

2024 Agricultural Group 1000 ECF Analysis for 2025 Assessments

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land # Year | Blgd. Residual | Cost Min. \$ | E.C.F. | Dev. by Mean (%) | Land Value | Other Parcels in Sale | Property Class |
|--------------------|----------------|-----------|--------------------|--------|--------------------|--------------------|--------------------|---------------|--------------------|-------------|--------------------|--------------------|--------|------------------|------------|-----------------------|----------------|
| 120-091-301-001-02 | 775 SEDAR RD | 07/01/22 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$218,500 | 64.26 | \$631,862 | \$292,888 | \$47,112 | \$447,533 | 0.105 | 65.6742 | \$286,275 | | 101 |
| 140-025-200-002-00 | 4280 OBERLIN | 11/17/23 | \$365,000 | WD | 03-ARM'S LENGTH | \$365,000 | \$162,600 | 41.81 | \$441,423 | \$248,566 | \$116,434 | \$238,095 | 0.489 | 27.2938 | \$245,259 | | 101 |
| 150-019-401-001-00 | 4774 PETERSON | 10/16/23 | \$367,500 | CD | 11-FROM LENDING II | \$367,500 | \$172,700 | 46.99 | \$425,833 | \$237,123 | \$130,377 | \$232,975 | 0.560 | 20.2344 | \$234,046 | | 101 |
| 080-004-100-003-10 | 3339 N HOCKADY | 05/16/22 | \$270,000 | WD | 03-ARM'S LENGTH | \$270,000 | \$142,600 | 52.81 | \$328,665 | \$99,518 | \$170,462 | \$282,898 | 0.603 | 15.9333 | \$97,387 | | 101 |
| 140-035-200-001-00 | 3805 RENAS | 05/15/23 | \$206,500 | WD | 03-ARM'S LENGTH | \$206,500 | \$114,500 | 55.45 | \$219,682 | \$81,101 | \$125,389 | \$171,088 | 0.733 | 2.9009 | \$79,092 | | 101 |
| 080-003-202-001-01 | 3400 N HOCKADY | 03/28/23 | \$392,000 | WD | 03-ARM'S LENGTH | \$392,000 | \$178,700 | 45.59 | \$397,247 | \$156,161 | \$235,839 | \$317,218 | 0.743 | 74.3459 | \$153,311 | | 101 |
| 140-025-303-001-00 | 3478 RENAS RD | 05/10/23 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | \$151,100 | 43.17 | \$340,177 | \$130,369 | \$219,631 | \$259,022 | 0.848 | 8.5962 | \$170,020 | | 101 |
| 080-014-200-001-00 | 868 HOFFMAN | 07/28/22 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 | \$122,900 | 28.92 | \$389,441 | \$138,077 | \$296,923 | \$285,635 | 1.005 | 24.2550 | \$111,871 | | 101 |
| 140-025-300-001-00 | 4200 OBERLIN | 07/14/22 | \$420,000 | WD | 03-ARM'S LENGTH | \$420,000 | \$132,200 | 31.48 | \$379,860 | \$237,166 | \$182,834 | \$176,165 | 1.038 | 27.5893 | \$237,166 | | 101 |
| 010-003-304-002-02 | 4308 W LANG RD | 03/31/23 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 | \$117,100 | 27.55 | \$353,894 | \$128,879 | \$296,121 | \$277,796 | 1.066 | 30.4003 | \$114,445 | | 101 |
| 100-032-400-002-00 | 5209 PLANK | 12/29/22 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$71,800 | 42.24 | \$154,291 | \$121,018 | \$48,982 | \$41,078 | 1.192 | 43.0460 | \$170,891 | | 101 |
| Totals: | | | \$3,731,000 | | | \$3,731,000 | \$1,574,700 | | \$4,042,375 | | \$1,860,134 | \$2,729,724 | | 8.0524 | | | |

E.C.F. as Calculated => 0.681
 Ave. E.C.F. => 0.762

Sale. Ratio =>
 Std. Dev. =>

Due to a lack of sales in the Agricultural Group, additional sales were collected from neighboring townships for analysis.

