	34.58	\$35,722	\$154,278	\$91,009	1.695	\$167.33	4075
33-02-02-11-377-014	5643 BUCKINGHAM	10/13/21	\$189,900	\$76,500	40.28	\$36,744	\$153,156	\$110,207	1.390	\$111.96	4075
33-02-02-11-330-003	1305 HASLETT	10/27/21	\$159,000	\$60,800	38.24	\$30,411	\$128,589	\$86,201	1.492	\$141.00	4075
33-02-02-11-303-031	5686 SCHOOL	10/28/21	\$162,427	\$65,700	40.45	\$28,651	\$133,776	\$89,984	1.487	\$97.79	4075
33-02-02-11-354-011	1433 WILSHIRE	10/29/21	\$170,000	\$73,600	43.29	\$37,523	\$132,477	\$104,015	1.274	\$125.45	4075
33-02-02-11-302-031	5729 CARLTON	11/01/21	\$241,500	\$73,400	30.39	\$36,377	\$205,123	\$127,230	1.612	\$157.79	4075
33-02-02-11-354-001	1481 WILSHIRE	11/29/21	\$191,481	\$66,600	34.78	\$33,900	\$157,581	\$120,898	1.303	\$172.79	4075
33-02-02-11-352-009	1395 FRANKLIN	01/25/22	\$172,000	\$65,600	38.14	\$33,430	\$138,570	\$92,664	1.495	\$114.71	4075
33-02-02-11-354-005	5550 WOODVILLE	02/23/22	\$155,500	\$68,300	43.92	\$36,062	\$119,438	\$95,640	1.249	\$115.07	4075
33-02-02-11-380-003	1313 BUCKINGHAM	03/18/22	\$190,000	\$83,700	44.05	\$37,843	\$152,157	\$116,472	1.306	\$115.71	4075
33-02-02-10-283-001	5722 SHAW	07/11/22	\$268,000	\$127,000	47.39	\$26,682	\$241,318	\$184,336	1.309	\$125.49	4075
33-02-02-10-283-002	1529 LAKE	07/20/22	\$455,900	\$196,200	43.04	\$34,197	\$421,703	\$325,519	1.295	\$171.70	4075
33-02-02-11-331-011	1304 FLAMINGO	07/28/22	\$185,000	\$65,300	35.30	\$34,629	\$150,371	\$101,719	1.478	\$164.88	4075
33-02-02-11-355-013	1379 BISCAYNE	07/28/22	\$225,000	\$90,700	40.31	\$62,918	\$162,082	\$106,128	1.527	\$156.15	4075
33-02-02-10-229-004	5930 POTTER	08/11/22	\$150,500	\$41,300	27.44	\$17,977	\$132,523	\$67,244	1.971	\$126.94	4075
33-02-02-10-228-010	5904 EDSON	08/12/22	\$152,500	\$60,400	39.61	\$34,246	\$118,254	\$77,754	1.521	\$82.12	4075
33-02-02-11-377-010	5594 HALLENDALE	09/09/22	\$200,113	\$68,800	34.38	\$35,492	\$164,621	\$99,521	1.654	\$180.51	4075
33-02-02-11-327-017	1298 HASLETT	09/15/22	\$268,500	\$94,800	35.31	\$44,994	\$223,506	\$140,178	1.594	\$153.51	4075
33-02-02-11-352-008	1407 FRANKLIN	10/07/22	\$180,000	\$60,100	33.39	\$31,547	\$148,453	\$91,972	1.614	\$181.93	4075
33-02-02-11-329-004	1365 HASLETT	10/11/22	\$173,040	\$63,700	36.81	\$24,785	\$148,255	\$111,792	1.326	\$105.37	4075
33-02-02-10-277-011	5873 POTTER	10/13/22	\$187,950	\$62,100	33.04	\$36,062	\$151,888	\$102,693	1.479	\$129.16	4075
33-02-02-10-278-020	5865 SHAW	11/09/22	\$178,500	\$53,300	29.86	\$24,032	\$154,468	\$91,175	1.694	\$134.32	4075
33-02-02-11-303-027	5643 BABBITT	12/20/22	\$210,000	\$85,200	40.57	\$30,369	\$179,631	\$128,344	1.400	\$147.72	4075
33-02-02-11-331-001	1319 BAYSHORE	01/13/23	\$235,800	\$115,800	49.11	\$32,453	\$203,347	\$174,533	1.165	\$104.39	4075
33-02-02-11-303-019	5691 BABBITT	01/30/23	\$235,000	\$93,500	39.79	\$25,619	\$209,381	\$158,491	1.321	\$116.32	4075
<b>Totals:</b>			<b>\$7,901,711</b>	<b>\$3,048,800</b>			<b>\$6,621,164</b>	<b>\$4,679,148</b>			
					<b>Sales Ratio =&gt;</b>	<b>38.58</b>	<b>ECF =&gt;</b>		<b>1.415</b>		
					<b>Standard Deviation =&gt;</b>	<b>5.03</b>	<b>Median ECF =&gt;</b>		<b>1.479</b>	<b>COD =&gt;</b>	<b>10.14</b>

**Conclusion:** The indicated ECF is 1.415; use [1.420](#).

ECF AREA: 4085 RESIDENTIAL Q											
33-02-02-34-354-005	3056 SUMMERGATE	04/08/21	\$550,000	\$221,900	40.35	\$138,998	\$411,002	\$472,984	0.869	\$148.70	4085
33-02-02-33-478-015	2024 TIMBERVIEW	06/16/21	\$788,900	\$350,900	44.48	\$193,380	\$595,520	\$781,407	0.762	\$163.16	4085
33-02-02-33-476-014	3503 AUTUMNWOOD	06/22/21	\$630,000	\$295,700	46.94	\$171,864	\$458,136	\$645,820	0.709	\$152.15	4085
33-02-02-34-301-025	1932 BELWOOD	06/30/21	\$694,600	\$317,000	45.64	\$136,739	\$557,861	\$761,247	0.733	\$171.54	4085
33-02-02-34-355-009	1979 BIRCH BLUFF	07/26/21	\$613,000	\$261,800	42.71	\$127,859	\$485,141	\$647,387	0.749	\$118.15	4085
33-02-02-29-255-022	4270 SHADOW	09/29/21	\$960,000	\$348,600	36.31	\$153,324	\$806,676	\$850,000	0.949	\$338.65	4085
33-02-02-34-377-009	1824 ELK	10/29/21	\$449,900	\$199,900	44.43	\$107,766	\$342,134	\$472,301	0.724	\$128.53	4085
33-02-02-24-251-020	4830 BUTTERCUP	11/16/21	\$480,000	\$162,800	33.92	\$74,666	\$405,334	\$468,791	0.865	\$176.23	4085
33-02-02-34-401-004	3776 CHIPPENDALE	11/19/21	\$534,000	\$229,500	42.98	\$140,605	\$393,395	\$487,757	0.807	\$118.85	4085
33-02-02-34-301-030	1992 BELWOOD	02/08/22	\$570,000	\$305,100	53.53	\$141,864	\$428,136	\$610,047	0.702	\$136.96	4085
33-02-02-34-401-008	3800 CHIPPENDALE	02/28/22	\$710,000	\$228,900	32.24	\$124,076	\$585,924	\$723,078	0.810	\$171.77	4085
33-02-02-24-202-002	4958 COUNTRY	04/04/22	\$583,500	\$211,000	36.16	\$157,714	\$425,786	\$397,838	1.070	\$133.39	4085
33-02-02-34-328-019	3621 BEECH TREE	05/02/22	\$645,000	\$236,400	36.65	\$148,259	\$496,741	\$498,866	0.996	\$172.66	4085

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-17-226-015	5445 HIDDEN LAKE	05/18/22	\$422,500	\$170,700	40.40	\$90,976	\$331,524	\$383,342	0.865	\$152.42	4085
33-02-02-34-353-002	1949 BIRCH BLUFF	06/01/22	\$625,000	\$289,200	46.27	\$149,422	\$475,578	\$629,179	0.756	\$149.84	4085
33-02-02-34-327-001	3817 VICEROY	06/07/22	\$719,000	\$235,700	32.78	\$173,551	\$545,449	\$549,820	0.992	\$184.09	4085
33-02-02-33-428-020	3665 AUTUMNWOOD	06/30/22	\$752,000	\$257,400	34.23	\$146,390	\$605,610	\$650,395	0.931	\$185.88	4085
33-02-02-34-454-003	3740 CHIPPENDALE	07/08/22	\$470,000	\$157,200	33.45	\$108,272	\$361,728	\$338,418	1.069	\$129.61	4085
33-02-02-34-379-002	1791 ELK	07/15/22	\$560,000	\$238,800	42.64	\$120,429	\$439,571	\$524,245	0.838	\$176.18	4085
33-02-02-34-354-001	1967 BIRCH BLUFF	07/21/22	\$439,900	\$214,400	48.74	\$130,755	\$309,145	\$419,792	0.736	\$117.99	4085
33-02-02-33-427-013	2044 BIRCH BLUFF	08/12/22	\$850,000	\$430,400	50.64	\$170,433	\$679,567	\$934,781	0.727	\$158.08	4085
33-02-02-34-352-002	3625 POWDERHORN	08/18/22	\$629,000	\$241,100	38.33	\$145,049	\$483,951	\$562,216	0.861	\$169.57	4085
33-02-02-34-401-017	3771 CHIPPENDALE	09/19/22	\$710,000	\$295,000	41.55	\$187,113	\$522,887	\$597,738	0.875	\$152.13	4085
33-02-02-34-351-005	1936 BIRCH BLUFF	10/03/22	\$620,000	\$227,000	36.61	\$108,226	\$511,774	\$590,871	0.866	\$172.55	4085
33-02-02-33-427-003	3715 POWDERHORN	10/14/22	\$670,000	\$324,300	48.40	\$137,308	\$532,692	\$722,945	0.737	\$141.19	4085
33-02-02-34-328-017	3641 BEECH TREE	10/24/22	\$745,000	\$309,800	41.58	\$147,145	\$597,855	\$734,904	0.814	\$150.37	4085
33-02-02-34-327-011	3785 VICEROY	11/07/22	\$570,000	\$212,500	37.28	\$148,565	\$421,435	\$504,810	0.835	\$135.60	4085
33-02-02-34-329-006	3640 BEECH TREE	02/01/23	\$617,000	\$253,600	41.10	\$158,186	\$458,814	\$550,114	0.834	\$140.35	4085
<b>Totals:</b>			<b>\$17,608,300</b>	<b>\$7,226,600</b>			<b>\$13,669,366</b>	<b>\$16,511,092</b>			
					<b>Sales Ratio =&gt;</b>	<b>41.04</b>	<b>ECF =&gt;</b>		<b>0.828</b>		
					<b>Standard Deviation =&gt;</b>	<b>5.73</b>	<b>Median ECF =&gt;</b>		<b>0.834</b>	<b>COD =&gt;</b>	<b>9.71</b>

Conclusion: The indicated ECF is 0.828; use **0.830**.

ECF AREA: 4090 RESIDENTIAL R											
33-02-02-17-254-013	2674 CAHILL	05/12/21	\$198,011	\$81,900	41.36	\$38,199	\$159,812	\$121,019	1.321	\$136.59	4090
33-02-02-17-327-008	5205 GREENFIELD	05/25/21	\$325,000	\$112,100	34.49	\$48,036	\$276,964	\$177,897	1.557	\$131.32	4090
33-02-02-12-302-013	980 HASLETT	05/28/21	\$261,000	\$115,200	44.14	\$75,444	\$185,556	\$159,084	1.166	\$64.12	4090
33-02-02-17-202-007	2612 RAPHAEL	06/09/21	\$280,000	\$83,100	29.68	\$25,574	\$254,426	\$132,945	1.914	\$118.12	4090
33-02-02-17-454-010	2664 ROCKWOOD	06/18/21	\$220,000	\$79,700	36.23	\$45,816	\$174,184	\$110,682	1.574	\$111.51	4090
33-02-02-17-457-001	2645 GREENCLIFF	06/21/21	\$225,000	\$104,200	46.31	\$44,693	\$180,307	\$156,990	1.149	\$114.34	4090
33-02-02-11-430-010	1035 WOODSIDE	07/16/21	\$300,000	\$115,500	38.50	\$90,604	\$209,396	\$149,056	1.405	\$113.31	4090
33-02-02-17-459-004	2683 MANSFIELD	07/22/21	\$310,000	\$125,800	40.58	\$60,816	\$249,184	\$187,887	1.326	\$128.18	4090
33-02-02-17-326-005	2798 ROSELAND	08/03/21	\$230,000	\$97,300	42.30	\$45,766	\$184,234	\$151,538	1.216	\$119.63	4090
33-02-02-11-429-003	5662 WOODSIDE	08/06/21	\$265,000	\$102,100	38.53	\$52,665	\$212,335	\$148,814	1.427	\$119.56	4090
33-02-02-17-257-004	2615 WHISTLER	08/13/21	\$225,000	\$96,000	42.67	\$37,612	\$187,388	\$147,124	1.274	\$131.04	4090
33-02-02-17-251-005	2686 BLUE HAVEN	08/26/21	\$325,000	\$116,900	35.97	\$39,876	\$285,124	\$196,963	1.448	\$130.37	4090
33-02-02-11-403-003	1141 HASLETT	09/29/21	\$175,000	\$77,200	44.11	\$53,830	\$121,170	\$106,447	1.138	\$99.00	4090
33-02-02-17-329-004	2783 BRENTWOOD	10/20/21	\$180,300	\$78,900	43.76	\$47,166	\$133,134	\$133,037	1.001	\$129.51	4090
33-02-02-17-328-006	2779 ROSELAND	10/25/21	\$185,000	\$72,100	38.97	\$38,514	\$146,486	\$107,565	1.362	\$95.18	4090
33-02-02-17-276-004	5390 PARK LAKE	11/05/21	\$200,000	\$83,400	41.70	\$48,532	\$151,468	\$117,366	1.291	\$107.58	4090
33-02-02-17-253-001	2715 LINDEN	11/12/21	\$240,000	\$86,300	35.96	\$48,659	\$191,341	\$143,757	1.331	\$108.22	4090
33-02-02-17-257-007	5350 BLUE HAVEN	11/19/21	\$211,000	\$81,300	38.53	\$77,077	\$133,923	\$111,965	1.196	\$107.31	4090
33-02-02-17-458-008	2628 MANSFIELD	12/08/21	\$195,000	\$81,500	41.79	\$39,382	\$155,618	\$118,511	1.313	\$120.63	4090
33-02-02-17-257-010	2634 LINDEN	12/13/21	\$206,000	\$70,400	34.17	\$39,860	\$166,140	\$98,073	1.694	\$162.25	4090
33-02-02-17-204-006	5404 BLUE HAVEN	12/15/21	\$255,000	\$84,800	33.25	\$44,385	\$210,615	\$121,155	1.738	\$157.65	4090
33-02-02-17-204-012	5413 AMBER	12/17/21	\$280,000	\$106,500	38.04	\$37,321	\$242,679	\$166,314	1.459	\$136.03	4090
33-02-02-17-404-005	2697 HEATHER	01/13/22	\$195,000	\$84,500	43.33	\$36,873	\$158,127	\$127,142	1.244	\$93.35	4090
33-02-02-17-376-007	5132 EAST BROOKFIELD	02/11/22	\$218,000	\$77,900	35.73	\$36,900	\$181,100	\$126,757	1.429	\$156.39	4090
33-02-02-12-302-001	5670 GREEN	02/16/22	\$230,000	\$99,600	43.30	\$123,089	\$106,911	\$86,759	1.232	\$109.99	4090
33-02-02-17-258-008	5271 PARK LAKE	02/16/22	\$225,000	\$86,500	38.44	\$71,160	\$153,840	\$132,287	1.163	\$85.75	4090
33-02-02-17-451-007	5097 WARDCLIFF	02/22/22	\$320,000	\$126,500	39.53	\$45,515	\$274,485	\$200,534	1.369	\$98.59	4090
33-02-02-17-378-008	5173 EAST BROOKFIELD	04/04/22	\$120,000	\$65,700	54.75	\$44,690	\$75,310	\$66,954	1.125	\$78.45	4090
33-02-02-17-456-004	2618 GREENCLIFF	04/18/22	\$210,000	\$90,000	42.86	\$46,071	\$163,929	\$124,420	1.318	\$137.52	4090
33-02-02-17-404-012	5213 BLUE HAVEN	04/28/22	\$210,000	\$96,000	45.71	\$51,177	\$158,823	\$128,274	1.238	\$95.62	4090
33-02-02-17-257-014	5339 PARK LAKE	05/19/22	\$320,700	\$117,200	36.55	\$68,295	\$252,405	\$151,905	1.662	\$133.83	4090
33-02-02-17-329-007	2759 BRENTWOOD	06/01/22	\$260,000	\$86,200	33.15	\$48,623	\$211,377	\$117,543	1.798	\$168.56	4090
33-02-02-17-251-004	2692 BLUE HAVEN	06/10/22	\$266,000	\$96,800	36.39	\$40,961	\$225,039	\$137,355	1.638	\$157.59	4090
33-02-02-11-427-013	1082 CLIFFDALE	06/15/22	\$240,000	\$83,500	34.79	\$43,165	\$196,835	\$133,432	1.475	\$202.09	4090

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-17-327-004	5190 EAST BROOKFIELD	07/08/22	\$291,000	\$89,700	30.82	\$53,577	\$237,423	\$151,274	1.569	\$156.20	4090
33-02-02-17-376-012	5141 JO-DON	07/18/22	\$230,000	\$78,200	34.00	\$37,443	\$192,557	\$107,245	1.795	\$146.32	4090
33-02-02-17-205-003	5434 AMBER	08/12/22	\$325,000	\$116,700	35.91	\$32,259	\$292,741	\$228,178	1.283	\$128.90	4090
33-02-02-12-301-001	5671 GREEN	08/26/22	\$350,000	\$130,400	37.26	\$72,844	\$277,156	\$188,164	1.473	\$151.95	4090
33-02-02-17-256-001	2699 CAHILL	10/03/22	\$250,000	\$122,600	49.04	\$54,941	\$195,059	\$152,928	1.275	\$101.70	4090
33-02-02-17-455-004	2671 ROCKWOOD	10/14/22	\$281,000	\$95,700	34.06	\$46,236	\$234,764	\$140,780	1.668	\$167.69	4090
33-02-02-17-427-007	5166 PARK LAKE	10/26/22	\$298,900	\$101,500	33.96	\$51,676	\$247,224	\$185,814	1.330	\$139.83	4090
33-02-02-11-426-008	1078 HASLETT	11/07/22	\$240,000	\$113,300	47.21	\$56,206	\$183,794	\$154,581	1.189	\$114.30	4090
33-02-02-17-254-009	2702 CAHILL	11/08/22	\$260,000	\$111,700	42.96	\$46,539	\$213,461	\$158,713	1.345	\$110.43	4090
33-02-02-17-404-009	2712 ROSELAND	12/20/22	\$190,000	\$65,500	34.47	\$35,940	\$154,060	\$108,819	1.416	\$134.43	4090
33-02-02-17-328-009	2751 ROSELAND	01/18/23	\$260,000	\$112,600	43.31	\$52,826	\$207,174	\$170,612	1.214	\$97.40	4090
<b>Totals:</b>			<b>\$11,081,911</b>	<b>\$4,300,500</b>			<b>\$8,805,078</b>	<b>\$6,344,659</b>			
			<b>Sales Ratio =&gt;</b>		<b>38.81</b>		<b>ECF =&gt;</b>		<b>1.388</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.14</b>		<b>Median ECF =&gt;</b>		<b>1.331</b>	<b>COD =&gt;</b>	<b>12.02</b>

**Conclusion:** The indicated ECF is 1.388; use [1.390](#).

ECF AREA: 4095 RESIDENTIAL S											
33-02-02-12-303-022	5630 CREEKWOOD	05/05/21	\$275,000	\$110,700	40.25	\$45,466	\$229,534	\$196,164	1.170	\$136.30	4095
33-02-02-13-129-004	623 EMILY	05/21/21	\$316,000	\$141,000	44.62	\$56,493	\$259,507	\$284,508	0.912	\$113.22	4095
33-02-02-12-381-005	5560 STRAWBERRY	07/23/21	\$290,000	\$113,500	39.14	\$55,002	\$234,998	\$227,581	1.033	\$123.94	4095
33-02-02-12-383-009	5554 EARLIGLOW	08/20/21	\$332,000	\$124,100	37.38	\$57,180	\$274,820	\$241,849	1.136	\$127.35	4095
33-02-02-13-127-006	662 EMILY	09/22/21	\$360,000	\$146,400	40.67	\$77,782	\$282,218	\$276,760	1.020	\$139.44	4095
33-02-02-12-377-001	654 EARLIGLOW	10/01/21	\$285,000	\$110,300	38.70	\$56,666	\$228,334	\$251,616	0.907	\$120.94	4095
33-02-02-12-151-008	5849 GREEN	11/12/21	\$238,000	\$87,100	36.60	\$45,552	\$192,448	\$154,291	1.247	\$104.76	4095
33-02-02-12-151-006	5871 GREEN	04/22/22	\$350,000	\$163,100	46.60	\$55,714	\$294,286	\$300,406	0.980	\$119.24	4095
33-02-02-12-378-002	5599 CANOGA	05/27/22	\$355,100	\$110,200	31.03	\$72,158	\$282,942	\$212,831	1.329	\$140.77	4095
33-02-02-12-380-003	646 CANOGA	12/09/22	\$347,500	\$120,800	34.76	\$58,461	\$289,039	\$239,232	1.208	\$136.86	4095
<b>Totals:</b>			<b>\$3,148,600</b>	<b>\$1,227,200</b>			<b>\$2,568,126</b>	<b>\$2,385,238</b>			
			<b>Sales Ratio =&gt;</b>		<b>38.98</b>		<b>ECF =&gt;</b>		<b>1.077</b>		
			<b>Standard Deviation =&gt;</b>		<b>4.52</b>		<b>Median ECF =&gt;</b>		<b>1.084</b>	<b>COD =&gt;</b>	<b>11.44</b>