2024 Commercial Group ECF Analysis for 2025 Assessments

| Parcel Number | Street Address | Sale Date | Sale Price | Instr | Terms of Sale | Adj. Sale \$ | Asd./Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Min. \$ | E.C.F. | Dev. by Mean (%) | Land Value | Other Parcels in Sale | Property Class |
|--------------------|----------------|-----------|-------------------------|-------|-----------------------------|--------------------|----------------|--------------------|-------------|--------------------|-----------------------------------|--------------|------------------|------------|-----------------------|----------------|
| 090-070-000-125-00 | 1011 ESTEY RD | 01/23/23 | \$80,000 | LC | 03-ARM'S LENGTH | \$80,000 | 73.25 | \$121,651 | \$36,767 | \$43,233 | \$123,020 | 0.351 | 11.8860 | \$26,483 | | 201 |
| 120-036-101-005-00 | 901 N M-18 | 02/07/24 | \$110,000 | WD | 03-ARM'S LENGTH | \$110,000 | 49.36 | \$127,832 | \$42,650 | \$67,350 | \$112,318 | 0.600 | 8.5132 | \$39,524 | | 201 |
| 100-004-200-001-00 | 4950 W M61 | 05/31/22 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 | 38.09 | \$364,336 | \$50,418 | \$299,582 | \$475,633 | 0.630 | 5.4910 | \$42,495 | | 201 |
| 130-015-404-002-00 | 883 SECOND DAM | 02/15/23 | \$110,000 | LC | 03-ARM'S LENGTH | \$110,000 | 34.00 | \$112,268 | \$60,779 | \$49,221 | \$78,014 | 0.631 | 5.3841 | \$59,785 | | 201 |
| 110-420-012-012-00 | 360 E M61 | 05/02/22 | \$165,000 | WD | 19-MULTI PARCEL ARMS LENGTH | \$165,000 | 38.79 | \$207,719 | \$76,582 | \$88,418 | \$132,002 | 0.670 | 1.4943 | \$70,052 | 110-420-012-015-00 | 201 |
| 050-003-203-003-00 | 1402 W M61 | 05/03/23 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | 37.25 | \$79,124 | \$28,735 | \$51,285 | \$76,347 | 0.671 | 1.3295 | \$28,735 | | 201 |
| 040-005-200-003-00 | 6504 WILDWOOD | 11/15/22 | \$50,000 | LC | 03-ARM'S LENGTH | \$50,000 | 65.60 | \$59,438 | \$35,451 | \$24,549 | \$36,341 | 0.676 | 0.9249 | \$28,404 | | 201 |
| 120-004-200-001-03 | 4861 M-18 | 01/13/24 | \$97,000 | WD | 03-ARM'S LENGTH | \$97,000 | 74.12 | \$106,692 | \$15,789 | \$81,211 | \$119,139 | 0.682 | 0.3120 | \$9,200 | | 201 |
| 150-007-300-005-00 | 3945 M18 | 10/27/23 | \$200,000 | MLC | 03-ARM'S LENGTH | \$200,000 | 25.65 | \$188,154 | \$92,514 | \$107,486 | \$144,909 | 0.742 | 5.6979 | \$82,030 | | 201 |
| 150-192-000-018-00 | 5837 S M30 | 08/21/23 | \$115,000 | WD | 03-ARM'S LENGTH | \$115,000 | 49.22 | \$106,443 | \$40,009 | \$74,991 | \$100,658 | 0.745 | 6.0242 | \$29,468 | | 201 |
| 030-028-300-004-00 | 4991 S M30 | 12/30/22 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | 39.56 | \$229,280 | \$58,078 | \$191,922 | \$248,119 | 0.774 | 10.3218 | \$54,000 | | 201 |
| 050-005-100-009-00 | 2134 W M61 | 03/06/24 | \$350,000 | LC | 03-ARM'S LENGTH | \$350,000 | 33.09 | \$308,241 | \$178,781 | \$171,219 | \$196,152 | 0.873 | 18.8122 | \$113,822 | | 201 |
| Totals: | | | \$1,957,000 | | | \$1,957,000 | | \$2,011,176 | | \$1,250,447 | \$1,842,651 | | 0.8323 | | | |
| | | | Sale Ratio => | | | | 41.12 | | | | | | | | | |
| | | | Std. Dev. => | | | | 16.22 | | | | | | | | | |
| | | | | | | | | | | | E.C.F. as Calculated => | 0.679 | | | | |
| | | | | | | | | | | | Ave. E.C.F. => | 0.670 | | | | |

Due to minimal sales in the Commercial Group, additional sales from neighboring townships in Gladwin County were collected and used for calculating an ECF.

2024 Residential Group 1 ECF Analysis for 2025 Assessments

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost. Man. \$ | E.C.F. | Dev. by Mean (%) | Land Value | Other Parcels in Sale | Property Class |
|--------------------|-------------------------|-----------|--------------------------|--------|-----------------|------------------|------------------|---------------|------------------|-------------|------------------|------------------|--------------|------------------|------------|-----------------------|----------------|
| 030-200-000-075-00 | 888 KAYPAT DR | 05/18/22 | \$50,000 | WD | 03-ARM'S LENGTH | \$50,000 | \$23,800 | 47.60 | \$55,957 | \$14,487 | \$35,513 | \$54,209 | 0.655 | 11.6980 | \$14,487 | | 401 |
| 030-162-000-006-00 | 778 E BRUSHABER RD | 12/21/22 | \$35,000 | LC | 03-ARM'S LENGTH | \$35,000 | \$20,100 | 57.43 | \$46,593 | \$11,741 | \$23,259 | \$32,486 | 0.716 | 5.6127 | \$18,500 | | 401 |
| 030-135-000-021-10 | 3152 S WHITNEY BEACH RD | 04/22/22 | \$165,000 | PTA | 03-ARM'S LENGTH | \$165,000 | \$88,900 | 53.88 | \$173,023 | \$29,056 | \$135,944 | \$188,192 | 0.722 | 4.9723 | \$27,765 | | 401 |
| 030-200-000-067-00 | 852 KAYPAT DR | 07/18/22 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 | \$39,000 | 39.00 | \$103,961 | \$18,852 | \$81,118 | \$111,214 | 0.729 | 4.2707 | \$13,653 | | 401 |
| 030-027-400-016-00 | 4750 HILL DR | 08/18/23 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$24,000 | 40.00 | \$59,722 | \$10,852 | \$49,148 | \$63,882 | 0.769 | 0.2739 | \$9,250 | | 401 |
| 030-027-400-015-00 | 4748 HILL DR | 05/05/23 | \$110,000 | LC | 03-ARM'S LENGTH | \$110,000 | \$43,800 | 39.82 | \$100,553 | \$13,894 | \$96,106 | \$113,415 | 0.847 | 7.5295 | \$9,250 | | 401 |
| 030-107-000-015-10 | 4239 S LAKE DR | 03/07/24 | \$155,000 | WD | 03-ARM'S LENGTH | \$155,000 | \$61,000 | 39.35 | \$129,523 | \$32,108 | \$122,892 | \$127,340 | 0.965 | 19.2980 | \$22,059 | | 401 |
| Totals: | | | \$675,000 | | | \$675,000 | \$300,600 | | \$689,332 | | \$543,980 | \$690,739 | | 1.5443 | | | |
| | | | Sale. Ratio => | | | 44.53 | | | | | | | 0.788 | | | | |
| | | | Std. Dev. => | | | 7.74 | | | | | | | 0.772 | | | | |