**Conclusion:** The indicated ECF is 1.077; use [1.080](#).

ECF AREA: 4100 RESIDENTIAL T											
33-02-02-34-126-007	1824 SHADYWOOD	04/14/21	\$325,000	\$117,000	36.00	\$46,203	\$278,797	\$208,605	1.336	\$136.13	4100
33-02-02-34-203-017	3913 DOBIE	06/11/21	\$250,000	\$93,500	37.40	\$58,147	\$191,853	\$154,933	1.238	\$134.35	4100
33-02-02-34-201-012	3947 JONQUIL	07/01/21	\$270,000	\$96,300	35.67	\$41,138	\$228,862	\$181,078	1.264	\$118.21	4100
33-02-02-34-427-008	3710 WEST HIAWATHA	08/31/21	\$275,000	\$129,400	47.05	\$75,819	\$199,181	\$202,609	0.983	\$106.86	4100
33-02-02-34-426-036	3700 EAST HIAWATHA	10/07/21	\$300,775	\$134,200	44.62	\$77,659	\$223,116	\$217,625	1.025	\$122.52	4100
33-02-02-34-126-003	1772 SHADYWOOD	11/04/21	\$307,900	\$133,700	43.42	\$68,107	\$239,793	\$215,485	1.113	\$127.01	4100
33-02-02-34-452-019	3585 WEST HIAWATHA	03/30/22	\$342,000	\$112,400	32.87	\$65,181	\$276,819	\$176,803	1.566	\$132.45	4100
33-02-02-34-426-030	3650 EAST HIAWATHA	04/22/22	\$290,000	\$96,400	33.24	\$66,669	\$223,331	\$141,343	1.580	\$174.21	4100
33-02-02-34-251-011	1740 CIRCLE PINES	05/27/22	\$370,000	\$175,700	47.49	\$69,018	\$300,982	\$271,307	1.109	\$171.70	4100
33-02-02-34-452-025	3539 WEST HIAWATHA	06/13/22	\$340,000	\$107,000	31.47	\$63,967	\$276,033	\$169,075	1.633	\$177.40	4100
33-02-02-34-427-011	3707 EAST HIAWATHA	06/28/22	\$330,000	\$108,400	32.85	\$71,281	\$258,719	\$201,023	1.287	\$134.75	4100
33-02-02-34-477-014	3629 EAST ARBUTUS	07/08/22	\$370,000	\$135,500	36.62	\$61,495	\$308,505	\$227,668	1.355	\$133.96	4100
33-02-02-34-452-029	1660 JOLLY	07/21/22	\$280,000	\$115,200	41.14	\$67,132	\$212,868	\$174,226	1.222	\$106.59	4100
33-02-02-34-127-023	3872 PINE KNOLL	08/16/22	\$280,000	\$111,300	39.75	\$46,678	\$233,322	\$211,918	1.101	\$156.17	4100
33-02-02-34-176-002	3849 PINE KNOLL	08/31/22	\$329,900	\$141,400	42.86	\$52,623	\$277,277	\$242,202	1.145	\$137.20	4100
33-02-02-34-127-013	3865 TRAILWOOD	09/27/22	\$270,000	\$101,500	37.59	\$41,713	\$228,287	\$181,818	1.256	\$156.79	4100
33-02-02-34-426-010	3663 WEST HIAWATHA	10/26/22	\$246,000	\$91,500	37.20	\$76,627	\$169,373	\$135,117	1.254	\$135.72	4100
33-02-02-34-127-030	3930 CLOVERDALE	11/30/22	\$385,900	\$142,200	36.85	\$64,827	\$321,073	\$253,753	1.265	\$134.00	4100
33-02-02-34-426-005	3660 DOBIE	12/16/22	\$269,900	\$94,300	34.94	\$61,568	\$208,332	\$163,251	1.276	\$123.57	4100
33-02-02-34-452-021	3571 WEST HIAWATHA	01/12/23	\$330,000	\$119,100	36.09	\$68,066	\$261,934	\$223,372	1.173	\$134.19	4100
<b>Totals:</b>			<b>\$6,162,375</b>	<b>\$2,356,000</b>			<b>\$4,918,457</b>	<b>\$3,953,210</b>			

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
			Sales Ratio =>		2181.48	ECF =>		1.244			
			Standard Deviation =>		4.73	Median ECF =>		1.255		COD => 9.80	

Conclusion: The indicated ECF is 1.244; use 1.240.

ECF AREA: 4105 RESIDENTIAL V											
33-02-02-20-352-003	2972 BRIARCLIFF	07/23/21	\$287,500	\$138,500	48.17	\$73,127	\$214,373	\$242,240	0.885	0.885	4105
33-02-02-20-353-015	4527 HERRON	08/26/21	\$415,000	\$170,300	41.04	\$109,903	\$305,097	\$363,751	0.839	0.839	4105
33-02-02-20-378-005	4554 HERRON	07/22/22	\$525,000	\$156,900	29.89	\$124,895	\$400,105	\$325,913	1.228	1.228	4105
33-02-02-20-378-012	4553 HAWTHORN	01/18/23	\$230,322	\$126,400	54.88	\$64,714	\$165,608	\$216,092	0.766	0.766	4105
33-02-02-20-378-001	4596 HERRON	02/13/23	\$227,700	\$94,800	41.63	\$101,354	\$126,346	\$149,824	0.843	0.843	4105
Totals:			\$1,685,522	\$686,900			\$1,211,529	\$1,297,819			
			Sales Ratio =>		40.75	ECF =>		0.934			
			Standard Deviation =>		9.29	Median ECF =>		0.843		COD => 12.10	

Conclusion: The indicated ECF is 0.934; use 0.930.

ECF AREA: 4110 RESIDENTIAL W											
33-02-02-33-253-002	3784 NEW SALEM	06/18/21	\$250,000	\$106,900	42.76	\$56,439	\$193,561	\$188,713	1.026	\$135.93	4110
33-02-02-33-251-023	3833 NEW SALEM	07/27/21	\$200,000	\$79,200	39.60	\$48,766	\$151,234	\$133,294	1.135	\$126.03	4110
33-02-02-33-202-007	2174 HERITAGE	09/27/21	\$300,000	\$114,000	38.00	\$45,702	\$254,298	\$216,513	1.175	\$117.84	4110
33-02-02-33-251-007	2237 HERITAGE	11/10/21	\$264,000	\$89,200	33.79	\$54,581	\$209,419	\$195,089	1.073	\$121.83	4110
33-02-02-33-276-013	3832 SANDLEWOOD	03/03/22	\$326,000	\$111,100	34.08	\$61,047	\$264,953	\$209,102	1.267	\$129.82	4110
33-02-02-33-278-001	3800 SANDLEWOOD	03/28/22	\$305,000	\$131,300	43.05	\$60,313	\$244,687	\$242,020	1.011	\$102.55	4110
33-02-02-33-203-001	3906 NEW SALEM	04/08/22	\$350,000	\$100,900	28.83	\$62,112	\$287,888	\$155,100	1.856	\$179.93	4110
33-02-02-33-253-016	2136 TAMARACK	04/19/22	\$300,000	\$99,400	33.13	\$50,567	\$249,433	\$164,040	1.521	\$174.43	4110
33-02-02-33-201-025	2112 BELDING	05/25/22	\$310,000	\$124,600	40.19	\$80,860	\$229,140	\$200,763	1.141	\$105.79	4110
33-02-02-33-201-009	2208 HERITAGE	05/31/22	\$325,000	\$136,500	42.00	\$51,125	\$273,875	\$247,487	1.107	\$125.75	4110
33-02-02-33-201-010	2198 HERITAGE	06/29/22	\$370,000	\$148,600	40.16	\$58,360	\$311,640	\$280,533	1.111	\$125.46	4110
33-02-02-33-252-020	3822 NEW SALEM	07/06/22	\$306,500	\$110,800	36.15	\$56,754	\$249,746	\$206,671	1.208	\$132.42	4110
33-02-02-33-226-005	2086 BELDING	10/26/22	\$310,000	\$130,800	42.19	\$65,688	\$244,312	\$223,493	1.093	\$125.67	4110
33-02-02-33-251-014	3899 NEW SALEM	12/14/22	\$280,000	\$99,200	35.43	\$47,794	\$232,206	\$187,561	1.238	\$170.11	4110
Totals:			\$4,196,500	\$1,582,500			\$3,396,392	\$2,850,379			
			Sales Ratio =>		37.71	ECF =>		1.192			
			Standard Deviation =>		4.33	Median ECF =>		1.138		COD => 11.60	

Conclusion: The indicated ECF is 1.192; use 1.190.

ECF AREA: 4115 RESIDENTIAL X											
33-02-02-12-205-007	5766 WHISPERWOOD	05/20/21	\$325,000	\$127,200	39.14	\$53,570	\$271,430	\$225,158	1.206	\$152.83	4115
33-02-02-12-155-002	5556 WOOD VALLEY	07/16/21	\$260,000	\$98,200	37.77	\$59,680	\$200,320	\$164,150	1.220	\$156.01	4115
33-02-02-12-177-007	5884 GREEN	07/26/21	\$227,000	\$94,000	41.41	\$60,413	\$166,587	\$146,647	1.136	\$135.22	4115
33-02-02-12-201-001	5702 WOODMONT	07/28/21	\$319,000	\$130,200	40.82	\$66,679	\$252,321	\$241,394	1.045	\$133.36	4115
33-02-02-12-204-015	395 SHOESMITH	08/16/21	\$305,000	\$110,700	36.30	\$62,781	\$242,219	\$192,367	1.259	\$149.52	4115
33-02-02-12-178-011	5598 WOOD VALLEY	08/31/21	\$304,500	\$109,900	36.09	\$47,249	\$257,251	\$239,316	1.075	\$169.69	4115
33-02-02-12-177-019	5587 WOOD VALLEY	10/28/21	\$275,000	\$88,600	32.22	\$49,015	\$225,985	\$179,554	1.259	\$174.91	4115
33-02-02-12-178-027	5604 WOOD VALLEY	02/16/22	\$350,000	\$118,100	33.74	\$46,371	\$303,629	\$221,549	1.370	\$173.30	4115
33-02-02-12-204-009	5771 WHISPERWOOD	04/05/22	\$410,000	\$173,300	42.27	\$87,471	\$322,529	\$274,945	1.173	\$157.72	4115
33-02-02-12-205-027	5867 WOOD VALLEY	05/04/22	\$391,000	\$177,400	45.37	\$100,017	\$290,983	\$270,565	1.075	\$119.21	4115
33-02-02-12-206-010	5848 WOOD VALLEY	06/15/22	\$377,000	\$198,600	52.68	\$73,473	\$303,527	\$279,348	1.087	\$114.63	4115
33-02-02-12-179-001	839 SPRING MILL	06/17/22	\$379,900	\$130,200	34.27	\$69,880	\$310,020	\$241,090	1.286	\$178.17	4115
33-02-02-12-303-016	5548 WOOD VALLEY	08/09/22	\$290,000	\$93,100	32.10	\$57,575	\$232,425	\$180,840	1.285	\$151.71	4115
33-02-02-12-128-003	5694 HONEY CREEK	03/22/23	\$305,000	\$104,600	34.30	\$50,654	\$254,346	\$206,841	1.230	\$215.18	4115
Totals:			\$4,518,400	\$1,754,100			\$3,633,572	\$3,063,765			
			Sales Ratio =>		38.82	ECF =>		1.186			
			Standard Deviation =>		5.73	Median ECF =>		1.213		COD => 6.51	

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
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**Conclusion:** The indicated ECF is 1.186; use [1.190](#).

ECF AREA: 4120 RESIDENTIAL Y											
33-02-02-11-481-004	1094 BUCKINGHAM	06/03/21	\$360,000	\$153,300	42.58	\$82,107	\$277,893	\$365,120	0.761	\$124.95	4120
33-02-02-11-478-004	5587 WHITE ASH	08/30/21	\$495,000	\$228,600	46.18	\$92,492	\$402,508	\$573,006	0.702	\$138.37	4120
33-02-02-11-477-003	5607 WHITE ASH	09/21/21	\$399,500	\$179,200	44.86	\$90,763	\$308,737	\$426,708	0.724	\$117.61	4120
33-02-02-11-480-001	5519 SILVERLEAF	03/15/22	\$580,000	\$202,100	34.84	\$84,303	\$495,697	\$514,889	0.963	\$167.18	4120
33-02-02-11-480-003	5574 WHITE ASH	05/24/22	\$525,000	\$231,600	44.11	\$101,904	\$423,096	\$545,420	0.776	\$131.52	4120
33-02-02-11-481-025	5532 SILVERLEAF	02/27/23	\$635,000	\$229,200	36.09	\$80,086	\$554,914	\$625,046	0.888	\$215.50	4120
<b>Totals:</b>			<b>\$2,994,500</b>	<b>\$1,224,000</b>			<b>\$2,462,845</b>	<b>\$3,050,189</b>			
					<b>Sales Ratio =&gt;</b>	<b>40.87</b>	<b>ECF =&gt;</b>		<b>0.807</b>		
					<b>Standard Deviation =&gt;</b>	<b>4.79</b>	<b>Median ECF =&gt;</b>		<b>0.768</b>	<b>COD =&gt;</b>	<b>9.51</b>

**Conclusion:** The indicated ECF is 0.807; use [0.810](#).

ECF AREA: 4135 RESIDENTIAL BB											
33-02-02-02-427-016	6141 OAKPARK	04/09/21	\$288,900	\$110,100	38.11	\$60,826	\$228,074	\$174,498	1.307	\$157.73	4135
33-02-02-11-454-009	1186 TEAKWOOD	05/25/21	\$265,000	\$82,000	30.94	\$46,688	\$218,312	\$163,056	1.339	\$151.61	4135
33-02-02-02-427-003	6037 OAKPARK	06/04/21	\$357,000	\$154,800	43.36	\$62,452	\$294,548	\$288,566	1.021	\$142.02	4135
33-02-02-11-453-002	5606 CORNELL	06/11/21	\$245,000	\$83,500	34.08	\$55,876	\$189,124	\$146,996	1.287	\$134.32	4135
33-02-02-11-405-011	1153 CLIFFDALE	06/24/21	\$312,000	\$107,900	34.58	\$55,712	\$256,282	\$208,323	1.230	\$157.42	4135
33-02-02-02-428-010	1042 WILD GINGER	08/31/21	\$400,000	\$191,000	47.75	\$59,792	\$340,208	\$349,379	0.974	\$139.89	4135
33-02-02-11-455-005	1191 TEAKWOOD	08/31/21	\$351,000	\$129,300	36.84	\$50,642	\$300,358	\$263,224	1.141	\$128.36	4135
33-02-02-02-427-015	6133 OAKPARK	11/01/21	\$305,000	\$126,700	41.54	\$62,204	\$242,796	\$211,902	1.146	\$139.54	4135
33-02-02-11-455-002	1203 TEAKWOOD	11/08/21	\$263,000	\$81,500	30.99	\$46,990	\$216,010	\$174,603	1.237	\$160.72	4135
33-02-02-02-453-002	1236 WOODWIND	06/03/22	\$425,000	\$209,000	49.18	\$83,538	\$341,462	\$330,922	1.032	\$164.64	4135
33-02-02-11-452-004	1200 ASCOT	06/22/22	\$360,000	\$129,800	36.06	\$58,298	\$301,702	\$228,140	1.322	\$163.26	4135
33-02-02-11-403-006	1138 CLIFFDALE	07/29/22	\$270,000	\$102,900	38.11	\$61,349	\$208,651	\$189,532	1.101	\$109.59	4135
33-02-02-11-454-007	1175 BUCKINGHAM	08/11/22	\$324,900	\$136,000	41.86	\$61,415	\$263,485	\$231,653	1.137	\$156.84	4135
33-02-02-11-454-016	1162 TEAKWOOD	11/22/22	\$527,000	\$181,300	34.40	\$49,194	\$477,806	\$409,320	1.167	\$153.44	4135
33-02-02-02-427-008	6077 OAKPARK	11/23/22	\$317,000	\$127,400	40.19	\$65,270	\$251,730	\$214,018	1.176	\$169.17	4135
33-02-02-11-454-023	1135 TEAKWOOD	01/20/23	\$347,500	\$176,100	50.68	\$55,761	\$291,739	\$314,699	0.927	\$118.98	4135
33-02-02-11-404-019	5625 VENTURA	02/02/23	\$350,000	\$140,200	40.06	\$48,895	\$301,105	\$279,170	1.079	\$140.77	4135
33-02-02-02-453-009	1190 WOODWIND	03/03/23	\$407,000	\$144,600	35.53	\$75,815	\$331,185	\$266,655	1.242	\$161.08	4135
<b>Totals:</b>			<b>\$6,115,300</b>	<b>\$2,414,100</b>			<b>\$5,054,577</b>	<b>\$4,444,657</b>			
					<b>Sales Ratio =&gt;</b>	<b>39.48</b>	<b>ECF =&gt;</b>		<b>1.137</b>		
					<b>Standard Deviation =&gt;</b>	<b>5.81</b>	<b>Median ECF =&gt;</b>		<b>1.157</b>	<b>COD =&gt;</b>	<b>8.38</b>

**Conclusion:** The indicated ECF is 1.137; use [1.140](#).

ECF AREA: 4140 RESIDENTIAL CC											
33-02-02-23-353-021	1424 IVYWOOD	04/21/21	\$300,000	\$101,000	33.67	\$55,895	\$244,105	\$176,165	1.386	\$117.87	4140
33-02-02-26-128-008	4424 SATINWOOD	04/23/21	\$340,500	\$153,700	45.14	\$67,022	\$273,478	\$284,647	0.961	\$115.83	4140
33-02-02-26-106-013	4399 HICKORYWOOD	04/30/21	\$391,000	\$142,100	36.34	\$63,370	\$327,630	\$262,422	1.248	\$138.59	4140
33-02-02-26-128-001	1381 IVYWOOD	05/28/21	\$349,000	\$125,700	36.02	\$68,213	\$280,787	\$218,718	1.284	\$128.80	4140
33-02-02-26-107-021	4463 SATINWOOD	06/15/21	\$350,000	\$135,700	38.77	\$62,180	\$287,820	\$255,700	1.126	\$121.75	4140
33-02-02-12-104-006	5945 BUTTONWOOD	06/25/21	\$350,000	\$145,000	41.43	\$91,108	\$258,892	\$240,485	1.077	\$107.33	4140
33-02-02-26-107-023	1393 IVYWOOD	07/07/21	\$359,900	\$150,500	41.82	\$65,830	\$294,070	\$278,137	1.057	\$107.64	4140
33-02-02-23-353-015	1462 IVYWOOD	07/16/21	\$377,000	\$162,500	43.10	\$55,386	\$321,614	\$319,126	1.008	\$163.09	4140
33-02-02-26-178-006	4392 SATINWOOD	07/23/21	\$375,000	\$162,900	43.44	\$71,454	\$303,546	\$314,965	0.964	\$122.84	4140
33-02-02-26-128-003	4454 SATINWOOD	09/30/21	\$330,500	\$148,100	44.81	\$69,339	\$261,161	\$268,929	0.971	\$114.75	4140
33-02-02-26-176-011	4320 GOLDENWOOD	11/05/21	\$407,500	\$182,200	44.71	\$82,910	\$324,590	\$334,742	0.970	\$130.78	4140
33-02-02-23-353-007	1441 IVYWOOD	01/06/22	\$340,000	\$173,900	51.15	\$57,962	\$282,038	\$290,984	0.969	\$114.60	4140

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-12-105-003	5963 EAGLES	03/10/22	\$366,000	\$136,700	37.35	\$59,424	\$306,576	\$253,246	1.211	\$127.32	4140
33-02-02-26-107-002	1408 FOREST HILLS	04/08/22	\$430,000	\$180,200	41.91	\$86,916	\$343,084	\$305,916	1.121	\$131.55	4140
33-02-02-12-105-008	5926 BUTTONWOOD	04/15/22	\$278,500	\$112,900	40.54	\$53,373	\$225,127	\$206,055	1.093	\$161.04	4140
33-02-02-26-128-011	1337 IVYWOOD	05/04/22	\$375,000	\$140,600	37.49	\$67,738	\$307,262	\$249,586	1.231	\$142.12	4140
33-02-02-26-179-031	4384 ALDERWOOD	05/12/22	\$491,000	\$202,100	41.16	\$82,782	\$408,218	\$359,657	1.135	\$168.13	4140
33-02-02-26-179-020	1285 SILVERWOOD	05/17/22	\$490,000	\$290,300	59.24	\$90,534	\$399,466	\$410,094	0.974	\$139.33	4140
33-02-02-12-101-009	5902 BUTTONWOOD	05/31/22	\$352,000	\$128,800	36.59	\$55,525	\$296,475	\$225,700	1.314	\$145.90	4140
33-02-02-26-127-003	1340 IVYWOOD	06/27/22	\$370,000	\$151,100	40.84	\$63,037	\$306,963	\$275,791	1.113	\$136.13	4140
33-02-02-23-353-024	1412 IVYWOOD	07/11/22	\$435,000	\$184,500	42.41	\$85,500	\$349,500	\$324,793	1.076	\$160.03	4140
33-02-02-12-105-005	5973 EAGLES	11/29/22	\$343,000	\$140,800	41.05	\$64,477	\$278,523	\$269,757	1.032	\$119.64	4140
33-02-02-26-107-018	4445 SATINWOOD	01/30/23	\$379,900	\$141,900	37.35	\$64,816	\$315,084	\$243,049	1.296	\$139.42	4140
33-02-02-26-178-009	4381 ALDERWOOD	03/03/23	\$435,000	\$222,000	51.03	\$70,757	\$364,243	\$413,839	0.880	\$148.79	4140
<b>Totals:</b>			<b>\$9,015,800</b>	<b>\$3,815,200</b>			<b>\$7,360,252</b>	<b>\$6,782,504</b>			
			<b>Sales Ratio =&gt;</b>		<b>42.32</b>		<b>ECF =&gt;</b>		<b>1.085</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.66</b>		<b>Median ECF =&gt;</b>		<b>1.085</b>	<b>COD =&gt;</b>	<b>10.05</b>

Conclusion: The indicated ECF is 1.085; use [1.090](#).

ECF AREA: 4145 RESIDENTIAL DD											
33-02-02-11-126-009	1350 HICKORY ISLAND	04/30/21	\$655,000	\$254,100	38.79	\$207,801	\$447,199	\$321,028	1.393	\$158.58	4145
33-02-02-03-479-004	6052 COLUMBIA	07/16/21	\$610,000	\$275,100	45.10	\$186,757	\$423,243	\$396,852	1.066	\$174.10	4145
33-02-02-02-401-014	6133 COTTAGE	11/19/21	\$1,200,000	\$482,900	40.24	\$433,812	\$766,188	\$572,162	1.339	\$188.58	4145
33-02-02-02-151-038	6395 E REYNOLDS	02/11/22	\$901,500	\$401,300	44.51	\$291,799	\$619,701	\$554,183	1.100	\$174.07	4145
33-02-02-03-227-024	6385 W REYNOLDS	03/17/22	\$645,000	\$256,400	39.75	\$360,023	\$294,977	\$178,848	1.593	\$123.52	4145
33-02-02-10-279-020	5932 SHAW	03/17/22	\$445,000	\$193,100	43.39	\$212,468	\$242,532	\$179,807	1.293	\$132.97	4145
33-02-02-03-227-044	6430 W REYNOLDS	04/29/22	\$360,000	\$157,900	43.86	\$185,863	\$194,137	\$153,784	1.132	\$115.56	4145
33-02-02-03-258-034	6248 W REYNOLDS	07/22/22	\$1,067,000	\$612,100	57.37	\$246,045	\$825,955	\$898,916	0.913	\$247.89	4145
33-02-02-02-151-028	6349 E REYNOLDS	08/01/22	\$1,175,000	\$429,500	36.55	\$403,412	\$771,588	\$662,021	1.166	\$233.67	4145
33-02-02-02-179-027	6265 E LAKE	12/02/22	\$575,000	\$283,600	49.32	\$309,002	\$265,998	\$257,558	1.033	\$106.74	4145
<b>Totals:</b>			<b>\$7,633,500</b>	<b>\$3,346,000</b>			<b>\$4,851,518</b>	<b>\$4,175,160</b>			
			<b>Sales Ratio =&gt;</b>		<b>43.83</b>		<b>ECF =&gt;</b>		<b>1.162</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.99</b>		<b>Median ECF =&gt;</b>		<b>1.149</b>	<b>COD =&gt;</b>	<b>13.40</b>

Conclusion: The indicated ECF is 1.162; use [1.160](#).

ECF AREA: 4150 RESIDENTIAL EE											
33-02-02-17-282-006	5289 BEAR LAKE	05/21/21	\$401,000	\$176,600	44.04	\$57,233	\$343,767	\$342,913	1.002	\$118.38	4150
33-02-02-17-280-011	2545 KOALA	06/29/21	\$320,000	\$142,600	44.56	\$49,822	\$270,178	\$280,480	0.963	\$123.26	4150
33-02-02-17-282-007	5283 BEAR LAKE	10/28/21	\$333,500	\$139,500	41.83	\$44,186	\$289,314	\$298,632	0.969	\$134.44	4150
33-02-02-17-282-011	5259 BEAR LAKE	11/10/21	\$295,500	\$116,300	39.36	\$45,260	\$250,240	\$217,111	1.153	\$145.15	4150
33-02-02-17-280-007	2540 KOALA	12/09/21	\$360,000	\$119,100	33.08	\$46,371	\$313,629	\$217,739	1.440	\$195.53	4150
33-02-02-17-282-010	5265 BEAR LAKE	04/29/22	\$415,000	\$122,000	29.40	\$47,525	\$367,475	\$217,504	1.690	\$135.50	4150
<b>Totals:</b>			<b>\$2,125,000</b>	<b>\$816,100</b>			<b>\$1,834,603</b>	<b>\$1,574,379</b>			
			<b>Sales Ratio =&gt;</b>		<b>38.40</b>		<b>ECF =&gt;</b>		<b>1.165</b>		
			<b>Standard Deviation =&gt;</b>		<b>6.18</b>		<b>Median ECF =&gt;</b>		<b>1.078</b>	<b>COD =&gt;</b>	<b>20.87</b>

Conclusion: The indicated ECF is 1.165; use [1.170](#).

ECF AREA: 4155 RESIDENTIAL FF											
33-02-02-21-202-010	2187 SEMINOLE	05/27/21	\$212,000	\$78,000	36.79	\$36,578	\$175,422	\$110,379	1.589	\$124.94	4155
33-02-02-21-203-003	2195 IROQUOIS	08/10/21	\$230,000	\$96,900	42.13	\$36,477	\$193,523	\$152,742	1.267	\$111.73	4155
33-02-02-21-103-004	2386 SEMINOLE	08/20/21	\$198,000	\$72,200	36.46	\$39,009	\$158,991	\$104,975	1.515	\$123.82	4155
33-02-02-21-103-001	5012 MOHAWK	09/10/21	\$161,325	\$78,200	48.47	\$36,537	\$124,788	\$111,594	1.118	\$121.74	4155
33-02-02-21-127-002	2397 SEMINOLE	03/29/22	\$207,500	\$94,000	45.30	\$34,688	\$172,812	\$147,746	1.170	\$134.28	4155
33-02-02-21-202-004	2198 IROQUOIS	04/28/22	\$188,000	\$66,800	35.53	\$33,988	\$154,012	\$87,662	1.757	\$143.67	4155
33-02-02-21-126-005	2280 SEMINOLE	07/28/22	\$213,900	\$84,700	39.60	\$41,980	\$171,920	\$131,157	1.311	\$129.65	4155

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-21-128-002	4948 ALGONQUIN	08/31/22	\$285,000	\$107,900	37.86	\$53,520	\$231,480	\$149,560	1.548	\$156.83	4155
<b>Totals:</b>			<b>\$1,695,725</b>	<b>\$678,700</b>			<b>\$1,382,948</b>	<b>\$995,815</b>			
			<b>Sales Ratio =&gt;</b>		<b>40.02</b>		<b>ECF =&gt;</b>		<b>1.389</b>		
			<b>Standard Deviation =&gt;</b>		<b>4.65</b>		<b>Median ECF =&gt;</b>		<b>1.413</b>	<b>COD =&gt;</b>	<b>13.66</b>

**Conclusion:** The indicated ECF is 1.389; use [1.390](#).

<b>ECF AREA: 4160 RESIDENTIAL GG</b>											
33-02-02-16-204-005	2151 QUARRY	06/01/21	\$345,000	\$155,300	45.01	\$68,028	\$276,972	\$332,286	0.834	\$130.28	4160
33-02-02-16-205-014	5404 LAMPEN	07/09/21	\$331,500	\$128,700	38.82	\$69,862	\$261,638	\$268,696	0.974	\$140.67	4160
33-02-02-16-251-019	5363 BURCHAM	06/16/22	\$455,000	\$168,600	37.05	\$79,005	\$375,995	\$383,548	0.980	\$149.44	4160
33-02-02-16-126-035	5403 JO	08/24/22	\$309,900	\$121,200	39.11	\$60,202	\$249,698	\$239,596	1.042	\$150.97	4160
33-02-02-16-205-018	5422 LAMPEN	09/19/22	\$342,500	\$137,100	40.03	\$64,057	\$278,443	\$278,159	1.001	\$152.24	4160
33-02-02-16-205-017	5416 LAMPEN	11/02/22	\$330,000	\$142,900	43.30	\$67,995	\$262,005	\$237,076	1.105	\$142.24	4160
33-02-02-16-252-002	2142 BANYON	11/28/22	\$377,500	\$151,800	40.21	\$73,930	\$303,570	\$346,870	0.875	\$156.64	4160
33-02-02-16-126-001	2190 QUARRY	12/22/22	\$272,500	\$134,300	49.28	\$58,693	\$213,807	\$256,588	0.833	\$115.95	4160
33-02-02-16-126-020	5441 JESSALEE	02/06/23	\$440,000	\$156,900	35.66	\$64,341	\$375,659	\$378,721	0.992	\$179.91	4160
33-02-02-16-252-011	2176 BURCHAM	03/23/23	\$365,000	\$154,600	42.36	\$64,980	\$300,020	\$403,385	0.744	\$133.11	4160
<b>Totals:</b>			<b>\$3,568,900</b>	<b>\$1,451,400</b>			<b>\$2,897,807</b>	<b>\$3,124,923</b>			
			<b>Sales Ratio =&gt;</b>		<b>40.67</b>		<b>ECF =&gt;</b>		<b>0.927</b>		
			<b>Standard Deviation =&gt;</b>		<b>4.02</b>		<b>Median ECF =&gt;</b>		<b>0.977</b>	<b>COD =&gt;</b>	<b>8.80</b>

**Conclusion:** The indicated ECF is 0.927; use [0.930](#).

<b>ECF AREA: 4170 RESIDENTIAL II</b>											
33-02-02-27-152-006	1903 YUMA	04/08/21	\$380,000	\$203,700	53.61	\$72,332	\$307,668	\$333,637	0.922	\$82.64	4170
33-02-02-22-358-006	4598 MANITOU	04/09/21	\$230,000	\$126,400	54.96	\$50,432	\$179,568	\$195,108	0.920	\$82.60	4170
33-02-02-22-353-007	1966 LAGOON	05/18/21	\$285,000	\$117,900	41.37	\$54,807	\$230,193	\$214,422	1.074	\$152.24	4170
33-02-02-21-429-021	2062 TOMAHAWK	07/14/21	\$240,000	\$95,600	39.83	\$66,176	\$173,824	\$136,632	1.272	\$98.09	4170
33-02-02-27-104-003	4444 TACOMA	08/20/21	\$285,000	\$141,800	49.75	\$57,719	\$227,281	\$236,919	0.959	\$99.99	4170
33-02-02-27-106-010	1918 YUMA	09/01/21	\$306,000	\$114,000	37.25	\$59,710	\$246,290	\$170,223	1.447	\$117.28	4170
33-02-02-21-477-008	2084 TOMAHAWK	10/22/21	\$311,000	\$126,500	40.68	\$68,762	\$242,238	\$197,611	1.226	\$94.92	4170
33-02-02-28-226-015	4361 WAUSAU	12/10/21	\$365,000	\$177,700	48.68	\$60,676	\$304,324	\$293,994	1.035	\$87.83	4170
33-02-02-22-352-010	4597 MANITOU	12/17/21	\$275,000	\$116,800	42.47	\$55,488	\$219,512	\$179,975	1.220	\$110.59	4170
33-02-02-28-229-005	4444 WAUSAU	04/13/22	\$320,000	\$100,100	31.28	\$53,955	\$266,045	\$162,501	1.637	\$164.73	4170
33-02-02-27-102-005	1910 NAVAHO	06/10/22	\$341,500	\$106,200	31.10	\$49,055	\$292,445	\$164,126	1.782	\$153.03	4170
33-02-02-21-477-001	2076 TOMAHAWK	06/27/22	\$295,000	\$107,400	36.41	\$57,285	\$237,715	\$201,977	1.177	\$120.00	4170
33-02-02-22-353-003	1975 PAWNEE	09/01/22	\$315,000	\$109,100	34.63	\$53,539	\$261,461	\$180,535	1.448	\$129.69	4170
33-02-02-22-352-003	1940 PAWNEE	09/16/22	\$350,000	\$120,300	34.37	\$60,825	\$289,175	\$207,058	1.397	\$148.14	4170
33-02-02-28-231-007	4345 WAUSAU	09/23/22	\$350,000	\$172,900	49.40	\$52,810	\$297,190	\$281,237	1.057	\$114.39	4170
<b>Totals:</b>			<b>\$4,648,500</b>	<b>\$1,936,400</b>			<b>\$3,774,929</b>	<b>\$3,155,956</b>			
			<b>Sales Ratio =&gt;</b>		<b>41.66</b>		<b>ECF =&gt;</b>		<b>1.196</b>		
			<b>Standard Deviation =&gt;</b>		<b>7.87</b>		<b>Median ECF =&gt;</b>		<b>1.220</b>	<b>COD =&gt;</b>	<b>16.72</b>

**Conclusion:** The indicated ECF is 1.196; use [1.200](#).

<b>ECF AREA: 4175 RESIDENTIAL JJ</b>											
33-02-02-27-153-006	1933 TAHOE	05/18/21	\$338,100	\$119,600	35.37	\$72,524	\$265,576	\$225,682	1.177	\$119.95	4175
33-02-02-27-178-001	1863 BIRCHWOOD	07/08/21	\$385,000	\$149,200	38.75	\$105,350	\$279,650	\$274,963	1.017	\$104.19	4175
33-02-02-27-153-003	1951 PENOBSCOT	08/09/21	\$375,000	\$168,600	44.96	\$66,866	\$308,134	\$380,907	0.809	\$110.05	4175
33-02-02-27-179-005	4266 MANITOU	09/22/21	\$374,000	\$136,400	36.47	\$92,762	\$281,238	\$304,288	0.924	\$120.65	4175
33-02-02-27-152-011	1956 PENOBSCOT	04/28/22	\$378,000	\$123,400	32.65	\$78,595	\$299,405	\$233,029	1.285	\$138.04	4175
33-02-02-27-154-004	1921 BIRCHWOOD	06/10/22	\$284,900	\$122,300	42.93	\$83,388	\$201,512	\$223,457	0.902	\$93.64	4175
33-02-02-27-176-005	4336 MANITOU	07/29/22	\$285,000	\$97,500	34.21	\$73,269	\$211,731	\$183,318	1.155	\$111.73	4175
33-02-02-27-176-002	1863 PENOBSCOT	08/05/22	\$316,000	\$113,200	35.82	\$59,495	\$256,505	\$247,343	1.037	\$112.90	4175



Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-27-206-007	4418 CALGARY	09/08/22	\$315,000	\$112,700	35.78	\$55,837	\$259,163	\$280,488	0.924	\$140.85	4175
33-02-02-27-128-005	4428 SENECA	12/16/22	\$415,000	\$135,400	32.63	\$56,574	\$358,426	\$367,620	0.975	\$151.75	4175
33-02-02-27-201-002	1740 SHAKER	12/16/22	\$360,000	\$137,400	38.17	\$64,548	\$295,452	\$317,672	0.930	\$98.48	4175
33-02-02-27-206-008	4410 CALGARY	03/29/23	\$350,000	\$127,300	36.37	\$60,524	\$289,476	\$293,637	0.986	\$120.16	4175

**Totals:**      **\$4,176,000**      **\$1,543,000**           **\$3,306,268**      **\$3,332,403**  
**Sales Ratio =>**                               **36.95**           **ECF =>**                **0.992**  
**Standard Deviation =>**                          **3.75**           **Median ECF =>**           **0.980**           **COD =>**      **10.10**

**Conclusion:** The indicated ECF is 0.992; use [0.99](#).

ECF AREA: 4180 RESIDENTIAL KK											
33-02-02-27-229-004	1640 BOULEVARD	04/07/21	\$259,700	\$130,400	50.21	\$49,885	\$209,815	\$212,901	0.986	\$115.03	4180
33-02-02-26-103-013	4419 ELMWOOD	04/13/21	\$259,900	\$116,400	44.79	\$59,019	\$200,881	\$164,377	1.222	\$108.29	4180
33-02-02-27-278-016	4279 GREENWOOD	04/14/21	\$236,500	\$90,200	38.14	\$43,919	\$192,581	\$128,904	1.494	\$131.19	4180
33-02-02-27-228-013	4453 OAKWOOD	05/05/21	\$175,000	\$80,800	46.17	\$49,744	\$125,256	\$149,177	0.840	\$115.44	4180
33-02-02-27-207-018	4373 STONEYCROFT	05/21/21	\$256,000	\$102,200	39.92	\$46,684	\$209,316	\$149,172	1.403	\$157.86	4180
33-02-02-27-207-008	4352 DOBIE	05/24/21	\$226,000	\$79,000	34.96	\$39,702	\$186,298	\$123,089	1.514	\$119.81	4180
33-02-02-22-428-004	1558 HILLSIDE	06/07/21	\$240,000	\$106,200	44.25	\$53,976	\$186,024	\$153,588	1.211	\$131.37	4180
33-02-02-27-228-006	1603 FOREST HILLS	08/03/21	\$235,000	\$112,300	47.79	\$47,836	\$187,164	\$167,522	1.117	\$139.26	4180
33-02-02-22-478-002	4590 OAKWOOD	08/11/21	\$307,000	\$119,200	38.83	\$48,310	\$258,690	\$179,067	1.445	\$130.65	4180
33-02-02-27-278-006	4288 OAKWOOD	08/12/21	\$238,500	\$82,400	34.55	\$43,500	\$195,000	\$115,185	1.693	\$185.71	4180
33-02-02-27-427-006	4197 SARAN	08/18/21	\$241,000	\$79,800	33.11	\$44,193	\$196,807	\$136,949	1.437	\$110.19	4180
33-02-02-22-476-004	4553 EASTWOOD	08/27/21	\$204,500	\$80,200	39.22	\$46,876	\$157,624	\$108,359	1.455	\$147.59	4180
33-02-02-22-428-006	1536 HILLSIDE	10/27/21	\$212,200	\$102,300	48.21	\$46,591	\$165,609	\$152,290	1.087	\$95.40	4180
33-02-02-27-207-023	4395 STONEYCROFT	11/12/21	\$256,000	\$101,800	39.77	\$41,298	\$214,702	\$161,567	1.329	\$124.68	4180
33-02-02-27-278-002	4322 OAKWOOD	12/17/21	\$206,000	\$84,300	40.92	\$47,023	\$158,977	\$132,018	1.204	\$94.74	4180
33-02-02-27-427-003	4227 SARAN	04/18/22	\$285,000	\$107,500	37.72	\$48,345	\$236,655	\$171,769	1.378	\$108.01	4180
33-02-02-27-228-003	1631 FOREST HILLS	04/25/22	\$258,814	\$99,000	38.25	\$47,516	\$211,298	\$137,506	1.537	\$176.08	4180
33-02-02-22-478-008	4532 OAKWOOD	05/05/22	\$300,492	\$153,500	51.08	\$50,353	\$250,139	\$213,402	1.172	\$101.07	4180
33-02-02-27-207-025	1646 PEBBLESTONE	05/06/22	\$255,000	\$96,200	37.73	\$38,437	\$216,563	\$140,236	1.544	\$122.77	4180
33-02-02-27-228-019	1604 PONTCHARTRAIN	05/20/22	\$260,000	\$99,400	38.23	\$47,215	\$212,785	\$146,383	1.454	\$164.95	4180
33-02-02-27-276-006	1625 PEBBLESTONE	06/02/22	\$273,000	\$108,600	39.78	\$46,385	\$226,615	\$164,786	1.375	\$147.25	4180
33-02-02-27-229-013	1597 PONTCHARTRAIN	07/21/22	\$307,000	\$122,900	40.03	\$59,562	\$247,438	\$188,527	1.312	\$134.40	4180
33-02-02-27-428-001	4232 SARAN	07/22/22	\$412,000	\$137,300	33.33	\$56,485	\$355,515	\$237,711	1.496	\$157.87	4180
33-02-02-22-477-021	4522 EASTWOOD	08/05/22	\$292,000	\$99,300	34.01	\$67,954	\$224,046	\$152,607	1.468	\$131.79	4180
33-02-02-22-477-027	4569 OAKWOOD	08/26/22	\$290,000	\$102,900	35.48	\$48,872	\$241,128	\$181,483	1.329	\$157.09	4180
33-02-02-26-303-012	1459 CHEBOYGAN	08/30/22	\$294,900	\$87,000	29.50	\$45,612	\$249,288	\$159,280	1.565	\$171.21	4180
33-02-02-22-478-003	4580 OAKWOOD	09/19/22	\$316,000	\$131,500	41.61	\$55,385	\$260,615	\$215,426	1.210	\$100.90	4180
33-02-02-27-230-015	4391 OAKWOOD	10/07/22	\$360,000	\$126,500	35.14	\$48,800	\$311,200	\$230,748	1.349	\$163.45	4180
33-02-02-27-231-011	4382 OAKWOOD	11/04/22	\$380,000	\$174,900	46.03	\$46,897	\$333,103	\$283,644	1.174	\$161.47	4180
33-02-02-26-103-021	1470 BIRCHWOOD	11/14/22	\$281,000	\$98,600	35.09	\$44,603	\$236,397	\$175,214	1.349	\$123.57	4180
33-02-02-22-476-008	4526 MARLBOROUGH	12/06/22	\$223,000	\$100,600	45.11	\$44,801	\$178,199	\$151,510	1.176	\$96.43	4180
33-02-02-27-229-006	1628 BOULEVARD	01/19/23	\$350,000	\$139,400	39.83	\$48,987	\$301,013	\$235,906	1.276	\$123.82	4180
33-02-02-26-103-004	4448 GREENWOOD	02/09/23	\$314,900	\$105,200	33.41	\$45,315	\$269,585	\$195,301	1.380	\$138.46	4180
33-02-02-26-301-007	4215 NAUBINWAY	03/01/23	\$266,000	\$88,000	33.08	\$41,984	\$224,016	\$153,076	1.463	\$159.10	4180
<b>Totals:</b>			<b>\$9,272,406</b>	<b>\$3,645,800</b>			<b>\$7,630,342</b>	<b>\$5,768,684</b>			
<b>Sales Ratio =&gt;</b>					<b>39.32</b>		<b>ECF =&gt;</b>		<b>1.323</b>		
<b>Standard Deviation =&gt;</b>					<b>5.42</b>		<b>Median ECF =&gt;</b>		<b>1.362</b>	<b>COD =&gt;</b>	<b>10.28</b>