2024 Residential Group 2 ECF Analysis for 2025 Assessments

| Parcel Number | Street Address | Sale Date | Sale Price | Instr | Terms of Sale | Adj. Sale \$ | Acq. when Sold | Auf Adj. Sale | Gr. Appraisal | Land + Yard | Bldg. Residual | Cost Min. \$ | E.C.F. | Dev. by Mean (%) | Land Value | Other Parcels in Sale | Property Class |
|--------------------|--------------------|-----------|-------------|-------|-------------------------------------|--------------|----------------|---------------|---------------|-------------|----------------|--------------|--------------|------------------|------------|-----------------------|----------------|
| 030-205-000-033-00 | 3504 S LAKEVIEW DR | 08/26/22 | \$45,000 | CD | 11-FROM LENDING INSTITUTION EXPOSED | \$45,000 | \$25,100 | \$5,78 | \$65,215 | \$9,869 | \$85,151 | \$72,279 | 0.486 | 35.9037 | \$9,000 | | 401 |
| 030-140-010-001-00 | 4302 LAKE DR | 06/07/22 | \$90,000 | WD | 03-ARM'S LENGTH | \$90,000 | \$57,600 | 64.00 | \$138,458 | \$17,963 | \$72,037 | \$144,249 | 0.499 | 34.5966 | \$13,800 | | 401 |
| 030-130-000-090-10 | 4495 ANDERSON DR | 06/22/23 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$62,300 | 49.84 | \$159,164 | \$58,559 | \$66,441 | \$131,338 | 0.506 | 33.9480 | \$47,550 | | 401 |
| 030-160-000-055-00 | 4926 WIXOM DR | 04/22/22 | \$29,000 | WD | 03-ARM'S LENGTH | \$29,000 | \$10,600 | 36.55 | \$34,015 | \$15,859 | \$13,141 | \$23,702 | 0.554 | 29.0940 | \$15,000 | | 401 |
| 030-130-000-032-00 | 4305 ANDERSON DR | 01/20/23 | \$101,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$101,000 | \$29,300 | 29.01 | \$101,348 | \$23,586 | \$77,414 | \$101,517 | 0.763 | 8.2786 | \$21,000 | 030-130-000-033-00 | 401 |
| 030-140-010-004-00 | 1156 HENLOCK ST | 06/06/23 | \$98,000 | WD | 03-ARM'S LENGTH | \$98,000 | \$40,600 | 41.43 | \$96,731 | \$25,351 | \$72,649 | \$93,185 | 0.780 | 6.5740 | \$18,000 | | 401 |
| 030-235-000-029-00 | 1107 TEEPEE LN | 02/10/23 | \$25,000 | WD | 03-ARM'S LENGTH | \$25,000 | \$8,200 | 32.80 | \$24,690 | \$11,280 | \$13,720 | \$17,507 | 0.784 | 6.1650 | \$9,000 | | 401 |
| 030-140-010-043-00 | 1141 PINE TREE ST | 08/22/22 | \$93,000 | WD | 03-ARM'S LENGTH | \$93,000 | \$25,900 | 27.85 | \$88,841 | \$13,518 | \$79,482 | \$98,333 | 0.808 | 3.7063 | \$12,000 | | 401 |
| 030-045-000-073-00 | 3889 BIRCHWOOD RD | 04/18/23 | \$93,000 | WD | 03-ARM'S LENGTH | \$93,000 | \$22,900 | 39.09 | \$31,234 | \$10,637 | \$22,363 | \$27,463 | 0.814 | 0.9707 | \$9,000 | | 401 |
| 030-140-012-006-01 | 1152 E WALNUT ST | 06/14/23 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | \$25,200 | 31.50 | \$74,719 | \$16,640 | \$63,360 | \$75,821 | 0.836 | 0.3182 | \$9,000 | | 401 |
| 030-045-000-062-00 | 3827 BIRCHWOOD RD | 09/02/22 | \$72,000 | PTA | 03-ARM'S LENGTH | \$72,000 | \$23,000 | 31.94 | \$66,412 | \$10,221 | \$61,779 | \$73,356 | 0.842 | 10.3629 | \$8,943 | | 401 |
| 030-107-000-009-00 | 4173 S LAKE DR | 08/23/22 | \$87,500 | WD | 03-ARM'S LENGTH | \$87,500 | \$22,300 | 25.49 | \$73,523 | \$15,014 | \$72,486 | \$76,383 | 0.949 | 13.4549 | \$18,900 | | 401 |
| 030-045-000-078-10 | 3921 BIRCHWOOD RD | 02/15/23 | \$89,000 | WD | 03-ARM'S LENGTH | \$89,000 | \$28,200 | 31.69 | \$74,554 | \$22,823 | \$66,177 | \$67,534 | 0.980 | 22.3625 | \$12,605 | | 401 |
| 030-140-012-030-00 | 4253 RAY DR | 07/27/22 | \$35,500 | WD | 03-ARM'S LENGTH | \$35,500 | \$6,600 | 18.59 | \$29,417 | \$14,038 | \$21,462 | \$20,077 | 1.069 | 25.3340 | \$12,000 | | 401 |
| 030-140-012-049-00 | 1137 MAPLEWOOD ST | 06/26/23 | \$115,500 | WD | 03-ARM'S LENGTH | \$115,500 | \$36,800 | 31.86 | \$85,413 | \$16,141 | \$99,359 | \$90,433 | 1.099 | 36.6668 | \$18,000 | | 401 |
| 030-140-012-032-00 | 1081 MAPLEWOOD ST | 12/07/23 | \$62,000 | WD | 03-ARM'S LENGTH | \$62,000 | \$13,000 | 20.97 | \$47,181 | \$21,731 | \$40,269 | \$33,225 | 1.212 | 54.4792 | \$15,000 | 030-160-000-081-00 | 401 |
| 030-160-000-059-00 | 4900 WIXOM DR | 09/20/23 | \$55,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$55,000 | \$14,600 | 26.55 | \$37,127 | \$15,192 | \$39,808 | \$28,636 | 1.390 | 6.4874 | | | 401 |
| Totals: | | | \$1,235,500 | | | \$1,235,500 | \$442,200 | 35.79 | \$1,228,042 | \$917,098 | \$1,175,038 | | 0.780 | | | | |
| | | | | | | | | 12.03 | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