**Conclusion:** The indicated ECF is 1.323; use [1.320](#).

ECF AREA: 4185 RESIDENTIAL LL											
33-02-02-27-280-004	4297 INDIAN GLEN	09/23/21	\$388,000	\$134,000	34.54	\$63,156	\$324,844	\$279,399	1.163	\$130.15	4185
33-02-02-27-429-015	4207 INDIAN GLEN	10/12/21	\$334,000	\$140,400	42.04	\$84,521	\$249,479	\$214,971	1.161	\$177.82	4185
33-02-02-27-402-023	1595 HATCH	06/29/22	\$279,900	\$104,500	37.33	\$74,248	\$209,652	\$208,870	0.985	\$139.77	4185
33-02-02-27-280-005	4291 INDIAN GLEN	07/21/22	\$371,000	\$145,100	39.11	\$51,361	\$319,639	\$286,046	1.117	\$153.67	4185

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-27-429-002	4263 INDIAN GLEN	07/29/22	\$419,000	\$164,800	39.33	\$90,649	\$328,351	\$279,148	1.176	\$132.83	4185
33-02-02-27-430-020	4191 INDIAN GLEN	10/21/22	\$384,000	\$164,700	42.89	\$60,598	\$323,402	\$298,909	1.082	\$136.80	4185
33-02-02-27-402-021	4166 DOBIE	11/14/22	\$384,500	\$156,300	40.65	\$58,155	\$326,345	\$279,059	1.169	\$144.34	4185
33-02-02-27-430-003	1575 MOJAVE	02/14/23	\$370,000	\$206,300	55.76	\$67,605	\$307,395	\$361,830	0.836	\$117.46	4185
<b>Totals:</b>			<b>\$2,930,400</b>	<b>\$1,216,100</b>			<b>\$2,389,107</b>	<b>\$2,208,231</b>			
			<b>Sales Ratio =&gt;</b>		<b>41.50</b>		<b>ECF =&gt;</b>		<b>1.082</b>		
			<b>Standard Deviation =&gt;</b>		<b>52.81</b>		<b>Median ECF =&gt;</b>		<b>1.139</b>	<b>COD =&gt;</b>	<b>33.10</b>

**Conclusion:** The indicated ECF is 1.08; use [1.080](#).

<b>ECF AREA: 4195 RESIDENTIAL NN</b>											
33-02-02-26-476-001	1094 NAUTICAL	04/30/21	\$574,900	\$303,600	52.81	\$127,149	\$447,751	\$513,918	0.871	\$123.69	4195
33-02-02-26-305-010	4181 SHOALS	05/19/21	\$289,900	\$119,600	41.26	\$62,945	\$226,955	\$239,050	0.949	\$150.60	4195
33-02-02-26-377-005	1312 SPLICE	06/15/21	\$325,000	\$133,900	41.20	\$68,007	\$256,993	\$277,197	0.927	\$131.66	4195
33-02-02-26-378-011	1245 STARBOARD	06/29/21	\$390,000	\$148,700	38.13	\$71,916	\$318,084	\$316,098	1.006	\$132.42	4195
33-02-02-26-327-027	1365 COVE	07/02/21	\$376,000	\$148,500	39.49	\$66,015	\$309,985	\$316,166	0.980	\$112.44	4195
33-02-02-26-327-044	1260 LEEWARD	07/09/21	\$363,000	\$152,600	42.04	\$74,014	\$288,986	\$310,043	0.932	\$124.67	4195
33-02-02-26-379-010	1271 MIZZEN	08/06/21	\$349,900	\$144,100	41.18	\$68,201	\$281,699	\$290,182	0.971	\$122.48	4195
33-02-02-26-327-043	1268 SEBEWAING	09/01/21	\$284,000	\$118,500	41.73	\$69,371	\$214,629	\$223,579	0.960	\$112.96	4195
33-02-02-26-478-007	4106 BREAKWATER	09/22/21	\$596,000	\$252,900	42.43	\$83,887	\$512,113	\$583,533	0.878	\$165.84	4195
33-02-02-26-327-048	4167 CORNELL	12/06/21	\$285,600	\$105,900	37.08	\$74,226	\$211,374	\$195,065	1.084	\$148.54	4195
33-02-02-26-327-009	1325 HATCH	01/12/22	\$285,000	\$113,600	39.86	\$66,523	\$218,477	\$233,432	0.936	\$138.72	4195
33-02-02-26-477-022	4111 BREAKWATER	01/19/22	\$560,000	\$262,200	46.82	\$129,424	\$430,576	\$490,262	0.878	\$118.94	4195
33-02-02-26-380-014	4019 SHOALS	02/14/22	\$450,000	\$172,500	38.33	\$71,689	\$378,311	\$370,023	1.022	\$145.84	4195
33-02-02-26-452-003	4110 CORNELL	02/23/22	\$425,000	\$156,500	36.82	\$74,246	\$350,754	\$315,484	1.112	\$166.79	4195
33-02-02-26-477-029	4139 BREAKWATER	04/19/22	\$653,599	\$314,400	48.10	\$112,665	\$540,934	\$621,742	0.870	\$169.36	4195
33-02-02-26-380-010	4043 SHOALS	06/13/22	\$520,000	\$252,300	48.52	\$84,221	\$435,779	\$520,371	0.837	\$123.42	4195
33-02-02-26-453-006	3984 SHOALS	06/14/22	\$460,000	\$180,000	39.13	\$59,535	\$400,465	\$350,406	1.143	\$183.62	4195
33-02-02-26-401-007	4215 MARINER	07/28/22	\$420,000	\$170,000	40.48	\$76,605	\$343,395	\$361,837	0.949	\$130.87	4195
33-02-02-26-377-009	4123 WHARF	08/05/22	\$365,000	\$144,400	39.56	\$71,199	\$293,801	\$271,963	1.080	\$132.70	4195
33-02-02-26-327-016	1370 COVE	09/08/22	\$330,000	\$120,900	36.64	\$65,481	\$264,519	\$240,178	1.101	\$131.73	4195
33-02-02-26-455-019	3991 SHOALS	02/06/23	\$565,000	\$242,600	42.94	\$115,253	\$449,747	\$493,518	0.911	\$141.34	4195
33-02-02-26-478-003	4138 BREAKWATER	02/16/23	\$536,000	\$321,400	59.96	\$108,460	\$427,540	\$590,382	0.724	\$115.02	4195
33-02-02-26-478-010	4094 BREAKWATER	02/28/23	\$537,000	\$282,300	52.57	\$108,514	\$428,486	\$495,952	0.864	\$135.60	4195
<b>Totals:</b>			<b>\$9,940,899</b>	<b>\$4,361,400</b>			<b>\$8,031,353</b>	<b>\$8,620,381</b>			
			<b>Sales Ratio =&gt;</b>		<b>43.87</b>		<b>ECF =&gt;</b>		<b>0.932</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.93</b>		<b>Median ECF =&gt;</b>		<b>0.949</b>	<b>COD =&gt;</b>	<b>8.11</b>

**Conclusion:** The indicated ECF is 0.932; use [0.930](#).

<b>ECF AREA: 4205 RESIDENTIAL PP</b>											
33-02-02-24-480-002	4550 MERIDIAN	06/09/21	\$161,000	\$60,100	37.33	\$34,943	\$126,057	\$90,125	1.399	\$132.14	4205
33-02-02-24-477-006	83 SHERWOOD	09/15/21	\$234,900	\$95,700	40.74	\$64,332	\$170,568	\$135,059	1.263	\$105.03	4205
33-02-02-23-453-003	1167 GRAND RIVER	11/10/21	\$199,800	\$80,200	40.14	\$33,434	\$166,366	\$159,105	1.046	\$79.00	4205
33-02-02-23-452-003	1236 ETHEL	12/29/21	\$235,000	\$91,300	38.85	\$46,425	\$188,575	\$136,960	1.377	\$142.64	4205
33-02-02-24-477-013	119 SHERWOOD	09/23/22	\$237,000	\$107,200	45.23	\$59,203	\$177,797	\$165,532	1.074	\$131.51	4205
33-02-02-24-480-001	4558 MERIDIAN	11/30/22	\$182,000	\$75,400	41.43	\$35,371	\$146,629	\$125,484	1.169	\$93.10	4205
<b>Totals:</b>			<b>\$1,249,700</b>	<b>\$509,900</b>			<b>\$975,992</b>	<b>\$812,266</b>			
			<b>Sales Ratio =&gt;</b>		<b>40.80</b>		<b>ECF =&gt;</b>		<b>1.202</b>		
			<b>Standard Deviation =&gt;</b>		<b>2.69</b>		<b>Median ECF =&gt;</b>		<b>1.216</b>	<b>COD =&gt;</b>	<b>10.28</b>

**Conclusion:** The indicated ECF is 1.202; use [1.200](#).

<b>ECF AREA: 4210 RESIDENTIAL QQ</b>											
33-02-02-24-301-004	920 NICOLE	11/17/21	\$910,000	\$356,900	39.22	\$145,314	\$764,686	\$943,341	0.811	\$162.18	4210

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-24-301-005	915 NICOLE	03/03/22	\$750,000	\$382,600	51.01	\$149,093	\$600,907	\$796,573	0.754	\$124.75	4210
33-02-02-24-304-010	4645 WELLINGTON	03/08/22	\$630,000	\$286,300	45.44	\$82,617	\$547,383	\$718,534	0.762	\$136.57	4210
33-02-02-24-301-008	4681 DUNMORROW	06/14/22	\$670,000	\$282,000	42.09	\$99,602	\$570,398	\$699,924	0.815	\$164.71	4210
33-02-02-24-302-004	4730 WELLINGTON	10/03/22	\$615,000	\$237,300	38.59	\$96,682	\$518,318	\$646,488	0.802	\$154.77	4210
33-02-02-24-304-012	4605 WELLINGTON	12/16/22	\$625,000	\$242,500	38.80	\$85,645	\$539,355	\$645,624	0.835	\$193.73	4210
<b>Totals:</b>			<b>\$4,200,000</b>	<b>\$1,787,600</b>			<b>\$3,541,047</b>	<b>\$4,450,483</b>			
					<b>Sales Ratio =&gt;</b>	<b>42.56</b>	<b>ECF =&gt;</b>		<b>0.796</b>		
					<b>Standard Deviation =&gt;</b>	<b>4.92</b>	<b>Median ECF =&gt;</b>		<b>0.806</b>	<b>COD =&gt;</b>	<b>2.98</b>

**Conclusion:** The indicated ECF is 0.796; use **0.800**.

<b>ECF AREA: 4215 RESIDENTIAL RR</b>											
33-02-02-14-302-003	5238 TWINGING	07/08/21	\$345,000	\$145,000	42.03	\$104,615	\$240,385	\$265,165	0.907	\$130.64	4215
33-02-02-14-303-002	5184 ANACOSTIA	04/30/21	\$346,000	\$160,300	46.33	\$103,607	\$242,393	\$307,521	0.788	\$154.49	4215
33-02-02-14-351-020	1410 KALORAMA	10/07/21	\$370,000	\$156,800	42.38	\$104,080	\$265,920	\$298,517	0.891	\$145.79	4215
33-02-02-14-302-004	5230 TWINGING	06/04/21	\$411,000	\$165,300	40.22	\$105,195	\$305,805	\$379,827	0.805	\$172.19	4215
33-02-02-22-228-028	4852 NASSAU	07/21/21	\$433,500	\$187,800	43.32	\$89,905	\$343,595	\$369,370	0.930	\$153.12	4215
33-02-02-14-302-016	5178 TWINGING	07/12/21	\$442,000	\$193,700	43.82	\$106,234	\$335,766	\$395,529	0.849	\$162.05	4215
33-02-02-22-228-019	1566 MAIDEN	10/03/22	\$449,900	\$187,800	41.74	\$87,413	\$362,487	\$339,836	1.067	\$147.05	4215
33-02-02-14-301-013	5185 ANACOSTIA	05/14/21	\$455,000	\$197,600	43.43	\$100,000	\$355,000	\$413,860	0.858	\$126.60	4215
33-02-02-22-229-007	1562 BELVEDERE	09/07/22	\$455,000	\$192,000	42.20	\$92,368	\$362,632	\$347,107	1.045	\$165.74	4215
33-02-02-14-303-021	5164 GIESBORO	06/14/21	\$456,000	\$191,100	41.91	\$105,233	\$350,767	\$390,224	0.899	\$137.23	4215
33-02-02-22-228-020	1572 MAIDEN	11/17/22	\$457,000	\$210,300	46.02	\$87,739	\$369,261	\$391,501	0.943	\$129.38	4215
33-02-02-14-301-005	5229 TWINGING	04/21/22	\$473,000	\$202,100	42.73	\$104,156	\$368,844	\$417,279	0.884	\$196.82	4215
33-02-02-14-303-004	5198 ANACOSTIA	08/23/21	\$475,000	\$190,100	40.02	\$103,412	\$371,588	\$389,552	0.954	\$144.93	4215
33-02-02-14-376-017	1317 KALORAMA	04/07/21	\$500,000	\$217,100	43.42	\$113,676	\$386,324	\$452,154	0.854	\$172.47	4215
33-02-02-22-228-002	1589 BELVEDERE	09/16/21	\$512,000	\$221,300	43.22	\$91,564	\$420,436	\$452,468	0.929	\$137.85	4215
33-02-02-14-376-019	1327 KALORAMA	12/09/21	\$517,000	\$193,400	37.41	\$102,877	\$414,123	\$399,340	1.037	\$162.53	4215
33-02-02-14-376-013	1312 KALORAMA	07/28/21	\$540,000	\$236,200	43.74	\$106,765	\$433,235	\$512,090	0.846	\$172.60	4215
33-02-02-14-378-020	1449 KALORAMA	05/11/22	\$540,000	\$206,900	38.31	\$103,998	\$436,002	\$431,365	1.011	\$184.28	4215
33-02-02-14-303-013	5175 TWINGING	05/18/22	\$555,000	\$210,400	37.91	\$106,494	\$448,506	\$436,905	1.027	\$242.44	4215
33-02-02-22-228-005	4859 OLMSTED	05/27/22	\$605,000	\$279,100	46.13	\$88,049	\$516,951	\$548,982	0.942	\$169.44	4215
33-02-02-22-229-008	1556 BELVEDERE	02/17/23	\$636,200	\$306,000	48.10	\$93,334	\$542,866	\$543,632	0.999	\$201.36	4215
<b>Totals:</b>			<b>\$9,973,600</b>	<b>\$4,250,300</b>			<b>\$7,872,886</b>	<b>\$8,482,225</b>			
					<b>Sales Ratio =&gt;</b>	<b>42.62</b>	<b>ECF =&gt;</b>		<b>0.928</b>		
					<b>Standard Deviation =&gt;</b>	<b>2.78</b>	<b>Median ECF =&gt;</b>		<b>0.929</b>	<b>COD =&gt;</b>	<b>7.00</b>

**Conclusion:** The indicated ECF is 0.928; use **0.930**.

<b>ECF AREA: 4225 RESIDENTIAL TT</b>											
33-02-02-20-427-002	4733 MOHICAN	06/29/21	\$373,500	\$156,400	41.87	\$74,997	\$298,503	\$329,259	0.907	\$121.05	4225
33-02-02-20-477-014	4543 COMANCHE	01/27/22	\$500,000	\$214,900	42.98	\$87,491	\$412,509	\$468,541	0.880	\$197.94	4225
33-02-02-20-477-024	4650 SEQUOIA	02/03/22	\$479,000	\$256,500	53.55	\$118,970	\$360,030	\$428,790	0.840	\$93.86	4225
33-02-02-20-276-008	2570 SARANAC	03/23/22	\$456,000	\$205,500	45.07	\$93,118	\$362,882	\$438,230	0.828	\$124.62	4225
33-02-02-20-476-001	4651 SEQUOIA	04/15/22	\$380,000	\$169,900	44.71	\$88,743	\$291,257	\$338,884	0.859	\$120.35	4225
33-02-02-20-281-014	4850 ARAPAHO	06/22/22	\$840,000	\$315,700	37.58	\$152,859	\$687,141	\$633,198	1.085	\$154.31	4225
33-02-02-20-477-006	4610 SEQUOIA	07/13/22	\$577,000	\$210,500	36.48	\$101,970	\$475,030	\$448,265	1.060	\$174.39	4225
33-02-02-20-476-008	4583 SEQUOIA	02/03/23	\$420,000	\$250,400	59.62	\$54,124	\$365,876	\$572,428	0.639	\$101.15	4225
33-02-02-20-279-002	2585 TEKONSHA	03/21/23	\$392,000	\$193,700	49.41	\$80,739	\$311,261	\$400,652	0.777	\$118.53	4225
<b>Totals:</b>			<b>\$4,417,500</b>	<b>\$1,973,500</b>			<b>\$3,564,489</b>	<b>\$4,058,247</b>			
					<b>Sales Ratio =&gt;</b>	<b>44.67</b>	<b>ECF =&gt;</b>		<b>0.878</b>		
					<b>Standard Deviation =&gt;</b>	<b>7.44</b>	<b>Median ECF =&gt;</b>		<b>0.859</b>	<b>COD =&gt;</b>	<b>11.64</b>

**Conclusion:** The indicated ECF is 0.878; use **0.880**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
<b>ECF AREA: 4230 RESIDENTIAL UU</b>											
33-02-02-21-326-001	4738 NAKOMA	05/12/21	\$265,000	\$116,800	44.08	\$54,261	\$210,739	\$202,722	1.040	\$95.40	4230
33-02-02-21-353-009	4523 CHEROKEE	07/14/21	\$259,000	\$101,800	39.31	\$99,250	\$159,750	\$118,755	1.345	\$114.43	4230
33-02-02-21-302-004	2394 HURON HILL	07/23/21	\$415,000	\$140,100	33.76	\$66,716	\$348,284	\$228,521	1.524	\$154.59	4230
33-02-02-21-304-007	4658 CHIPPEWA	10/12/21	\$589,900	\$303,000	51.36	\$94,849	\$495,051	\$528,127	0.937	\$146.68	4230
33-02-02-21-303-001	4735 OTTAWA	11/05/21	\$249,900	\$91,200	36.49	\$58,985	\$190,915	\$141,098	1.353	\$133.79	4230
33-02-02-21-326-006	4702 HURON HILL	12/20/21	\$498,900	\$199,900	40.07	\$154,375	\$344,525	\$252,174	1.366	\$163.28	4230
33-02-02-21-377-007	4608 OTTAWA	03/04/22	\$229,900	\$80,600	35.06	\$65,290	\$164,610	\$110,691	1.487	\$117.58	4230
33-02-02-21-353-008	4533 CHEROKEE	07/08/22	\$300,000	\$105,000	35.00	\$102,378	\$197,622	\$135,615	1.457	\$163.32	4230
33-02-02-21-304-002	4683 OTTAWA	08/03/22	\$290,704	\$102,100	35.12	\$66,864	\$223,840	\$159,300	1.405	\$135.50	4230
33-02-02-21-328-006	4672 OTTAWA	09/28/22	\$195,000	\$73,600	37.74	\$61,386	\$133,614	\$109,894	1.216	\$148.79	4230
33-02-02-21-378-005	4592 NAKOMA	10/14/22	\$690,000	\$322,700	46.77	\$124,681	\$565,319	\$465,411	1.215	\$152.87	4230
33-02-02-21-378-008	4564 NAKOMA	12/16/22	\$675,000	\$320,600	47.50	\$76,814	\$598,186	\$515,491	1.160	\$135.49	4230
<b>Totals:</b>			<b>\$4,658,304</b>	<b>\$1,957,400</b>			<b>\$3,632,455</b>	<b>\$2,967,799</b>			
			<b>Sales Ratio =&gt;</b>		<b>42.02</b>		<b>ECF =&gt;</b>		<b>1.224</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.86</b>		<b>Median ECF =&gt;</b>		<b>1.349</b>	<b>COD =&gt;</b>	<b>95.77</b>

Conclusion: The indicated ECF is 1.224; use [1.220](#).

<b>ECF AREA: 4235 RESIDENTIAL VV</b>											
33-02-02-22-301-003	4711 KINGSWOOD	07/29/21	\$277,000	\$121,600	43.90	\$41,570	\$235,430	\$218,190	1.079	\$99.93	4235
33-02-02-22-301-004	4705 KINGSWOOD	07/29/22	\$340,000	\$114,500	33.68	\$43,606	\$296,394	\$231,505	1.280	\$132.67	4235
33-02-02-22-301-010	1990 HAMILTON	03/31/23	\$420,000	\$146,800	34.95	\$50,641	\$369,359	\$311,851	1.184	\$159.41	4235
33-02-02-22-303-001	1975 BLOOMFIELD	01/06/22	\$260,000	\$107,300	41.27	\$52,562	\$207,438	\$187,168	1.108	\$89.18	4235
33-02-02-22-304-007	4664 KINGSWOOD	10/18/21	\$272,500	\$104,300	38.28	\$52,892	\$219,608	\$180,486	1.217	\$97.52	4235
33-02-02-28-102-003	4416 MAUMEE	12/14/21	\$290,000	\$112,300	38.72	\$80,834	\$209,166	\$168,480	1.241	\$120.91	4235
33-02-02-28-126-003	4470 MAUMEE	08/04/22	\$385,000	\$172,900	44.91	\$77,908	\$307,092	\$283,905	1.082	\$127.74	4235
33-02-02-28-126-008	2367 MT HOPE	03/24/22	\$257,000	\$122,700	47.74	\$89,286	\$167,714	\$159,016	1.055	\$89.93	4235
33-02-02-28-127-004	2411 SHAWNEE	05/27/21	\$242,000	\$87,000	35.95	\$56,097	\$185,903	\$137,880	1.348	\$113.91	4235
33-02-02-28-127-013	2321 SHAWNEE	07/28/21	\$250,000	\$95,500	38.20	\$58,073	\$191,927	\$156,572	1.226	\$113.16	4235
33-02-02-28-127-022	2410 KEWANEE	10/14/21	\$210,000	\$66,700	31.76	\$55,565	\$154,435	\$115,154	1.341	\$149.36	4235
33-02-02-28-127-028	2350 KEWANEE	07/27/22	\$210,500	\$91,400	43.42	\$58,129	\$152,371	\$129,449	1.177	\$125.00	4235
33-02-02-28-127-030	2330 KEWANEE	05/03/21	\$229,000	\$69,700	30.44	\$56,860	\$172,140	\$99,253	1.734	\$163.01	4235
33-02-02-28-128-016	2287 KEWANEE	09/01/21	\$185,000	\$59,100	31.95	\$50,930	\$134,070	\$78,140	1.716	\$155.71	4235
33-02-02-28-128-020	2426 MAUMEE	06/01/22	\$451,000	\$169,000	37.47	\$59,159	\$391,841	\$339,065	1.156	\$147.59	4235
33-02-02-33-402-005	2210 WOOD LEAF	01/11/22	\$287,500	\$119,900	41.70	\$41,837	\$245,663	\$212,166	1.158	\$86.02	4235
<b>Totals:</b>			<b>\$4,566,500</b>	<b>\$1,760,700</b>			<b>\$3,640,551</b>	<b>\$3,008,280</b>			
			<b>Sales Ratio =&gt;</b>		<b>38.56</b>		<b>ECF =&gt;</b>		<b>1.210</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.13</b>		<b>Median ECF =&gt;</b>		<b>1.201</b>	<b>COD =&gt;</b>	<b>10.99</b>

Conclusion: The indicated ECF is 1.210; use [1.210](#).