E.C.F. as Calculated => 0.780
 Ave. E.C.F. => 0.845

2024 Residential Group 3 ECF Analysis for 2025 Assessments

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Acq. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Blg. Residual | Cost Min. \$ | E.C.F. | Dev. by Merit (%) | Land Value | Other Parcel in Sale | Property Class. |
|-------------------------------|-------------------|-----------|------------|--------|------------------------------|--------------|----------------|---------------|----------------|-------------|---------------|--------------|--------|-------------------|------------|----------------------|-----------------|
| 030-195-000-006-00 | 1463 PREVOST DR | 09/01/24 | \$15,000 | WD | 03-ARMY'S LENGTH | \$15,000 | \$11,300 | 75.33 | \$25,537 | \$10,773 | \$4,227 | \$20,477 | 0.206 | 50.6923 | \$10,000 | | 401 |
| 030-120-000-047-00 | 4614 ELM AVE | 07/20/22 | \$15,000 | WD | 03-ARMY'S LENGTH | \$15,000 | \$6,500 | 43.33 | \$24,022 | \$8,355 | \$6,645 | \$21,730 | 0.306 | 40.7544 | \$7,300 | | 401 |
| 030-040-000-054-00 | 1400 DENTON CRK | 10/09/23 | \$30,000 | WD | 03-ARMY'S LENGTH | \$30,000 | \$17,200 | 57.33 | \$59,587 | \$7,137 | \$22,863 | \$72,746 | 0.314 | 39.9064 | \$6,700 | | 401 |
| 030-115-014-009-00 | 1085 FRANK ST | 06/28/23 | \$19,000 | WD | 03-ARMY'S LENGTH | \$19,000 | \$7,700 | 40.53 | \$23,467 | \$13,259 | \$5,741 | \$14,158 | 0.405 | 30.7857 | \$12,000 | 030-155-000-036-10, | 401 |
| 030-107-000-045-00 | 4246 GLIDING RD | 10/07/22 | \$66,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$66,000 | \$21,600 | 32.73 | \$77,823 | \$30,854 | \$35,146 | \$65,144 | 0.540 | 17.3838 | \$27,762 | 030-155-000-034-00 | 401 |
| 030-195-000-007-00 | 1465 PREVOST DR | 09/02/22 | \$30,000 | PTA | 03-ARMY'S LENGTH | \$30,000 | \$12,300 | 41.00 | \$33,872 | \$10,483 | \$19,517 | \$32,440 | 0.602 | 11.1709 | \$10,000 | | 401 |
| 030-107-000-046-00 | 4234 GLIDING RD | 08/15/22 | \$83,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$83,000 | \$37,600 | 45.30 | \$102,861 | \$12,664 | \$70,336 | \$116,603 | 0.602 | 11.1173 | \$11,924 | 030-107-000-043-01 | 1 |
| 030-115-009-031-00 | 3581 PARK DR | 05/04/22 | \$65,000 | WD | 03-ARMY'S LENGTH | \$65,000 | \$22,900 | 35.23 | \$73,647 | \$19,985 | \$45,015 | \$74,427 | 0.605 | 10.8529 | \$16,597 | | 401 |
| 030-040-000-027-00 | 1275 DENTON CRK | 09/01/23 | \$75,900 | WD | 03-ARMY'S LENGTH | \$75,900 | \$34,900 | 45.98 | \$75,800 | \$10,999 | \$64,901 | \$89,877 | 0.722 | 0.8764 | \$10,606 | | 401 |
| 030-070-000-080-00 | 3959 MCCOLLUM RD | 06/23/22 | \$42,000 | WD | 03-ARMY'S LENGTH | \$42,000 | \$14,100 | 33.57 | \$41,579 | \$8,198 | \$33,802 | \$46,298 | 0.730 | 1.6745 | \$5,993 | | 401 |