<b>ECF AREA: 4245 RESIDENTIAL XX</b>											
33-02-02-32-228-007	3962 DAYSRING	04/13/21	\$260,000	\$108,000	41.54	\$58,743	\$201,257	\$183,578	1.096	\$151.78	4245
33-02-02-33-104-015	3899 SUN RAPIDS	04/19/21	\$306,900	\$128,200	41.77	\$41,608	\$265,292	\$216,027	1.228	\$147.96	4245
33-02-02-32-226-019	3918 HAZY	05/07/21	\$395,000	\$174,500	44.18	\$73,626	\$321,374	\$315,949	1.017	\$126.53	4245
33-02-02-28-304-019	2347 GRAYSTONE	06/11/21	\$255,000	\$98,900	38.78	\$45,784	\$209,216	\$167,592	1.248	\$170.51	4245
33-02-02-28-308-016	4243 HIDDEN MEADOWS	07/23/21	\$295,000	\$144,600	49.02	\$43,896	\$251,104	\$266,828	0.941	\$116.79	4245
33-02-02-32-228-010	3944 DAYSRING	07/26/21	\$275,000	\$113,200	41.16	\$68,369	\$206,631	\$195,617	1.056	\$150.17	4245
33-02-02-28-304-011	2418 SEVILLE	09/01/21	\$300,000	\$108,000	36.00	\$40,099	\$259,901	\$238,590	1.089	\$124.89	4245
33-02-02-33-101-012	3948 WINDY HEIGHTS	10/08/21	\$316,000	\$122,200	38.67	\$40,701	\$275,299	\$210,472	1.308	\$170.25	4245
33-02-02-28-308-012	4236 HIDDEN MEADOWS	10/27/21	\$260,000	\$99,500	38.27	\$45,475	\$214,525	\$187,971	1.141	\$151.50	4245
33-02-02-32-230-002	3940 SUNWIND	11/19/21	\$296,100	\$113,900	38.47	\$50,630	\$245,470	\$200,116	1.227	\$143.72	4245
33-02-02-33-101-027	3943 WINDY HEIGHTS	01/19/22	\$265,000	\$108,600	40.98	\$42,531	\$222,469	\$185,211	1.201	\$164.31	4245
33-02-02-32-226-021	3930 HAZY	01/28/22	\$325,000	\$132,400	40.74	\$59,008	\$265,992	\$242,273	1.098	\$133.53	4245

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-32-226-024	3906 SUNWIND	03/28/22	\$359,900	\$169,700	47.15	\$62,344	\$297,556	\$290,028	1.026	\$119.60	4245
33-02-02-32-228-015	3933 SUNWIND	04/14/22	\$377,500	\$140,700	37.27	\$67,320	\$310,180	\$229,299	1.353	\$139.72	4245
33-02-02-28-304-001	2429 SOWER	05/02/22	\$230,000	\$94,000	40.87	\$50,535	\$179,465	\$140,746	1.275	\$155.79	4245
33-02-02-28-302-015	2404 SOWER	05/03/22	\$235,000	\$97,400	41.45	\$43,647	\$191,353	\$150,066	1.275	\$138.06	4245
33-02-02-33-102-015	3900 SUN RAPIDS	06/02/22	\$305,000	\$118,800	38.95	\$44,133	\$260,867	\$177,055	1.473	\$176.74	4245
33-02-02-33-103-018	3836 WINDY HEIGHTS	06/21/22	\$351,000	\$139,600	39.77	\$68,368	\$282,632	\$190,466	1.484	\$173.61	4245
33-02-02-28-307-003	2356 SOWER	08/01/22	\$259,900	\$107,100	41.21	\$40,775	\$219,125	\$177,728	1.233	\$137.30	4245
33-02-02-32-227-002	3976 SUNWIND	09/02/22	\$315,000	\$127,700	40.54	\$51,517	\$263,483	\$235,075	1.121	\$143.20	4245
33-02-02-32-229-007	3962 SUNWIND	10/03/22	\$252,000	\$105,900	42.02	\$51,305	\$200,695	\$174,176	1.152	\$146.81	4245
33-02-02-33-101-008	3943 SUN RAPIDS	12/09/22	\$305,000	\$125,500	41.15	\$41,373	\$263,627	\$206,708	1.275	\$162.63	4245
33-02-02-28-304-005	2405 SOWER	01/12/23	\$240,000	\$93,200	38.83	\$44,061	\$195,939	\$150,385	1.303	\$194.77	4245
33-02-02-33-103-005	3899 WINDY HEIGHTS	02/23/23	\$323,000	\$122,400	37.89	\$41,199	\$281,801	\$201,127	1.401	\$202.44	4245
33-02-02-28-304-002	2423 SOWER	03/16/23	\$227,500	\$101,400	44.57	\$42,351	\$185,149	\$159,901	1.158	\$158.25	4245
<b>Totals:</b>			<b>\$7,329,800</b>	<b>\$2,995,400</b>			<b>\$6,070,402</b>	<b>\$5,092,988</b>			
			<b>Sales Ratio =&gt;</b>		<b>40.87</b>		<b>ECF =&gt;</b>		<b>1.192</b>		
			<b>Standard Deviation =&gt;</b>		<b>2.96</b>		<b>Median ECF =&gt;</b>		<b>1.227</b>	<b>COD =&gt;</b>	<b>8.96</b>

**Conclusion:** The indicated ECF is 1.192; use [1.190](#).

ECF AREA: 4260 RESIDENTIAL AAA											
33-02-02-32-455-024	2591 LUPINE	04/09/21	\$417,900	\$146,800	35.13	\$86,061	\$331,839	\$309,528	1.072	\$149.21	4260
33-02-02-32-453-004	3548 ASTILBE	05/03/21	\$455,000	\$162,600	35.74	\$81,794	\$373,206	\$360,908	1.034	\$152.20	4260
33-02-02-32-455-009	2704 COREOPSIS	07/06/21	\$442,500	\$159,800	36.11	\$90,331	\$352,169	\$343,531	1.025	\$143.63	4260
33-02-02-32-452-003	2741 LUPINE	03/31/22	\$483,902	\$171,400	35.42	\$86,910	\$396,992	\$379,448	1.046	\$167.30	4260
33-02-02-32-451-007	2716 LUPINE	10/26/22	\$485,000	\$209,600	43.22	\$93,805	\$391,195	\$427,681	0.915	\$153.17	4260
<b>Totals:</b>			<b>\$2,284,302</b>	<b>\$850,200</b>			<b>\$1,845,401</b>	<b>\$1,821,097</b>			
			<b>Sales Ratio =&gt;</b>		<b>37.22</b>		<b>ECF =&gt;</b>		<b>1.013</b>		
			<b>Standard Deviation =&gt;</b>		<b>3.43</b>		<b>Median ECF =&gt;</b>		<b>1.034</b>	<b>COD =&gt;</b>	<b>3.48</b>

**Conclusion:** The indicated ECF is 1.013; use [1.010](#).

ECF AREA: 4265 RESIDENTIAL BBB											
33-02-02-32-402-011	2657 LOON	04/02/21	\$690,000	\$329,700	47.78	\$103,040	\$586,960	\$902,721	0.650	\$128.83	4265
33-02-02-29-402-020	2688 LAFORET	04/23/21	\$562,890	\$254,600	45.23	\$111,342	\$451,548	\$534,769	0.844	\$157.01	4265
33-02-02-29-402-012	2619 SOPHIEA	06/14/21	\$585,000	\$249,600	42.67	\$106,834	\$478,166	\$518,718	0.922	\$181.40	4265
33-02-02-29-402-024	2679 SOPHIEA	07/02/21	\$615,000	\$245,600	39.93	\$107,543	\$507,457	\$505,240	1.004	\$188.37	4265
33-02-02-29-402-060	4158 BENCA	07/15/21	\$629,400	\$253,200	40.23	\$105,486	\$523,914	\$526,689	0.995	\$176.64	4265
33-02-02-29-402-044	2702 SOPHIEA	11/12/21	\$525,000	\$257,500	49.05	\$106,503	\$418,497	\$536,833	0.780	\$145.01	4265
33-02-02-29-402-043	2706 SOPHIEA	02/10/22	\$535,000	\$245,000	45.79	\$110,223	\$424,777	\$519,100	0.818	\$177.73	4265
33-02-02-29-402-045	2698 SOPHIEA	05/31/22	\$598,000	\$278,100	46.51	\$112,372	\$485,628	\$549,583	0.884	\$181.88	4265
33-02-02-29-402-047	2690 SOPHIEA	06/24/22	\$594,000	\$216,900	36.52	\$106,273	\$487,727	\$407,763	1.196	\$174.94	4265
33-02-02-29-402-065	4137 BENHAM	07/08/22	\$755,000	\$346,400	45.88	\$111,713	\$643,287	\$715,094	0.900	\$199.22	4265
33-02-02-29-402-051	4135 USIAK	08/01/22	\$587,000	\$245,300	41.79	\$106,834	\$480,166	\$481,021	0.998	\$195.59	4265
33-02-02-32-426-009	2549 ROBINS	08/29/22	\$690,000	\$255,200	36.99	\$106,912	\$583,088	\$625,453	0.932	\$183.65	4265
33-02-02-32-401-027	2642 LOON	10/28/22	\$680,000	\$296,800	43.65	\$103,793	\$576,207	\$763,621	0.755	\$169.82	4265
<b>Totals:</b>			<b>\$8,046,290</b>	<b>\$3,473,900</b>			<b>\$6,647,422</b>	<b>\$7,586,603</b>			
			<b>Sales Ratio =&gt;</b>		<b>43.17</b>		<b>ECF =&gt;</b>		<b>0.876</b>		
			<b>Standard Deviation =&gt;</b>		<b>3.97</b>		<b>Median ECF =&gt;</b>		<b>0.900</b>	<b>COD =&gt;</b>	<b>11.22</b>

**Conclusion:** The indicated ECF is 0.876; use [0.880](#).

ECF AREA: 4270 RESIDENTIAL CCC											
33-02-02-28-251-012	2146 RIVERWOOD	06/18/21	\$277,000	\$108,400	39.13	\$53,018	\$223,982	\$216,971	1.032	\$120.36	4270
33-02-02-28-252-025	2140 BUTTERNUT	08/09/21	\$308,000	\$124,700	40.49	\$53,999	\$254,001	\$278,702	0.911	\$104.10	4270
33-02-02-28-254-011	2079 RIVERWOOD	08/13/21	\$529,000	\$198,400	37.50	\$74,631	\$454,369	\$422,680	1.075	\$133.83	4270
33-02-02-28-252-018	2196 BUTTERNUT	07/29/22	\$286,000	\$118,200	41.33	\$51,214	\$234,786	\$258,998	0.907	\$111.48	4270

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-28-252-026	2134 BUTTERNUT	09/06/22	\$330,000	\$147,700	44.76	\$49,931	\$280,069	\$297,673	0.941	\$125.14	4270
33-02-02-28-252-008	2173 RIVERWOOD	12/02/22	\$340,800	\$131,100	38.47	\$51,558	\$289,242	\$276,831	1.045	\$132.44	4270
<b>Totals:</b>			<b>\$2,070,800</b>	<b>\$828,500</b>			<b>\$1,736,449</b>	<b>\$1,751,855</b>			
			<b>Sales Ratio =&gt;</b>		<b>40.01</b>		<b>ECF =&gt;</b>		<b>0.991</b>		
			<b>Standard Deviation =&gt;</b>		<b>2.59</b>		<b>Median ECF =&gt;</b>		<b>0.987</b>	<b>COD =&gt;</b>	<b>6.69</b>

**Conclusion:** The indicated ECF is 0.991; use **0.990**.

<b>ECF AREA: 4275 RESIDENTIAL DDD</b>											
33-02-02-28-257-031	2168 WOODFIELD	04/16/21	\$393,000	\$174,600	44.43	\$73,508	\$319,492	\$385,420	0.829	\$114.51	4275
33-02-02-28-257-017	2153 LONG LEAF	04/23/21	\$337,628	\$142,900	42.32	\$72,640	\$264,988	\$308,910	0.858	\$119.69	4275
33-02-02-28-402-021	2149 WHITE OWL	05/06/21	\$420,000	\$197,600	47.05	\$96,478	\$323,522	\$427,802	0.756	\$94.57	4275
33-02-02-29-278-039	4353 HEARTWOOD	06/09/21	\$481,000	\$214,800	44.66	\$59,026	\$421,974	\$481,535	0.876	\$105.55	4275
33-02-02-28-256-018	2154 LONG LEAF	08/13/21	\$315,000	\$137,900	43.78	\$82,919	\$232,081	\$277,973	0.835	\$100.56	4275
33-02-02-28-257-022	2156 WOODFIELD	08/31/21	\$405,000	\$161,800	39.95	\$69,414	\$335,586	\$359,639	0.933	\$133.49	4275
33-02-02-29-278-019	2529 DUSTIN	09/02/21	\$390,000	\$200,200	51.33	\$58,419	\$331,581	\$445,386	0.744	\$121.64	4275
33-02-02-28-276-014	4262 SUGAR MAPLE	09/21/21	\$514,450	\$202,400	39.34	\$146,049	\$368,401	\$400,239	0.920	\$121.50	4275
33-02-02-28-258-019	2115 WOODFIELD	09/29/21	\$365,000	\$160,600	44.00	\$89,417	\$275,583	\$333,452	0.826	\$97.45	4275
33-02-02-28-428-007	4220 SUGAR MAPLE	10/14/21	\$425,000	\$184,100	43.32	\$89,192	\$335,808	\$397,654	0.844	\$116.64	4275
33-02-02-29-280-007	4299 AZTEC	11/23/21	\$417,500	\$162,400	38.90	\$62,618	\$354,882	\$378,590	0.937	\$170.45	4275
33-02-02-28-255-036	4290 CONIFER	02/23/22	\$380,000	\$161,700	42.55	\$82,926	\$297,074	\$375,107	0.792	\$104.31	4275
33-02-02-28-276-008	2032 WOODFIELD	03/10/22	\$287,000	\$136,300	47.49	\$85,782	\$201,218	\$257,235	0.782	\$103.93	4275
33-02-02-29-278-015	2514 DUSTIN	05/11/22	\$582,500	\$296,900	50.97	\$81,094	\$501,406	\$630,529	0.795	\$144.12	4275
33-02-02-29-428-008	4230 AZTEC	05/11/22	\$475,000	\$178,300	37.54	\$61,818	\$413,182	\$367,385	1.125	\$168.92	4275
33-02-02-29-430-007	2535 SUNDANCE	05/20/22	\$450,000	\$141,900	31.53	\$60,734	\$389,266	\$267,304	1.456	\$177.18	4275
33-02-02-28-402-024	2173 WHITE OWL	05/25/22	\$465,000	\$163,100	35.08	\$71,774	\$393,226	\$342,424	1.148	\$145.21	4275
33-02-02-29-278-008	2556 DUSTIN	06/23/22	\$440,000	\$240,300	54.61	\$59,455	\$380,545	\$484,105	0.786	\$99.18	4275
33-02-02-28-257-018	2139 LONG LEAF	07/11/22	\$485,000	\$154,800	31.92	\$76,100	\$408,900	\$373,045	1.096	\$162.65	4275
33-02-02-29-432-002	2530 SUNDANCE	07/18/22	\$325,000	\$138,300	42.55	\$61,554	\$263,446	\$259,712	1.014	\$143.02	4275
33-02-02-28-255-026	4276 CONIFER	07/19/22	\$460,000	\$177,700	38.63	\$76,102	\$383,898	\$396,662	0.968	\$142.50	4275
33-02-02-29-278-021	2557 DUSTIN	03/24/23	\$468,500	\$256,200	54.69	\$64,623	\$403,877	\$517,751	0.780	\$117.27	4275
<b>Totals:</b>			<b>\$9,281,578</b>	<b>\$3,984,800</b>			<b>\$7,599,936</b>	<b>\$8,467,857</b>			
			<b>Sales Ratio =&gt;</b>		<b>42.93</b>		<b>ECF =&gt;</b>		<b>0.898</b>		
			<b>Standard Deviation =&gt;</b>		<b>6.38</b>		<b>Median ECF =&gt;</b>		<b>0.851</b>	<b>COD =&gt;</b>	<b>13.63</b>

**Conclusion:** The indicated ECF is 0.898; use **0.900**.

<b>ECF AREA: 4280 RESIDENTIAL EEE</b>											
33-02-02-33-229-006	3886 SHELDRAKE	08/06/21	\$337,500	\$137,900	40.86	\$65,350	\$272,150	\$287,216	0.948	\$132.24	4280
33-02-02-33-276-027	3835 ROXBURY	09/02/21	\$345,000	\$132,200	38.32	\$60,657	\$284,343	\$282,092	1.008	\$129.25	4280
33-02-02-33-276-020	3895 ROXBURY	05/31/22	\$357,000	\$148,200	41.51	\$69,388	\$287,612	\$254,930	1.128	\$141.89	4280
33-02-02-33-229-021	3885 BINGHAMTON	06/07/22	\$361,000	\$147,300	40.80	\$83,344	\$277,656	\$238,881	1.162	\$128.07	4280
33-02-02-33-228-009	3901 SHELDRAKE	06/10/22	\$381,000	\$143,000	37.53	\$72,456	\$308,544	\$248,671	1.241	\$159.87	4280
33-02-02-33-278-024	3801 BINGHAMTON	06/27/22	\$339,900	\$146,000	42.95	\$61,847	\$278,053	\$280,064	0.993	\$128.73	4280
33-02-02-33-228-014	2050 SHELDRAKE	08/24/22	\$380,000	\$184,900	48.66	\$83,141	\$296,859	\$321,844	0.922	\$99.48	4280
33-02-02-33-229-005	3890 SHELDRAKE	10/14/22	\$343,500	\$160,900	46.84	\$78,582	\$264,918	\$272,172	0.973	\$105.97	4280
33-02-02-26-352-002	1494 SYLVAN GLEN	03/17/23	\$395,000	\$140,100	35.47	\$129,619	\$265,381	\$237,939	1.115	\$119.86	4280
<b>Totals:</b>			<b>\$3,239,900</b>	<b>\$1,340,500</b>			<b>\$2,535,516</b>	<b>\$2,423,811</b>			
			<b>Sales Ratio =&gt;</b>		<b>41.37</b>		<b>ECF =&gt;</b>		<b>1.046</b>		
			<b>Standard Deviation =&gt;</b>		<b>4.26</b>		<b>Median ECF =&gt;</b>		<b>1.008</b>	<b>COD =&gt;</b>	<b>8.93</b>

**Conclusion:** The indicated ECF is 1.046; use **01.050**.

<b>ECF AREA: 4285 RESIDENTIAL FFF</b>											
33-02-02-34-181-002	1865 YOSEMITE	05/06/21	\$399,000	\$158,300	39.67	\$80,612	\$318,388	\$345,273	0.922	\$134.68	4285
33-02-02-34-154-011	3821 THISTLEWOOD	07/13/21	\$480,000	\$213,300	44.44	\$95,990	\$384,010	\$539,910	0.711	\$107.24	4285

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-34-151-007	3809 THISTLEWOOD	07/26/21	\$421,000	\$158,700	37.70	\$65,076	\$355,924	\$405,419	0.878	\$117.23	4285
33-02-02-34-153-008	1963 CIMARRON	07/28/21	\$377,500	\$157,900	41.83	\$69,672	\$307,828	\$394,094	0.781	\$110.37	4285
33-02-02-34-106-002	3870 HEMMINGWAY	10/01/21	\$398,500	\$190,800	47.88	\$105,012	\$293,488	\$406,251	0.722	\$100.30	4285
33-02-02-34-131-009	3897 BRECKINRIDGE	10/27/21	\$395,000	\$204,300	51.72	\$79,660	\$315,340	\$481,692	0.655	\$109.84	4285
33-02-02-34-104-003	3905 HEMMINGWAY	01/21/22	\$338,000	\$150,700	44.59	\$74,072	\$263,928	\$329,769	0.800	\$109.47	4285
33-02-02-34-155-012	3780 CROOKED CREEK	04/08/22	\$475,000	\$179,500	37.79	\$111,222	\$363,778	\$393,751	0.924	\$140.40	4285
33-02-02-34-180-007	3806 HEMMINGWAY	04/13/22	\$424,350	\$192,000	45.25	\$76,384	\$347,966	\$434,651	0.801	\$107.76	4285
33-02-02-34-182-004	1828 YOSEMITE	05/10/22	\$440,000	\$197,600	44.91	\$83,075	\$356,925	\$435,110	0.820	\$125.02	4285
33-02-02-34-131-001	3969 BRECKINRIDGE	05/13/22	\$515,000	\$184,500	35.83	\$91,230	\$423,770	\$413,238	1.025	\$150.06	4285
33-02-02-34-103-015	3901 HIGHWOOD	08/15/22	\$405,000	\$207,900	51.33	\$126,209	\$278,791	\$402,153	0.693	\$99.14	4285
33-02-02-34-131-020	3942 CROOKED CREEK	09/23/22	\$516,000	\$208,700	40.45	\$84,315	\$431,685	\$503,473	0.857	\$141.58	4285
33-02-02-34-131-003	3957 BRECKINRIDGE	12/06/22	\$460,000	\$195,700	42.54	\$75,284	\$384,716	\$466,999	0.824	\$136.71	4285
33-02-02-34-131-012	3875 BRECKINRIDGE	12/16/22	\$450,000	\$186,200	41.38	\$92,235	\$357,765	\$415,965	0.860	\$121.61	4285
33-02-02-34-102-005	1904 ATHERTON WAY	01/13/23	\$423,000	\$151,600	35.84	\$77,351	\$345,649	\$350,534	0.986	\$135.66	4285

**Totals:** \$6,917,350 \$2,937,700 \$5,529,951 \$6,718,281  
**Sales Ratio =>** 42.47 **ECF =>** 0.823  
**Standard Deviation =>** 4.91 **Median ECF =>** 0.822 **COD =>** 9.85

**Conclusion:** The indicated ECF is 0.823; use **0.820**.

ECF AREA: 4295 RESIDENTIAL HHH											
33-02-02-05-476-022	6033 SOUTHRIDGE	07/29/22	\$585,000	\$215,700	36.87	\$160,340	\$424,660	\$454,357	0.935	\$73.45	4295
33-02-02-05-476-019	6051 SOUTHRIDGE	03/30/23	\$920,000	\$344,800	37.48	\$132,131	\$787,869	\$793,775	0.993	\$193.77	4295

**Totals:** \$1,505,000 \$560,500 \$1,212,529 \$1,248,131  
**Sales Ratio =>** 37.24 **ECF =>** 0.971  
**Standard Deviation =>** 0.43 **Median ECF =>** 0.964 **COD =>** 3.01

**Conclusion:** The indicated ECF is 0.971; use **0.970**.

ECF AREA: 4300B PONDER											
33-02-02-35-427-005	1130 BONANZA	12/15/22	\$315,000	\$129,800	41.21	\$72,258	\$242,742	\$284,953	0.852	\$136.32	4300
33-02-02-35-476-007	1125 BONANZA	12/22/21	\$600,000	\$159,300	26.55	\$94,728	\$505,272	\$484,839	1.042	\$113.79	4300
33-02-02-36-405-004	480 JUNE BERRY	11/24/21	\$499,900	\$198,400	39.69	\$64,745	\$435,155	\$470,969	0.924	\$228.70	4300
33-02-02-36-405-006	260 WIND-N-WOOD	08/11/21	\$683,000	\$164,000	24.01	\$54,318	\$628,682	\$576,423	1.091	\$187.64	4300

**Totals:** \$2,097,900 \$651,500 \$1,811,851 \$1,817,183  
**Sales Ratio =>** 31.05 **ECF =>** 0.997  
**Standard Deviation =>** 8.84 **Median ECF =>** 0.983 **COD =>** 9.05

**Conclusion:** The indicated ECF is 0.997; use **1.000**.

ECF AREA: 4300 RESIDENTIAL III											
33-02-02-35-427-005	1130 BONANZA	12/15/22	\$315,000	\$129,800	41.21	\$72,258	\$242,742	\$284,953	0.852	\$136.32	4300
33-02-02-35-476-007	1125 BONANZA	12/22/21	\$600,000	\$159,300	26.55	\$94,728	\$505,272	\$484,839	1.042	\$113.79	4300
33-02-02-36-405-004	480 JUNE BERRY	11/24/21	\$499,900	\$198,400	39.69	\$64,745	\$435,155	\$470,969	0.924	\$228.70	4300
33-02-02-36-405-006	260 WIND-N-WOOD	08/11/21	\$683,000	\$164,000	24.01	\$54,318	\$628,682	\$576,423	1.091	\$187.64	4300

**Totals:** \$2,097,900 \$651,500 \$1,811,851 \$1,817,183  
**Sales Ratio =>** 31.05 **ECF =>** 0.997  
**Standard Deviation =>** 8.84 **Median ECF =>** 0.983 **COD =>** 9.05

**Conclusion:** The indicated ECF is 0.997; use **1.000**.

ECF AREA: 4305 RESIDENTIAL JJJ											
33-02-02-25-478-002	55 VICTORIAN HILLS	04/08/21	\$700,000	\$431,900	61.70	\$123,340	\$576,660	\$829,457	0.695	\$151.59	4305
33-02-02-25-426-012	4218 JACOB MEADOWS	07/02/21	\$872,500	\$332,900	38.15	\$151,454	\$721,046	\$860,144	0.838	\$137.60	4305
33-02-02-25-476-026	4125 TRILLIUM	05/27/22	\$925,000	\$396,700	42.89	\$94,074	\$830,926	\$872,982	0.952	\$176.19	4305

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-25-426-006	219 SAMUEL OAKS	11/14/22	\$699,900	\$269,100	38.45	\$148,780	\$551,120	\$629,643	0.875	\$177.38	4305
33-02-02-25-476-001	50 VICTORIAN HILLS	11/18/22	\$740,000	\$387,600	52.38	\$105,158	\$634,842	\$823,684	0.771	\$183.64	4305
<b>Totals:</b>			<b>\$3,937,400</b>	<b>\$1,818,200</b>			<b>\$3,314,594</b>	<b>\$4,015,910</b>			
			<b>Sales Ratio =&gt;</b>		<b>46.18</b>		<b>ECF =&gt;</b>		<b>0.825</b>		
			<b>Standard Deviation =&gt;</b>		<b>---</b>		<b>Median ECF =&gt;</b>		<b>0.695</b>	<b>COD =&gt;</b>	<b>---</b>

**Conclusion:** The indicated ECF is 0.825; use [0.830](#).

<b>ECF AREA: 4315 RESIDENTIAL MMM</b>											
33-02-02-16-327-043	2333 SAPPHIRE	05/25/21	\$385,000	\$172,000	44.68	\$84,012	\$300,988	\$354,991	0.845	\$156.20	4315
33-02-02-16-327-037	2321 SAPPHIRE	04/15/22	\$450,000	\$166,600	37.02	\$82,770	\$367,230	\$310,923	1.178	\$207.36	4315
33-02-02-16-327-042	2331 SAPPHIRE	08/04/22	\$464,000	\$171,100	36.88	\$84,557	\$379,443	\$318,750	1.188	\$199.92	4315
33-02-02-16-327-055	2357 SAPPHIRE	03/03/23	\$415,000	\$142,100	34.24	\$90,875	\$324,125	\$254,605	1.269	\$229.88	4315
<b>Totals:</b>			<b>\$1,714,000</b>	<b>\$651,800</b>			<b>\$1,371,786</b>	<b>\$1,239,269</b>			
			<b>Sales Ratio =&gt;</b>		<b>38.03</b>		<b>ECF =&gt;</b>		<b>1.107</b>		
			<b>Standard Deviation =&gt;</b>		<b>4.50</b>		<b>Median ECF =&gt;</b>		<b>1.183</b>	<b>COD =&gt;</b>	<b>9.21</b>

**Conclusion:** The indicated ECF is 1.107; use [1.110](#).

<b>ECF AREA: 4320 RESIDENTIAL NNN</b>											
33-02-02-03-205-043	1717 NORTH CRYSTAL COVE	06/11/21	\$286,400	\$128,500	44.87	\$61,887	\$224,513	\$294,460	0.762	\$162.46	4320
33-02-02-03-205-006	1730 NORTH CRYSTAL COVE	12/13/21	\$285,255	\$125,900	44.14	\$60,961	\$224,294	\$288,185	0.778	\$164.92	4320
33-02-02-03-205-008	1722 NORTH CRYSTAL COVE	12/13/21	\$300,000	\$114,200	38.07	\$61,010	\$238,990	\$252,422	0.947	\$175.73	4320
33-02-02-03-205-004	1738 NORTH CRYSTAL COVE	02/17/22	\$284,900	\$118,100	41.45	\$60,765	\$224,135	\$264,070	0.849	\$172.41	4320
33-02-02-03-205-045	1711 NORTH CRYSTAL COVE	02/25/22	\$250,000	\$120,200	48.08	\$62,073	\$187,927	\$256,316	0.733	\$134.62	4320
33-02-02-03-205-038	1745 CRYSTAL COVE SOUTH	03/22/22	\$300,000	\$111,400	37.13	\$57,478	\$242,522	\$252,937	0.959	\$175.87	4320
33-02-02-03-205-010	1714 NORTH CRYSTAL COVE	07/15/22	\$300,000	\$136,100	45.37	\$61,285	\$238,715	\$300,627	0.794	\$175.53	4320
33-02-02-03-205-005	1732 NORTH CRYSTAL COVE	09/30/22	\$285,000	\$118,100	41.44	\$60,961	\$224,039	\$301,478	0.743	\$164.73	4320
<b>Totals:</b>			<b>\$2,291,555</b>	<b>\$972,500</b>			<b>\$1,805,135</b>	<b>\$2,210,494</b>			
			<b>Sales Ratio =&gt;</b>		<b>42.44</b>		<b>ECF =&gt;</b>		<b>0.817</b>		
			<b>Standard Deviation =&gt;</b>		<b>---</b>		<b>Median ECF =&gt;</b>		<b>0.762</b>	<b>COD =&gt;</b>	<b>---</b>

**Conclusion:** The indicated ECF is 0.817; use [0.820](#).

<b>ECF AREA: 4330 RESIDENTIAL PPP</b>											
33-02-02-32-276-063	2686 TAPESTRY	04/22/21	\$308,000	\$131,600	42.73	\$67,175	\$240,825	\$250,759	0.960	\$146.58	4330
33-02-02-32-276-056	2687 TAPESTRY	05/26/21	\$336,900	\$139,800	41.50	\$73,814	\$263,086	\$269,750	0.975	\$173.77	4330
33-02-02-32-276-047	2724 ELDERBERRY	06/11/21	\$357,000	\$148,300	41.54	\$66,697	\$290,303	\$298,948	0.971	\$140.11	4330
33-02-02-32-276-066	2704 TAPESTRY	08/25/21	\$303,000	\$132,100	43.60	\$67,281	\$235,719	\$247,608	0.952	\$134.39	4330
33-02-02-32-276-037	2654 ELDERBERRY	10/28/21	\$430,000	\$197,400	45.91	\$78,045	\$351,955	\$378,382	0.930	\$124.54	4330
33-02-02-32-276-039	2678 ELDERBERRY	12/20/21	\$348,500	\$141,400	40.57	\$63,898	\$284,602	\$268,852	1.059	\$146.10	4330
33-02-02-32-276-032	2624 ELDERBERRY	12/29/21	\$351,000	\$145,000	41.31	\$78,045	\$272,955	\$258,007	1.058	\$201.59	4330
33-02-02-32-276-045	2712 ELDERBERRY	06/24/22	\$335,000	\$157,100	46.90	\$66,740	\$268,260	\$285,058	0.941	\$128.72	4330
33-02-02-32-276-100	2738 MORNING GLORY	07/28/22	\$398,000	\$131,600	33.07	\$64,973	\$333,027	\$293,635	1.134	\$157.46	4330
33-02-02-32-276-005	2727 ELDERBERRY	09/16/22	\$415,000	\$185,300	44.65	\$78,082	\$336,918	\$328,759	1.025	\$140.50	4330
33-02-02-32-276-053	2705 TAPESTRY	09/29/22	\$370,000	\$157,700	42.62	\$67,307	\$302,693	\$286,044	1.058	\$146.94	4330
33-02-02-32-276-072	2709 MORNING GLORY	10/07/22	\$375,900	\$157,700	41.95	\$67,528	\$308,372	\$286,528	1.076	\$147.62	4330
33-02-02-32-276-049	2729 TAPESTRY	03/27/23	\$378,000	\$153,800	40.69	\$63,925	\$314,075	\$282,241	1.113	\$144.80	4330
33-02-02-32-276-099	2732 MORNING GLORY	03/30/23	\$349,000	\$140,600	40.29	\$66,169	\$282,831	\$257,902	1.097	\$142.99	4330
<b>Totals:</b>			<b>\$5,055,300</b>	<b>\$2,119,400</b>			<b>\$4,085,621</b>	<b>\$3,992,473</b>			
			<b>Sales Ratio =&gt;</b>		<b>41.92</b>		<b>ECF =&gt;</b>		<b>1.023</b>		
			<b>Standard Deviation =&gt;</b>		<b>3.25</b>		<b>Median ECF =&gt;</b>		<b>1.041</b>	<b>COD =&gt;</b>	<b>5.76</b>

**Conclusion:** The indicated ECF is 1.023; use [1.200](#).



**MERIDIAN TOWNSHIP  
RESIDENTIAL (GENERAL CONDOMINIUMS)  
2024 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
<b>ECF AREA: 4900 (RESIDENTIAL) CONDOMINIUMS A</b>											
33-02-02-06-428-092	6164 COBBLERS	04/02/21	\$77,000	\$28,200	36.62	\$0	\$77,000	\$54,582	1.411	\$103.49	4900
33-02-02-20-353-023	2926 MT HOPE	05/11/21	\$85,000	\$30,100	35.41	\$384	\$84,616	\$57,809	1.464	\$97.60	4900
33-02-02-06-428-043	6229 COBBLERS	06/11/21	\$148,000	\$60,900	41.15	\$487	\$147,513	\$117,403	1.256	\$105.97	4900
33-02-02-06-428-055	6160 INNKEEPERS	07/19/21	\$67,000	\$31,000	46.27	\$0	\$67,000	\$60,159	1.114	\$90.05	4900
33-02-02-06-428-033	6231 BROOKLINE	07/23/21	\$133,000	\$59,400	44.66	\$487	\$132,513	\$114,523	1.157	\$95.20	4900
33-02-02-06-428-117	6150 COBBLERS	07/29/21	\$77,000	\$28,500	37.01	\$0	\$77,000	\$55,114	1.397	\$103.49	4900
33-02-02-06-428-079	6165 INNKEEPERS	09/07/21	\$111,400	\$43,300	38.87	\$0	\$111,400	\$83,838	1.329	\$103.92	4900
33-02-02-06-428-070	6165 INNKEEPERS	09/13/21	\$80,000	\$41,000	51.25	\$0	\$80,000	\$79,351	1.008	\$74.63	4900
33-02-02-06-428-028	6218 BROOKLINE	09/15/21	\$145,400	\$60,900	41.88	\$487	\$144,913	\$117,403	1.234	\$104.10	4900
33-02-02-06-428-053	6160 INNKEEPERS	09/27/21	\$99,500	\$41,000	41.21	\$0	\$99,500	\$79,351	1.254	\$92.82	4900
33-02-02-06-428-111	6150 COBBLERS	10/22/21	\$85,000	\$29,100	34.24	\$0	\$85,000	\$56,353	1.508	\$114.25	4900
33-02-02-06-428-081	6165 INNKEEPERS	10/29/21	\$77,000	\$29,100	37.79	\$0	\$77,000	\$59,543	1.293	\$103.49	4900
33-02-02-20-353-041	2934 MT HOPE	11/15/21	\$89,900	\$31,500	35.04	\$0	\$89,900	\$60,879	1.477	\$103.69	4900
33-02-02-06-428-003	6226 CAPTAINS	11/19/21	\$135,000	\$57,600	42.67	\$865	\$134,135	\$110,762	1.211	\$96.36	4900
33-02-02-06-428-022	6230 BROOKLINE	11/24/21	\$140,000	\$57,900	41.36	\$487	\$139,513	\$111,633	1.250	\$100.22	4900
33-02-02-06-428-047	6207 COBBLERS	02/04/22	\$150,500	\$61,000	40.53	\$487	\$150,013	\$117,733	1.274	\$107.77	4900
33-02-02-06-428-074	6165 INNKEEPERS	02/15/22	\$107,700	\$38,500	35.75	\$0	\$107,700	\$74,465	1.446	\$100.47	4900
33-02-02-06-428-100	6164 COBBLERS	02/24/22	\$72,500	\$28,500	39.31	\$0	\$72,500	\$55,114	1.315	\$97.45	4900
33-02-02-06-428-101	6164 COBBLERS	03/31/22	\$85,000	\$29,900	35.18	\$0	\$85,000	\$62,328	1.364	\$114.25	4900
33-02-02-06-428-071	6165 INNKEEPERS	05/19/22	\$76,000	\$29,900	39.34	\$0	\$76,000	\$54,582	1.392	\$102.15	4900
33-02-02-06-428-057	6160 INNKEEPERS	05/25/22	\$114,000	\$40,800	35.79	\$0	\$114,000	\$74,465	1.531	\$106.34	4900
33-02-02-20-353-033	2934 MT HOPE	06/22/22	\$125,000	\$45,300	36.24	\$0	\$125,000	\$85,913	1.455	\$107.11	4900
33-02-02-06-428-120	6150 COBBLERS	06/28/22	\$95,000	\$30,200	31.79	\$0	\$95,000	\$55,114	1.724	\$127.69	4900
33-02-02-06-428-072	6165 INNKEEPERS	07/29/22	\$89,500	\$31,800	35.53	\$0	\$89,500	\$58,194	1.538	\$120.30	4900
33-02-02-06-428-066	6160 INNKEEPERS	08/05/22	\$75,000	\$30,200	40.27	\$0	\$75,000	\$55,114	1.361	\$100.81	4900
33-02-02-06-428-063	6160 INNKEEPERS	08/16/22	\$100,000	\$41,300	41.30	\$0	\$100,000	\$78,276	1.278	\$93.28	4900
33-02-02-06-428-076	6165 INNKEEPERS	08/18/22	\$120,000	\$45,000	37.50	\$0	\$120,000	\$82,186	1.460	\$111.94	4900
33-02-02-06-428-058	6160 INNKEEPERS	09/01/22	\$85,000	\$29,900	35.18	\$0	\$85,000	\$54,582	1.557	\$114.25	4900
33-02-02-06-428-110	6150 COBBLERS	01/26/23	\$125,000	\$48,400	38.72	\$0	\$125,000	\$88,638	1.410	\$116.60	4900
33-02-02-06-428-010	6212 CAPTAINS	02/16/23	\$154,000	\$60,800	39.48	\$568	\$153,432	\$121,962	1.258	\$110.22	4900
<b>Totals:</b>			<b>\$3,124,400</b>	<b>\$1,221,000</b>	<b>39.08</b>		<b>\$3,120,148</b>	<b>\$2,337,370</b>	<b>1.335</b>		
			<b>Sales Ratio =&gt;</b>		<b>39.08</b>		<b>ECF =&gt;</b>		<b>1.335</b>		
			<b>Standard Deviation =&gt;</b>		<b>4.02</b>		<b>Median ECF =&gt;</b>		<b>1.362</b>	<b>COD =&gt;</b>	<b>8.66</b>

**Conclusion:** The indicated ECF is 1.328; use [1.330](#).

<b>ECF AREA: 4905 (RESIDENTIAL) CONDOMINIUMS B</b>											
33-02-02-33-404-010	3638 EAST MEADOWS	06/24/21	\$156,500	\$51,500	32.91	\$258	\$156,242	\$107,584	1.452	\$127.65	4905
33-02-02-08-427-067	5660 DE VILLE	07/02/21	\$145,000	\$71,500	49.31	\$929	\$144,071	\$146,560	0.983	\$132.42	4905
33-02-02-33-404-031	3653 EAST MEADOWS	07/23/21	\$165,000	\$61,800	37.45	\$262	\$164,738	\$127,704	1.290	\$127.70	4905
33-02-02-33-426-007	3726 CAVALIER	08/17/21	\$214,000	\$77,900	36.40	\$943	\$213,057	\$162,314	1.313	\$134.34	4905
33-02-02-33-404-027	3645 EAST MEADOWS	08/20/21	\$172,500	\$54,900	31.83	\$258	\$172,242	\$118,781	1.450	\$140.72	4905
33-02-02-33-405-013	2095 FOX HOLLOW	08/23/21	\$122,900	\$45,600	37.10	\$286	\$122,614	\$96,814	1.266	\$109.87	4905
33-02-02-33-404-008	3646 EAST MEADOWS	09/01/21	\$170,000	\$61,100	35.94	\$258	\$169,742	\$125,305	1.355	\$121.94	4905
33-02-02-08-427-073	5652 DE VILLE	09/10/21	\$182,901	\$64,700	35.37	\$961	\$181,940	\$132,668	1.371	\$166.61	4905
33-02-02-33-405-011	2087 FOX HOLLOW	09/27/21	\$171,000	\$55,700	32.57	\$0	\$171,000	\$114,577	1.492	\$131.94	4905
33-02-02-08-427-041	2529 DURYEA	09/30/21	\$220,000	\$105,200	47.82	\$1,569	\$218,431	\$215,333	1.014	\$127.51	4905