| 030-014-300-007-00 | 1040 BURLING DR | 12/21/23 | \$79,000 | LC | 03-ARMY'S LENGTH | \$79,000 | \$34,300 | 43.42 | \$77,789 | \$9,657 | \$69,343 | \$94,497 | 0.734 | 2.0467 | \$9,600 | | 401 |
| 030-120-006-007-00 | 944 E MAPLEST | 08/26/22 | \$59,000 | WD | 03-ARMY'S LENGTH | \$59,000 | \$16,000 | 26.71 | \$56,399 | \$16,956 | \$42,944 | \$54,706 | 0.785 | 7.1648 | \$16,000 | | 401 |
| 030-115-010-025-00 | 1104 FRANK ST | 05/06/22 | \$59,900 | LC | 03-ARMY'S LENGTH | \$59,900 | \$25,100 | 33.51 | \$68,826 | \$11,855 | \$63,045 | \$79,017 | 0.798 | 8.4521 | \$8,000 | | 401 |
| 030-140-012-047-00 | 1133 MAPLEWOOD ST | 09/29/23 | \$74,900 | LC | 03-ARMY'S LENGTH | \$74,900 | \$25,100 | 33.51 | \$68,826 | \$11,855 | \$63,045 | \$79,017 | 0.798 | 8.4521 | \$8,000 | | 401 |
| 030-140-007-017-00 | 1101 OAKWOOD ST | 12/05/23 | \$30,000 | LC | 03-ARMY'S LENGTH | \$30,000 | \$10,400 | 34.67 | \$27,935 | \$12,768 | \$17,232 | \$21,036 | 0.819 | 10.5816 | \$8,600 | | 401 |
| 030-014-300-002-10 | 1039 CREEK RD | 10/17/23 | \$62,500 | WD | 03-ARMY'S LENGTH | \$62,500 | \$20,800 | 33.28 | \$53,395 | \$14,560 | \$47,940 | \$53,863 | 0.890 | 17.6692 | \$12,000 | | 401 |
| 030-040-000-054-00 | 1400 DENTON CRK | 01/02/24 | \$75,000 | LC | 03-ARMY'S LENGTH | \$75,000 | \$17,200 | 22.93 | \$59,587 | \$7,137 | \$67,863 | \$72,746 | 0.933 | 21.9525 | \$6,700 | | 401 |
| 030-040-000-146-00 | 1467 ESTEY RD | 11/01/23 | \$72,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$72,000 | \$17,000 | 23.61 | \$64,780 | \$17,745 | \$54,255 | \$56,914 | 0.953 | 23.9932 | \$12,000 | 030-040-000-145-00 | 401 |
| 030-107-000-045-00 | 4246 GLIDING RD | 09/22/23 | \$76,000 | WD | 03-ARMY'S LENGTH | \$76,000 | \$23,900 | 31.45 | \$56,023 | \$9,054 | \$65,144 | \$65,144 | 1.028 | 31.4309 | \$5,962 | 030-023-100-003-40, | 401 |
| 030-107-000-037-00 | 4203 GRANT RD | 07/27/23 | \$153,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$153,000 | \$47,100 | 30.78 | \$132,698 | \$30,522 | \$122,478 | \$109,870 | 1.115 | 40.1409 | \$25,487 | 030-107-000-025-00 | 401 |
| 030-140-010-041-00 | 1137 PINE TREE ST | 08/11/23 | \$120,000 | WD | 03-ARMY'S LENGTH | \$120,000 | \$29,700 | 24.75 | \$80,028 | \$9,233 | \$110,767 | \$98,190 | 1.128 | 41.4740 | \$8,000 | | 401 |
| Totals: \$1,296,200 | | | | | | | | | | | | | | | | | |
| Sale. Ratio => \$1,296,200 | | | | | | | | | | | | | | | | | |
| Std. Dev. => \$445,800 | | | | | | | | | | | | | | | | | |
| E.C.F. as Calculated => 0.770 | | | | | | | | | | | | | | | | | |
| Ave. E.C.F. => 0.713 | | | | | | | | | | | | | | | | | |