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-08-427-028	2503 BENTLEY	11/01/21	\$177,000	\$98,500	55.65	\$1,419	\$175,581	\$201,565	0.871	\$125.06	4905
33-02-02-08-427-017	2518 ROYCE	11/03/21	\$210,000	\$88,400	42.10	\$1,529	\$208,471	\$180,972	1.152	\$134.32	4905
33-02-02-08-427-004	5705 PAIGE	02/01/22	\$194,500	\$82,900	42.62	\$783	\$193,717	\$186,065	1.041	\$149.01	4905
33-02-02-33-426-003	3744 CAVALIER	03/28/22	\$255,000	\$82,000	32.16	\$1,348	\$253,652	\$176,125	1.440	\$175.66	4905
33-02-02-33-404-003	3679 EAST MEADOWS	05/31/22	\$162,000	\$46,500	28.70	\$0	\$162,000	\$91,527	1.770	\$145.16	4905
33-02-02-08-427-063	5676 DE VILLE	07/15/22	\$192,145	\$71,300	37.11	\$929	\$191,216	\$140,412	1.362	\$175.75	4905
33-02-02-08-427-026	2500 ROYCE	09/07/22	\$189,000	\$95,400	50.48	\$1,520	\$187,480	\$186,794	1.004	\$126.16	4905
33-02-02-08-427-052	5704 LEBARON	11/16/22	\$172,500	\$78,100	45.28	\$1,309	\$171,191	\$152,786	1.120	\$117.58	4905
33-02-02-33-405-008	2081 FOX HOLLOW	12/20/22	\$164,000	\$55,800	34.02	\$0	\$164,000	\$109,942	1.492	\$131.41	4905
33-02-02-33-404-021	3633 EAST MEADOWS	01/17/23	\$178,000	\$61,200	34.38	\$258	\$177,742	\$140,756	1.263	\$127.69	4905
33-02-02-08-427-097	5605 MAXWELL	01/26/23	\$162,500	\$59,900	36.86	\$524	\$161,976	\$136,892	1.183	\$140.60	4905
33-02-02-08-427-091	5606 DE VILLE	01/30/23	\$144,200	\$65,700	45.56	\$446	\$143,754	\$136,946	1.050	\$132.13	4905
33-02-02-08-427-093	5602 DE VILLE	03/01/23	\$160,900	\$81,100	50.40	\$1,048	\$159,852	\$149,279	1.071	\$116.17	4905
<b>Totals:</b>			<b>\$4,081,546</b>	<b>\$1,616,700</b>			<b>\$4,064,709</b>	<b>\$3,337,701</b>			
					<b>Sales Ratio =&gt;</b>	<b>39.61</b>	<b>ECF =&gt;</b>		<b>1.218</b>		
					<b>Standard Deviation =&gt;</b>	<b>7.36</b>	<b>Median ECF =&gt;</b>		<b>1.266</b>	<b>COD =&gt;</b>	<b>13.82</b>

**Conclusion:** The indicated ECF is 1.218; use [1.220](#).

<b>ECF AREA: 4910 (RESIDENTIAL) CONDOMINIUMS C</b>											
33-02-02-09-226-011	5852 OKEMOS	04/05/21	\$140,000	\$42,100	30.07	\$554	\$139,446	\$70,734	1.971	\$151.90	4910
33-02-02-09-277-083	2034 BLUE LAC	04/23/21	\$127,500	\$47,200	37.02	\$0	\$127,500	\$78,653	1.621	\$128.53	4910
33-02-02-09-226-051	5939 VILLAGE	05/12/21	\$148,000	\$52,800	35.68	\$0	\$148,000	\$89,635	1.651	\$149.19	4910
33-02-02-09-277-013	2120 BLUE LAC	05/19/21	\$131,000	\$52,500	40.08	\$356	\$130,644	\$89,327	1.463	\$109.51	4910
33-02-02-10-152-068	2036 LAC DU MONT	05/27/21	\$105,000	\$39,300	37.43	\$0	\$105,000	\$67,770	1.549	\$105.85	4910
33-02-02-09-226-090	2089 LAKE LANSING	05/28/21	\$142,000	\$48,000	33.80	\$329	\$141,671	\$80,255	1.765	\$142.81	4910
33-02-02-09-277-074	2052 BLUE LAC	07/23/21	\$144,900	\$47,400	32.71	\$297	\$144,603	\$79,563	1.817	\$157.52	4910
33-02-02-09-226-073	5958 VILLAGE	07/27/21	\$130,000	\$52,600	40.46	\$329	\$129,671	\$88,763	1.461	\$141.25	4910
33-02-02-09-226-055	5947 VILLAGE	08/06/21	\$135,000	\$57,000	42.22	\$0	\$135,000	\$96,543	1.398	\$147.06	4910
33-02-02-09-277-034	2105 LA MER	08/11/21	\$137,000	\$56,100	40.95	\$195	\$136,805	\$93,837	1.458	\$114.67	4910
33-02-02-09-277-028	2081 LA MER	08/27/21	\$133,000	\$57,100	42.93	\$0	\$133,000	\$95,031	1.400	\$111.48	4910
33-02-02-09-277-007	5794 OKEMOS	09/16/21	\$130,000	\$48,400	37.23	\$0	\$130,000	\$80,978	1.605	\$108.97	4910
33-02-02-09-277-093	2012 BLUE LAC	09/20/21	\$155,000	\$54,800	35.35	\$0	\$155,000	\$94,203	1.645	\$168.85	4910
33-02-02-10-152-003	1940 LAC DU MONT	09/28/21	\$115,000	\$38,000	33.04	\$0	\$115,000	\$63,305	1.817	\$115.93	4910
33-02-02-09-276-012	1979 LAC DU MONT	10/26/21	\$122,500	\$52,200	42.61	\$0	\$122,500	\$86,881	1.410	\$102.68	4910
33-02-02-09-277-022	2061 LA MER	12/28/21	\$128,000	\$46,200	36.09	\$371	\$127,629	\$76,850	1.661	\$128.66	4910
33-02-02-09-226-053	5943 VILLAGE	01/31/22	\$148,500	\$43,200	29.09	\$385	\$148,115	\$79,753	1.857	\$161.35	4910
33-02-02-09-277-091	2016 BLUE LAC	02/04/22	\$144,000	\$48,900	33.96	\$0	\$144,000	\$81,470	1.768	\$145.16	4910
33-02-02-09-226-033	5896 OKEMOS	03/08/22	\$140,000	\$44,300	31.64	\$0	\$140,000	\$77,075	1.816	\$152.51	4910
33-02-02-09-277-056	2092 LA MER	03/18/22	\$171,000	\$61,400	35.91	\$0	\$171,000	\$102,088	1.675	\$143.34	4910
33-02-02-09-226-040	5910 OKEMOS	04/12/22	\$150,000	\$50,400	33.60	\$0	\$150,000	\$79,059	1.897	\$163.40	4910
33-02-02-09-226-039	5908 OKEMOS	05/02/22	\$150,000	\$45,900	30.60	\$0	\$150,000	\$72,140	2.079	\$151.21	4910
33-02-02-09-276-077	2064 LAC DU MONT	05/19/22	\$191,000	\$61,800	32.36	\$0	\$191,000	\$95,712	1.996	\$160.10	4910
33-02-02-09-226-059	5955 VILLAGE	05/26/22	\$149,900	\$52,300	34.89	\$0	\$149,900	\$82,158	1.825	\$151.11	4910
33-02-02-09-226-089	2085 LAKE LANSING	06/02/22	\$149,000	\$49,600	33.29	\$329	\$148,671	\$78,284	1.899	\$161.95	4910
33-02-02-09-276-024	2003 LAC DU MONT	06/02/22	\$165,000	\$59,900	36.30	\$0	\$165,000	\$93,083	1.773	\$138.31	4910
33-02-02-09-226-086	5984 VILLAGE	06/13/22	\$162,000	\$60,700	37.47	\$329	\$161,671	\$94,972	1.702	\$176.11	4910
33-02-02-09-276-057	2069 LAC DU MONT	07/12/22	\$170,000	\$58,100	34.18	\$0	\$170,000	\$91,138	1.865	\$142.50	4910
33-02-02-10-152-014	1970 LAC DU MONT	07/27/22	\$130,000	\$41,200	31.69	\$0	\$130,000	\$64,457	2.017	\$131.05	4910
33-02-02-10-152-052	2004 LAC DU MONT	07/28/22	\$147,900	\$48,600	32.86	\$0	\$147,900	\$76,176	1.942	\$119.27	4910
33-02-02-09-226-071	5967 VILLAGE	08/17/22	\$140,000	\$56,100	40.07	\$307	\$139,693	\$87,628	1.594	\$152.17	4910
33-02-02-09-226-046	5922 OKEMOS	09/28/22	\$138,750	\$46,200	33.30	\$0	\$138,750	\$73,028	1.900	\$151.14	4910
33-02-02-09-276-054	2063 LAC DU MONT	10/11/22	\$139,900	\$62,800	44.89	\$265	\$139,635	\$98,306	1.420	\$140.76	4910

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-09-276-030	2015 LAC DU MONT	10/21/22	\$138,000	\$52,900	38.33	\$0	\$138,000	\$81,946	1.684	\$139.11	4910
33-02-02-09-277-092	2014 BLUE LAC	10/24/22	\$143,000	\$49,900	34.90	\$0	\$143,000	\$78,079	1.831	\$144.15	4910
33-02-02-10-152-061	2022 LAC DU MONT	10/28/22	\$145,000	\$40,900	28.21	\$0	\$145,000	\$68,931	2.104	\$146.17	4910
33-02-02-09-226-014	5858 OKEMOS	11/15/22	\$154,900	\$47,800	30.86	\$0	\$154,900	\$74,857	2.069	\$156.15	4910
33-02-02-10-152-019	1913 BOIS ILE	01/31/23	\$125,000	\$43,300	34.64	\$0	\$125,000	\$77,867	1.605	\$126.01	4910
33-02-02-09-277-057	2090 LA MER	03/01/23	\$159,250	\$61,700	38.74	\$297	\$158,953	\$102,378	1.553	\$133.24	4910
33-02-02-10-152-023	1921 BOIS ILE	03/31/23	\$133,000	\$44,500	33.46	\$0	\$133,000	\$83,233	1.598	\$134.07	4910
<b>Totals:</b>			<b>\$5,709,000</b>	<b>\$2,024,100</b>			<b>\$5,704,657</b>	<b>\$3,326,146</b>			
			<b>Sales Ratio =&gt;</b>		<b>35.45</b>		<b>ECF =&gt;</b>		<b>1.715</b>		
			<b>Standard Deviation =&gt;</b>		<b>4.00</b>		<b>Median ECF =&gt;</b>		<b>1.734</b>	<b>COD =&gt;</b>	<b>9.86</b>

Conclusion: The indicated ECF is 1.715; use [1.720](#).

<b>ECF AREA: 4915 (RESIDENTIAL) CONDOMINIUMS D</b>											
33-02-02-10-328-016	5629 BAYONNE	07/07/21	\$270,000	\$107,600	39.85	\$3,654	\$266,346	\$243,157	1.095	\$223.63	4915
33-02-02-10-307-006	1883 CREEK	07/30/21	\$265,000	\$105,000	39.62	\$3,570	\$261,430	\$244,207	1.071	\$214.99	4915
33-02-02-10-307-034	1914 CREEK	10/15/21	\$252,500	\$114,900	45.50	\$4,181	\$248,319	\$274,266	0.905	\$198.66	4915
33-02-02-10-328-001	5700 BAYONNE	04/06/22	\$285,000	\$101,900	35.75	\$2,038	\$282,962	\$249,899	1.132	\$224.39	4915
33-02-02-10-307-022	1933 CREEK	05/11/22	\$300,000	\$112,900	37.63	\$1,616	\$298,384	\$256,915	1.161	\$244.98	4915
33-02-02-10-307-001	1863 CREEK	06/21/22	\$330,000	\$113,400	34.36	\$3,797	\$326,203	\$248,933	1.310	\$267.60	4915
33-02-02-10-307-028	1938 CREEK	06/24/22	\$325,000	\$118,900	36.58	\$3,667	\$321,333	\$271,893	1.182	\$257.48	4915
33-02-02-10-307-031	1926 CREEK	10/24/22	\$285,000	\$118,400	41.54	\$4,645	\$280,355	\$267,591	1.048	\$224.28	4915
33-02-02-10-328-008	5674 BAYONNE	12/22/22	\$275,000	\$111,700	40.62	\$5,264	\$269,736	\$248,060	1.087	\$182.01	4915
33-02-02-10-307-004	1877 CREEK	12/27/22	\$295,000	\$112,800	38.24	\$3,472	\$291,528	\$251,362	1.160	\$235.48	4915
33-02-02-10-307-042	1878 CREEK	12/27/22	\$378,000	\$173,300	45.85	\$4,236	\$373,764	\$372,042	1.005	\$172.48	4915
33-02-02-10-328-030	5677 BAYONNE	02/10/23	\$200,012	\$74,700	37.35	\$2,162	\$197,850	\$166,407	1.189	\$183.53	4915
33-02-02-10-307-018	1915 CREEK	02/13/23	\$279,000	\$122,400	43.87	\$3,166	\$275,834	\$286,709	0.962	\$226.46	4915
33-02-02-10-328-031	1854 CREEK	03/13/23	\$277,900	\$107,100	38.54	\$4,676	\$273,224	\$255,488	1.069	\$167.72	4915
<b>Totals:</b>			<b>\$4,017,412</b>	<b>\$1,595,000</b>			<b>\$3,967,268</b>	<b>\$3,636,929</b>			
			<b>Sales Ratio =&gt;</b>		<b>39.70</b>		<b>ECF =&gt;</b>		<b>1.091</b>		
			<b>Standard Deviation =&gt;</b>		<b>3.51</b>		<b>Median ECF =&gt;</b>		<b>1.091</b>	<b>COD =&gt;</b>	<b>7.06</b>

Conclusion: The indicated ECF is 1.091; use [1.090](#).

<b>ECF AREA: 4920 (RESIDENTIAL) CONDOMINIUMS E</b>											
33-02-02-11-200-029	1228 ACADEMIC	04/07/21	\$151,000	\$64,900	42.98	\$983	\$150,017	\$107,061	1.401	\$132.52	4920
33-02-02-11-200-032	1207 ACADEMIC	08/11/21	\$150,000	\$85,100	56.73	\$686	\$149,314	\$138,628	1.077	\$109.63	4920
33-02-02-15-128-005	1772 NEMOKE	09/03/21	\$130,000	\$49,800	38.31	\$1,704	\$128,296	\$80,350	1.597	\$104.82	4920
33-02-02-15-128-017	1800 NEMOKE	09/08/21	\$127,900	\$48,300	37.76	\$1,622	\$126,278	\$76,325	1.654	\$103.17	4920
33-02-02-15-128-012	1786 NEMOKE	01/18/22	\$122,000	\$49,000	40.16	\$1,460	\$120,540	\$77,598	1.553	\$98.48	4920
33-02-02-11-200-034	1189 ACADEMIC	01/24/22	\$183,000	\$89,500	48.91	\$504	\$182,496	\$136,078	1.341	\$133.99	4920
33-02-02-15-128-025	1820 NEMOKE	03/24/22	\$125,000	\$49,600	39.68	\$1,785	\$123,215	\$79,754	1.545	\$100.67	4920
33-02-02-11-200-014	1198 ACADEMIC	06/03/22	\$145,000	\$60,900	42.00	\$983	\$144,017	\$96,157	1.498	\$150.65	4920
33-02-02-15-201-014	5491 MAPLE RIDGE	11/04/22	\$180,000	\$75,500	41.94	\$1,085	\$178,915	\$119,592	1.496	\$130.03	4920
33-02-02-11-200-025	1220 ACADEMIC	12/28/22	\$152,000	\$53,300	35.07	\$882	\$151,118	\$84,288	1.793	\$158.07	4920
33-02-02-15-201-013	5493 MAPLE RIDGE	01/10/23	\$182,000	\$72,200	39.67	\$1,085	\$180,915	\$115,411	1.568	\$131.48	4920
33-02-02-15-128-018	1802 NEMOKE	01/30/23	\$129,900	\$57,000	43.88	\$1,622	\$128,278	\$90,495	1.418	\$91.37	4920
<b>Totals:</b>			<b>\$1,777,800</b>	<b>\$755,100</b>			<b>\$1,763,399</b>	<b>\$1,201,739</b>			
			<b>Sales Ratio =&gt;</b>		<b>42.47</b>		<b>ECF =&gt;</b>		<b>1.467</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.74</b>		<b>Median ECF =&gt;</b>		<b>1.521</b>	<b>COD =&gt;</b>	<b>8.09</b>

Conclusion: The indicated ECF is 1.467; use [1.470](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
<b>ECF AREA: 4925 (RESIDENTIAL) CONDOMINIUMS F</b>											
33-02-02-15-202-080	1738 MAPLE RIDGE	04/08/21	\$101,900	\$40,400	39.65	\$338	\$101,562	\$78,278	1.297	\$102.07	4925
33-02-02-15-202-076	5415 MAPLE RIDGE	04/21/21	\$112,000	\$44,900	40.09	\$338	\$111,662	\$83,949	1.330	\$109.90	4925
33-02-02-15-202-088	1752 MAPLE RIDGE	05/07/21	\$93,500	\$40,400	43.21	\$338	\$93,162	\$75,431	1.235	\$93.63	4925
33-02-02-15-202-080	1738 MAPLE RIDGE	05/12/21	\$114,500	\$40,400	35.28	\$338	\$114,162	\$78,278	1.458	\$114.74	4925
33-02-02-15-202-036	5402 MAPLE RIDGE	05/14/21	\$105,500	\$31,900	30.24	\$0	\$105,500	\$59,754	1.766	\$131.06	4925
33-02-02-21-428-042	2044 HAMILTON	06/10/21	\$102,500	\$33,400	32.59	\$365	\$102,135	\$62,537	1.633	\$116.06	4925
33-02-02-15-202-031	5402 MAPLE RIDGE	07/01/21	\$80,000	\$30,800	38.50	\$0	\$80,000	\$57,833	1.383	\$99.38	4925
33-02-02-15-202-086	1748 MAPLE RIDGE	07/16/21	\$129,900	\$46,400	35.72	\$338	\$129,562	\$102,974	1.258	\$110.27	4925
33-02-02-21-428-037	2034 HAMILTON	07/20/21	\$99,900	\$33,100	33.13	\$0	\$99,900	\$62,077	1.609	\$113.52	4925
33-02-02-15-202-051	1715 MAPLE RIDGE	08/06/21	\$58,000	\$23,700	40.86	\$0	\$58,000	\$47,040	1.233	\$93.40	4925
33-02-02-15-202-009	1747 MAPLE RIDGE	08/11/21	\$103,900	\$31,900	30.70	\$0	\$103,900	\$59,763	1.739	\$129.07	4925
33-02-02-21-428-022	2024 HAMILTON	08/16/21	\$103,000	\$34,000	33.01	\$0	\$103,000	\$63,820	1.614	\$117.05	4925
33-02-02-21-428-031	2034 HAMILTON	08/31/21	\$100,000	\$32,600	32.60	\$365	\$99,635	\$60,811	1.638	\$113.22	4925
33-02-02-21-428-033	2034 HAMILTON	09/09/21	\$95,000	\$32,600	34.32	\$365	\$94,635	\$60,811	1.556	\$107.54	4925
33-02-02-15-202-040	1715 MAPLE RIDGE	09/24/21	\$90,900	\$31,500	34.65	\$338	\$90,562	\$62,052	1.459	\$112.50	4925
33-02-02-21-428-035	2034 HAMILTON	10/12/21	\$96,900	\$34,700	35.81	\$0	\$96,900	\$65,086	1.489	\$110.11	4925
33-02-02-15-202-024	5402 MAPLE RIDGE	01/07/22	\$90,000	\$31,500	35.00	\$338	\$89,662	\$58,731	1.527	\$111.38	4925
33-02-02-21-428-036	2034 HAMILTON	06/10/22	\$101,000	\$32,500	32.18	\$0	\$101,000	\$59,427	1.700	\$114.77	4925
33-02-02-21-428-032	2034 HAMILTON	07/28/22	\$110,000	\$32,000	29.09	\$365	\$109,635	\$58,161	1.885	\$124.59	4925
33-02-02-15-202-090	1756 MAPLE RIDGE	08/05/22	\$125,000	\$42,000	33.60	\$338	\$124,662	\$76,492	1.630	\$126.95	4925
33-02-02-21-428-041	2044 HAMILTON	08/24/22	\$105,500	\$35,200	33.36	\$365	\$105,135	\$67,584	1.556	\$119.47	4925
33-02-02-21-428-043	2044 HAMILTON	09/14/22	\$112,500	\$37,700	33.51	\$365	\$112,135	\$68,615	1.634	\$127.43	4925
33-02-02-21-428-023	2024 HAMILTON	10/18/22	\$117,000	\$36,000	30.77	\$0	\$117,000	\$69,501	1.683	\$132.95	4925
33-02-02-21-428-039	2034 HAMILTON	12/15/22	\$110,000	\$34,100	31.00	\$0	\$110,000	\$62,260	1.767	\$125.00	4925
<b>Totals:</b>			<b>\$2,458,400</b>	<b>\$843,700</b>			<b>\$2,453,506</b>	<b>\$1,601,265</b>			
			<b>Sales Ratio =&gt;</b>		<b>34.32</b>		<b>ECF =&gt;</b>		<b>1.532</b>		
			<b>Standard Deviation =&gt;</b>		<b>3.62</b>		<b>Median ECF =&gt;</b>		<b>1.583</b>	<b>COD =&gt;</b>	<b>9.29</b>

**Conclusion:** The indicated ECF is 1.532; use [1.530](#).

<b>ECF AREA: 4930 (RESIDENTIAL) CONDOMINIUMS G</b>											
33-02-02-03-204-021	6340 W LAKE	07/19/21	\$454,000	\$188,600	41.54	\$2,656	\$451,344	\$236,358	1.910	\$203.40	4930
33-02-02-03-204-021	6340 W LAKE	06/08/22	\$479,500	\$195,600	40.79	\$3,267	\$476,233	\$299,480	1.590	\$214.62	4930
<b>Totals:</b>			<b>\$933,500</b>	<b>\$384,200</b>			<b>\$927,577</b>	<b>\$535,838</b>			
			<b>Sales Ratio =&gt;</b>		<b>41.16</b>		<b>ECF =&gt;</b>		<b>1.731</b>		
			<b>Standard Deviation =&gt;</b>		<b>0.53</b>		<b>Median ECF =&gt;</b>		<b>1.750</b>	<b>COD =&gt;</b>	<b>9.14</b>

**Conclusion:** The indicated ECF is 1.731; with less than 4 sales in this ECF more emphasis on most recent sales. use [1.600](#).

<b>ECF AREA: 4935 (RESIDENTIAL) CONDOMINIUMS H</b>											
33-02-02-16-152-014	5249 HIDDEN LAKE	04/22/21	\$300,000	\$142,800	47.60	\$3,255	\$296,745	\$310,820	0.955	\$192.07	4935
33-02-02-28-352-034	4091 HIGHLAND	04/29/21	\$380,000	\$156,800	41.26	\$5,459	\$374,541	\$344,323	1.088	\$242.11	4935
33-02-02-16-301-001	5254 HIDDEN LAKE	05/10/21	\$220,000	\$112,900	51.32	\$1,809	\$218,191	\$245,750	0.888	\$155.30	4935
33-02-02-16-155-010	5244 GOLDEN	06/28/21	\$336,100	\$140,000	41.65	\$2,285	\$333,815	\$313,537	1.065	\$215.78	4935
33-02-02-16-108-017	2392 EMERALD FOREST	07/29/21	\$295,000	\$126,500	42.88	\$1,420	\$293,580	\$287,657	1.021	\$174.13	4935
33-02-02-05-402-044	6154 W LONGVIEW	07/30/21	\$434,900	\$205,300	47.21	\$5,272	\$429,628	\$457,651	0.939	\$157.20	4935
33-02-02-28-352-014	2440 TURNING LEAF	08/12/21	\$390,000	\$160,800	41.23	\$6,068	\$383,932	\$344,486	1.115	\$252.59	4935
33-02-02-16-302-007	2391 SAPPHIRE	09/09/21	\$310,000	\$129,800	41.87	\$2,157	\$307,843	\$290,636	1.059	\$204.14	4935
33-02-02-28-352-003	4011 HIGHLAND	09/23/21	\$360,000	\$145,400	40.39	\$5,083	\$354,917	\$315,205	1.126	\$229.42	4935
33-02-02-05-402-079	6074 E LONGVIEW	10/08/21	\$319,000	\$190,800	59.81	\$2,674	\$316,326	\$340,971	0.928	\$130.77	4935
33-02-02-05-402-075	6098 E LONGVIEW	10/13/21	\$437,500	\$225,500	51.54	\$6,876	\$430,624	\$460,281	0.936	\$151.15	4935
33-02-02-28-352-026	4038 HIGHLAND	10/25/21	\$349,900	\$148,000	42.30	\$4,401	\$345,499	\$321,838	1.074	\$223.33	4935

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
33-02-02-28-352-037	4083 HIGHLAND	02/25/22	\$354,150	\$163,400	46.14	\$4,456	\$349,694	\$355,876	0.983	\$226.05	4935
33-02-02-05-402-050	6120 W LONGVIEW	03/01/22	\$415,000	\$181,900	43.83	\$6,589	\$408,411	\$409,385	0.998	\$176.12	4935
33-02-02-16-151-018	2460 EMERALD LAKE	03/21/22	\$275,000	\$113,200	41.16	\$732	\$274,268	\$257,803	1.064	\$152.97	4935
33-02-02-05-402-021	6188 EAST GOLFRIDGE	04/22/22	\$430,000	\$132,100	30.72	\$3,711	\$426,289	\$279,451	1.525	\$254.96	4935
33-02-02-16-302-006	2395 SAPPHIRE	05/12/22	\$325,000	\$124,000	38.15	\$2,184	\$322,816	\$263,802	1.224	\$206.40	4935
33-02-02-05-402-078	6080 E LONGVIEW	05/19/22	\$440,000	\$199,200	45.27	\$6,381	\$433,619	\$433,557	1.000	\$187.96	4935
33-02-02-16-108-027	2391 EMERALD FOREST	05/25/22	\$315,000	\$118,400	37.59	\$1,183	\$313,817	\$264,024	1.189	\$186.13	4935
33-02-02-28-352-045	4053 HIGHLAND	07/18/22	\$390,000	\$145,300	37.26	\$5,000	\$385,000	\$309,438	1.244	\$255.47	4935
33-02-02-05-402-046	6144 W LONGVIEW	08/25/22	\$434,000	\$151,000	34.79	\$4,373	\$429,627	\$365,534	1.175	\$232.86	4935
33-02-02-16-154-004	5259 GOLDEN	11/04/22	\$259,500	\$125,300	48.29	\$629	\$258,871	\$267,714	0.967	\$181.03	4935
33-02-02-05-402-070	6134 E LONGVIEW	01/05/23	\$465,000	\$194,600	41.85	\$3,465	\$461,535	\$425,917	1.084	\$249.75	4935
33-02-02-16-153-002	5274 HIDDEN LAKE	02/03/23	\$262,000	\$141,900	54.16	\$1,561	\$260,439	\$299,375	0.870	\$111.68	4935
33-02-02-16-154-006	5255 GOLDEN	02/10/23	\$320,000	\$127,600	39.88	\$3,145	\$316,855	\$289,590	1.094	\$210.67	4935
33-02-02-16-108-004	2345 BURCHAM	02/21/23	\$249,900	\$131,000	52.42	\$688	\$249,212	\$281,580	0.885	\$106.50	4935
33-02-02-16-108-039	5349 HIDDEN LAKE	03/10/23	\$275,000	\$149,900	54.51	\$1,656	\$273,344	\$307,081	0.890	\$127.85	4935

<b>Totals:</b>	<b>\$9,341,950</b>	<b>\$4,083,400</b>	<b>43.71</b>	<b>\$9,249,438</b>	<b>\$8,843,281</b>	<b>1.046</b>	<b>9.82</b>
Sales Ratio =>			43.71	ECF =>		1.046	
Standard Deviation =>			6.64	Median ECF =>		1.059	COD =>

Conclusion: The indicated ECF is 1.046; use [1.050](#).

**ECF AREA: 4940 (RESIDENTIAL) CONDOMINIUMS I**

33-02-02-16-106-008	2388 BURCHAM	04/13/21	\$166,529	\$90,500	54.34	\$0	\$166,529	\$159,687	1.043	\$91.90	4940
33-02-02-16-104-007	2452 BURCHAM	05/01/21	\$150,000	\$68,500	45.67	\$0	\$150,000	\$122,846	1.221	\$94.58	4940
33-02-02-16-107-021	2441 WILD BLOSSOM	05/10/21	\$178,000	\$92,100	51.74	\$0	\$178,000	\$162,599	1.095	\$97.59	4940
33-02-02-16-101-017	5409 WILD OAK	05/14/21	\$145,000	\$64,400	44.41	\$0	\$145,000	\$113,232	1.281	\$91.42	4940
33-02-02-23-352-004	1444 TREETOP	05/14/21	\$174,000	\$63,700	36.61	\$0	\$174,000	\$112,233	1.550	\$110.97	4940
33-02-02-21-428-049	2010 HAMILTON	05/17/21	\$220,000	\$84,900	38.59	\$5,251	\$214,749	\$146,851	1.462	\$170.98	4940
33-02-02-16-104-022	2388 WILD BLOSSOM	07/13/21	\$176,000	\$90,600	51.48	\$0	\$176,000	\$162,339	1.084	\$96.49	4940
33-02-02-16-104-008	2450 BURCHAM	08/02/21	\$145,000	\$59,600	41.10	\$0	\$145,000	\$105,169	1.379	\$141.88	4940
33-02-02-17-227-002	5471 WILD OAK	10/20/21	\$142,000	\$66,300	46.69	\$0	\$142,000	\$117,087	1.213	\$116.39	4940
33-02-02-17-227-008	5459 WILD OAK	12/01/21	\$165,000	\$66,100	40.06	\$0	\$165,000	\$133,902	1.232	\$161.45	4940
33-02-02-16-105-006	2375 WILD BLOSSOM	03/07/22	\$210,000	\$90,400	43.05	\$0	\$210,000	\$159,527	1.316	\$116.54	4940
33-02-02-16-106-005	2394 BURCHAM	03/14/22	\$190,000	\$89,500	47.11	\$0	\$190,000	\$157,577	1.206	\$104.86	4940
33-02-02-17-227-014	5447 WILD OAK	04/07/22	\$170,000	\$60,000	35.29	\$0	\$170,000	\$104,334	1.629	\$166.34	4940
33-02-02-23-352-003	1446 TREETOP	04/20/22	\$201,000	\$69,400	34.53	\$0	\$201,000	\$120,753	1.665	\$190.34	4940
33-02-02-16-101-018	5407 WILD OAK	05/05/22	\$162,000	\$57,500	35.49	\$0	\$162,000	\$99,853	1.622	\$158.51	4940
33-02-02-16-107-027	2448 WILD BLOSSOM	05/18/22	\$166,000	\$66,400	40.00	\$0	\$166,000	\$115,760	1.434	\$136.07	4940
33-02-02-16-101-001	5441 WILD OAK	05/26/22	\$199,000	\$73,800	37.09	\$0	\$199,000	\$128,230	1.552	\$146.32	4940
33-02-02-16-105-004	2374 WILD BLOSSOM	06/23/22	\$220,000	\$94,500	42.95	\$0	\$220,000	\$164,501	1.337	\$121.41	4940
33-02-02-16-101-006	5431 WILD OAK	06/27/22	\$196,000	\$67,500	34.44	\$0	\$196,000	\$117,589	1.667	\$144.12	4940
33-02-02-16-101-051	5410 WILD OAK	07/11/22	\$165,000	\$70,200	42.55	\$0	\$165,000	\$126,154	1.308	\$121.32	4940
33-02-02-17-227-011	5453 WILD OAK	07/28/22	\$144,500	\$61,800	42.77	\$0	\$144,500	\$109,201	1.323	\$91.11	4940
33-02-02-16-101-004	5435 WILD OAK	08/18/22	\$159,900	\$59,100	36.96	\$0	\$159,900	\$102,651	1.558	\$131.07	4940
33-02-02-16-104-015	2436 BURCHAM	08/22/22	\$165,000	\$69,400	42.06	\$0	\$165,000	\$122,846	1.343	\$104.04	4940
33-02-02-21-429-045	2047 HAMILTON	10/28/22	\$210,000	\$71,600	34.10	\$0	\$210,000	\$149,684	1.403	\$162.54	4940
33-02-02-16-101-013	5417 WILD OAK	11/02/22	\$163,000	\$68,100	41.78	\$0	\$163,000	\$120,457	1.353	\$102.77	4940
33-02-02-16-107-026	2450 WILD BLOSSOM	11/04/22	\$130,000	\$66,400	51.08	\$0	\$130,000	\$104,167	1.248	\$106.56	4940
33-02-02-16-101-009	5425 WILD OAK	11/10/22	\$170,000	\$59,100	34.76	\$0	\$170,000	\$107,843	1.576	\$139.34	4940
33-02-02-16-102-005	2474 BURCHAM	01/17/23	\$158,000	\$62,100	39.30	\$0	\$158,000	\$121,608	1.299	\$129.51	4940
33-02-02-17-227-007	5461 WILD OAK	01/31/23	\$155,000	\$64,700	41.74	\$0	\$155,000	\$112,767	1.375	\$97.73	4940
33-02-02-16-107-020	2439 WILD BLOSSOM	02/07/23	\$200,000	\$93,400	46.70	\$0	\$200,000	\$184,361	1.085	\$109.65	4940
33-02-02-16-107-010	2432 WILD BLOSSOM	03/31/23	\$190,000	\$77,600	40.84	\$0	\$190,000	\$150,478	1.263	\$147.06	4940

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
<b>Totals:</b>			<b>\$5,385,929</b>	<b>\$2,239,200</b>			<b>\$5,380,678</b>	<b>\$4,016,287</b>			
			<b>Sales Ratio =&gt;</b>		<b>41.58</b>		<b>ECF =&gt;</b>		<b>1.340</b>		
			<b>Standard Deviation =&gt;</b>		<b>5.58</b>		<b>Median ECF =&gt;</b>		<b>1.337</b>	<b>COD =&gt;</b>	<b>10.47</b>

**Conclusion:** The indicated ECF is 1.340; use [1.340](#).

<b>ECF AREA: 4945 (RESIDENTIAL) CONDOMINIUMS J</b>											
33-02-02-21-429-031	2067 HAMILTON	05/12/21	\$172,500	\$59,500	34.49	\$438	\$172,062	\$98,608	1.745	\$149.36	4945
<b>Totals:</b>			<b>#REF!</b>	<b>\$59,500</b>			<b>\$172,062</b>	<b>\$98,608</b>			
			<b>Sales Ratio =&gt;</b>		<b>#REF!</b>		<b>ECF =&gt;</b>		<b>1.745</b>		
			<b>Standard Deviation =&gt;</b>		<b>#DIV/0!</b>		<b>Median ECF =&gt;</b>		<b>#REF!</b>	<b>COD =&gt;</b>	<b>---</b>

**Conclusion:** There was one sale within the two-year sales study period for this ECF area, therefor sales were generated from ECF 4930 as well  
An estimated ECF of [1.600](#) will be used

<b>ECF AREA: 4950 (RESIDENTIAL) CONDOMINIUMS K</b>											
33-02-02-34-453-020	3557 GLEN OAK	04/09/21	\$250,000	\$97,500	39.00	\$999	\$249,001	\$274,627	0.907	\$193.02	4950
33-02-02-34-453-018	3547 APPLE VALLEY	04/20/21	\$257,000	\$121,500	47.28	\$1,180	\$255,820	\$289,912	0.882	\$132.41	4950
33-02-02-22-310-020	1919 DANBURY	06/18/21	\$227,500	\$92,600	40.70	\$898	\$226,602	\$263,277	0.861	\$134.32	4950
33-02-02-22-309-005	1935 DANBURY	06/25/21	\$245,000	\$108,200	44.16	\$1,768	\$243,232	\$253,013	0.961	\$139.95	4950
33-02-02-34-453-017	3541 APPLE VALLEY	07/02/21	\$240,500	\$99,000	41.16	\$1,546	\$238,954	\$235,363	1.015	\$170.20	4950
33-02-02-34-453-012	3515 APPLE VALLEY	08/18/21	\$240,000	\$85,400	35.58	\$983	\$239,017	\$219,971	1.087	\$185.28	4950
33-02-02-22-309-008	1943 DANBURY	09/10/21	\$240,000	\$100,100	41.71	\$1,768	\$238,232	\$226,632	1.051	\$137.47	4950
33-02-02-29-227-004	4466 COMANCHE	11/30/21	\$266,000	\$110,800	41.65	\$1,922	\$264,078	\$296,380	0.891	\$149.20	4950
33-02-02-34-453-010	3518 APPLE VALLEY	12/01/21	\$285,000	\$101,600	35.65	\$1,219	\$283,781	\$266,021	1.067	\$174.96	4950
33-02-02-29-227-015	2579 WOODHILL	12/28/21	\$250,000	\$110,300	44.12	\$1,796	\$248,204	\$252,935	0.981	\$116.53	4950
33-02-02-29-202-002	4491 COPPERHILL	01/10/22	\$255,000	\$123,700	48.51	\$1,485	\$253,515	\$280,507	0.904	\$145.70	4950
33-02-02-22-309-018	1930 DANBURY	03/25/22	\$245,000	\$103,900	42.41	\$2,455	\$242,545	\$242,201	1.001	\$139.96	4950
33-02-02-29-227-043	2610 WOODHILL	05/10/22	\$239,000	\$95,800	40.08	\$1,464	\$237,536	\$220,387	1.078	\$148.83	4950
33-02-02-29-202-012	4451 COPPERHILL	07/08/22	\$190,000	\$98,500	51.84	\$2,518	\$187,482	\$222,265	0.844	\$103.81	4950
33-02-02-29-227-047	4475 COMANCHE	09/19/22	\$230,000	\$113,700	49.43	\$1,234	\$228,766	\$273,034	0.838	\$107.40	4950
33-02-02-34-453-016	3535 APPLE VALLEY	11/03/22	\$275,000	\$127,800	46.47	\$2,369	\$272,631	\$300,981	0.906	\$133.25	4950
33-02-02-22-308-005	4659 DANBURY	12/29/22	\$230,000	\$89,100	38.74	\$2,327	\$227,673	\$218,171	1.044	\$159.21	4950
33-02-02-29-202-017	4431 COPPERHILL	01/20/23	\$251,000	\$115,600	46.06	\$3,067	\$247,933	\$272,464	0.910	\$116.84	4950
<b>Totals:</b>			<b>\$4,416,000</b>	<b>\$1,895,100</b>			<b>\$4,385,002</b>	<b>\$4,608,140</b>			
			<b>Sales Ratio =&gt;</b>		<b>42.91</b>		<b>ECF =&gt;</b>		<b>0.952</b>		
			<b>Standard Deviation =&gt;</b>		<b>4.58</b>		<b>Median ECF =&gt;</b>		<b>0.936</b>	<b>COD =&gt;</b>	<b>8.01</b>

**Conclusion:** The indicated ECF is 0.952; use [0.950](#).

<b>ECF AREA: 4955 (RESIDENTIAL) CONDOMINIUMS L</b>											
33-02-02-33-327-007	3685 SONOMA VISTA	04/02/21	\$209,000	\$78,900	37.75	\$4,095	\$204,905	\$181,924	1.126	\$162.11	4955
33-02-02-33-327-032	3701 TAOS	06/21/21	\$210,000	\$80,000	38.10	\$1,551	\$208,449	\$187,301	1.113	\$164.91	4955
33-02-02-33-327-027	2357 COYOTE CREEK	07/06/21	\$198,000	\$90,500	45.71	\$1,019	\$196,981	\$212,931	0.925	\$133.91	4955
33-02-02-33-327-016	2333 COYOTE CREEK	08/24/21	\$184,500	\$80,700	43.74	\$4,095	\$180,405	\$194,517	0.927	\$142.73	4955
33-02-02-33-327-063	2338 TAOS	04/19/22	\$230,000	\$96,000	41.74	\$3,392	\$226,608	\$219,788	1.031	\$167.61	4955
33-02-02-10-284-015	5692 SHAW	09/08/22	\$225,000	\$90,200	40.09	\$2,941	\$222,059	\$221,119	1.004	\$166.96	4955
33-02-02-33-327-015	2331 COYOTE CREEK	09/30/22	\$239,000	\$76,700	32.09	\$3,201	\$235,799	\$173,469	1.359	\$153.51	4955
33-02-02-10-284-009	5696 SHAW	12/15/22	\$245,800	\$93,600	38.08	\$2,845	\$242,955	\$217,770	1.116	\$182.67	4955
<b>Totals:</b>			<b>\$1,741,300</b>	<b>\$686,600</b>			<b>\$1,718,161</b>	<b>\$1,608,818</b>			
			<b>Sales Ratio =&gt;</b>		<b>39.43</b>		<b>ECF =&gt;</b>		<b>1.068</b>		
			<b>Standard Deviation =&gt;</b>		<b>4.20</b>		<b>Median ECF =&gt;</b>		<b>1.072</b>	<b>COD =&gt;</b>	<b>9.61</b>

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
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**Conclusion:** The indicated ECF is 1.068; use **1.070**.

ECF AREA: 4960 (RESIDENTIAL) CONDOMINIUMS M & 4965 (RESIDENTIAL) CONDOMINIUMS N											
33-02-02-04-303-039	6140 GRAEBEAR	05/27/21	\$480,000	\$225,400	46.96	\$5,437	\$474,563	\$432,962	1.096	\$273.05	4960
33-02-02-33-328-036	2349 FIELDSTONE	06/18/21	\$300,000	\$123,800	41.27	\$2,367	\$297,633	\$222,920	1.335	\$198.42	4965
33-02-02-04-303-018	6171 GRAEBEAR	01/14/22	\$719,000	\$312,600	43.48	\$12,321	\$706,679	\$599,919	1.178	\$334.29	4960
33-02-02-04-303-053	6165 BRIDGEWATER	01/31/22	\$649,900	\$196,700	30.27	\$17,306	\$632,594	\$491,151	1.288	\$353.40	4960
33-02-02-33-328-004	2270 FIELDSTONE	04/22/22	\$315,000	\$120,200	38.16	\$2,175	\$312,825	\$224,287	1.395	\$196.50	4965
33-02-02-04-303-004	6221 BRIDGEWATER	05/25/22	\$595,000	\$190,900	32.08	\$11,983	\$583,017	\$457,254	1.275	\$327.72	4960
33-02-02-04-303-003	6223 BRIDGEWATER	06/03/22	\$550,000	\$207,300	37.69	\$6,837	\$543,163	\$399,829	1.358	\$313.97	4960
33-02-02-33-328-008	2286 FIELDSTONE	07/06/22	\$325,000	\$124,300	38.25	\$2,793	\$322,207	\$234,932	1.371	\$187.11	4965
33-02-02-04-303-023	6155 GRAEBEAR	03/10/23	\$515,000	\$203,200	39.46	\$6,611	\$508,389	\$433,389	1.173	\$273.33	4960
33-02-02-04-303-047	6145 BRIDGEWATER	03/17/23	\$712,500	\$222,000	31.16	\$14,010	\$698,490	\$548,157	1.274	\$341.39	4960
<b>Totals:</b>			<b>\$5,161,400</b>	<b>\$1,926,400</b>			<b>\$5,079,560</b>	<b>\$4,044,800</b>			
					<b>Sales Ratio =&gt;</b>	<b>37.32</b>	<b>ECF =&gt;</b>		<b>1.256</b>		
					<b>Standard Deviation =&gt;</b>	<b>5.42</b>	<b>Median ECF =&gt;</b>		<b>1.282</b>	<b>COD =&gt;</b>	<b>5.85</b>

**Conclusion:** The indicated ECF is 1.256; an estimated ECF of **1.260** will be used.

ECF AREA: 4970 (RESIDENTIAL) CONDOMINIUMS O & 4975 (RESIDENTIAL) CONDOMINIUMS P											
33-02-02-06-479-005	3021 BIRCH ROW	06/23/21	\$125,000	\$53,600	42.88	\$0	\$125,000	\$117,985	1.059	\$139.82	4975
33-02-02-06-479-006	3021 BIRCH ROW	10/11/22	\$135,000	\$49,700	36.81	\$0	\$135,000	\$110,070	1.226	\$155.89	4975
<b>Totals:</b>			<b>\$260,000</b>	<b>\$103,300</b>			<b>\$260,000</b>	<b>\$228,055</b>			
					<b>Sales Ratio =&gt;</b>	<b>39.73</b>	<b>ECF =&gt;</b>		<b>1.140</b>		
					<b>Standard Deviation =&gt;</b>	<b>4.29</b>	<b>Median ECF =&gt;</b>		<b>1.143</b>	<b>COD =&gt;</b>	<b>7.35</b>

**Conclusion:** The indicated ECF is 1.140; an estimated ECF of **1.100** will be used with emphasis on last years sales and ECF from 4970 and 4975.