2024 Residential Group 4 ECF Analysis for 2025 Assessments

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Gr. Appraisal | Land \$ | Bldg. Residual | Cost Item \$ | ECF | Dev. by Mean (\$) | Land Value | Other Parcel in Sale | Property Class |
|--------------------|---------------------|-----------|------------|--------|-------------------------------------|--------------|----------------|---------------|---------------|-----------|----------------|--------------|-------|-------------------|------------|----------------------|----------------|
| 030-065-000-024-00 | 4378 ANDERSON DR | 07/08/22 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$62,700 | 39.19 | \$221,784 | \$100,024 | \$59,976 | \$146,822 | 0.409 | 49,3296 | \$89,278 | | 401 |
| 030-060-000-001-00 | 496 OAKLEY ST | 06/29/22 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$134,300 | 44.77 | \$364,674 | \$125,334 | \$174,666 | \$288,014 | 0.606 | 29,6137 | \$102,000 | | 401 |
| 030-120-002-007-10 | 4615 S LAKEVIEW DR | 11/16/23 | \$168,000 | WD | 03-ARM'S LENGTH | \$168,000 | \$67,100 | 39.94 | \$197,905 | \$80,392 | \$87,608 | \$140,690 | 0.623 | 27,9882 | \$71,000 | | 401 |
| 030-028-201-023-00 | 4138 LAKE SIDE DR | 07/27/23 | \$140,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$140,000 | \$65,700 | 46.93 | \$188,073 | \$67,623 | \$72,377 | \$114,725 | 0.631 | 27,1710 | \$58,442 | 030-023-201-094-00 | 401 |
| 030-034-304-006-00 | 757 TAKAMAKA TR | 08/25/23 | \$440,000 | WD | 03-ARM'S LENGTH | \$440,000 | \$210,200 | 47.77 | \$514,972 | \$111,157 | \$403,815 | \$485,939 | 0.677 | 22,5889 | \$94,633 | | 401 |
| 030-050-000-031-00 | 4043 COBBLESTONE CT | 05/05/23 | \$87,000 | WD | 03-ARM'S LENGTH | \$87,000 | \$27,200 | 31.26 | \$97,556 | \$34,971 | \$52,029 | \$75,313 | 0.691 | 21,1748 | \$34,000 | | 401 |
| 030-105-000-030-00 | 4165 S OAK DR | 04/18/22 | \$183,750 | WD | 03-ARM'S LENGTH | \$183,750 | \$64,600 | 35.16 | \$205,819 | \$74,337 | \$109,413 | \$158,221 | 0.692 | 21,1068 | \$66,300 | | 401 |
| 030-200-000-004-00 | 771 KAYPAT DR | 08/26/22 | \$415,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$415,000 | \$179,500 | 43.25 | \$489,097 | \$80,396 | \$384,604 | \$473,535 | 0.707 | 19,5266 | \$70,715 | 030-200-000-056-01 | 401 |
| 030-162-000-095-00 | 5387 WIXOM DR | 03/31/23 | \$310,000 | WD | 03-ARM'S LENGTH | \$310,000 | \$146,800 | 47.35 | \$352,929 | \$64,491 | \$385,509 | \$427,097 | 0.707 | 19,5266 | \$62,333 | | 401 |
| 030-105-000-013-00 | 4063 S OAK DR | 03/23/23 | \$111,000 | WD | 03-ARM'S LENGTH | \$111,000 | \$39,100 | 35.23 | \$119,466 | \$50,945 | \$60,095 | \$82,384 | 0.729 | 17,3621 | \$44,795 | | 401 |
| 030-130-000-012-00 | 4430 ANDERSON DR | 08/22/22 | \$165,000 | WD | 03-ARM'S LENGTH | \$165,000 | \$53,900 | 32.67 | \$177,901 | \$63,534 | \$101,466 | \$137,144 | 0.740 | 16,2738 | \$39,500 | | 401 |
| 030-160-000-008-00 | 4855 HILL DR | 07/27/22 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$37,200 | 29.76 | \$132,828 | \$46,490 | \$78,510 | \$103,897 | 0.756 | 14,6990 | \$42,500 | | 401 |
| 030-028-201-040-00 | 4070 BAYVIEW DR | 01/10/23 | \$137,000 | WD | 03-ARM'S LENGTH | \$137,000 | \$38,400 | 28.03 | \$140,847 | \$82,867 | \$58,133 | \$68,809 | 0.787 | 11,3858 | \$79,333 | | 401 |
| 030-170-000-031-00 | 4411 S LAKEVIEW DR | 05/23/23 | \$141,900 | WD | 03-ARM'S LENGTH | \$141,900 | \$38,000 | 26.78 | \$146,241 | \$59,874 | \$82,026 | \$109,931 | 0.789 | 11,3354 | \$51,000 | | 401 |
| 030-120-002-011-50 | 4605 S LAKEVIEW DR | 07/20/22 | \$370,000 | WD | 03-ARM'S LENGTH | \$370,000 | \$121,200 | 32.76 | \$374,719 | \$134,741 | \$235,259 | \$288,782 | 0.815 | 8,7927 | \$129,993 | | 401 |
| 030-250-000-016-00 | 544 MANZER RD | 07/27/23 | \$385,000 | WD | 03-ARM'S LENGTH | \$385,000 | \$102,500 | 35.96 | \$284,515 | \$121,814 | \$163,186 | \$195,789 | 0.833 | 6,9109 | \$110,500 | | 401 |
| 030-305-000-053-00 | 1181 S WALNUT ST | 02/15/23 | \$295,000 | CD | 11-FROM LENDING INSTITUTION EXPOSED | \$295,000 | \$57,900 | 24.64 | \$232,606 | \$89,924 | \$145,076 | \$171,699 | 0.845 | 5,7643 | \$83,300 | | 401 |
| 030-105-000-020-00 | 4135 S OAK DR | 05/24/22 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$44,400 | 26.12 | \$166,924 | \$52,388 | \$117,612 | \$127,829 | 0.853 | 4,9269 | \$44,795 | | 401 |
| 030-250-000-018-00 | 5277 MARTIN RD | 03/27/24 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$64,300 | 32.15 | \$195,177 | \$64,059 | \$135,941 | \$137,783 | 0.862 | 4,1019 | \$59,500 | | 401 |
| 030-235-000-015-00 | 4419 LAKE DR | 04/11/23 | \$133,500 | WD | 03-ARM'S LENGTH | \$133,500 | \$48,100 | 36.03 | \$177,980 | \$53,281 | \$80,219 | \$99,990 | 0.892 | 1,0178 | \$51,000 | | 401 |
| 030-161-000-021-00 | 4681 HILL DR | 02/28/23 | \$350,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$350,000 | \$112,400 | 32.11 | \$317,937 | \$52,191 | \$297,809 | \$311,982 | 0.955 | 5,1984 | \$51,750 | 030-027-400-005-00 | 401 |
| 030-161-000-022-00 | 4677 HILL DR | 08/31/23 | \$400,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$400,000 | \$136,500 | 34.13 | \$362,800 | \$55,947 | \$344,053 | \$358,884 | 0.959 | 5,6087 | \$51,750 | 030-027-400-004-00 | 401 |
| 030-105-000-026-00 | 4149 S OAK DR | 04/24/23 | \$274,900 | WD | 03-ARM'S LENGTH | \$274,900 | \$85,600 | 31.14 | \$248,206 | \$98,338 | \$176,562 | \$180,347 | 0.979 | 7,6429 | \$85,000 | | 401 |
| 030-165-000-021-00 | 4860 BEECH RD | 05/31/23 | \$265,000 | WD | 03-ARM'S LENGTH | \$265,000 | \$72,700 | 27.43 | \$230,759 | \$51,098 | \$216,199 | \$236,365 | 0.989 | 15,3954 | \$42,500 | | 401 |
| 030-305-000-044-00 | 4215 S OAK DR | 06/08/22 | \$287,000 | WD | 03-ARM'S LENGTH | \$287,000 | \$62,800 | 21.88 | \$236,543 | \$50,635 | \$236,365 | \$223,716 | 1.057 | 15,3954 | \$42,500 | | 401 |
| 030-200-000-002-00 | 759 KAYPAT DR | 10/21/22 | \$285,000 | WD | 03-ARM'S LENGTH | \$285,000 | \$90,700 | 31.82 | \$233,688 | \$65,403 | \$219,597 | \$202,509 | 1.084 | 18,1795 | \$56,043 | | 401 |
| 030-250-000-008-00 | 558 MANZER RD | 07/14/23 | \$208,000 | WD | 03-ARM'S LENGTH | \$208,000 | \$149,200 | 25.95 | \$444,093 | \$83,990 | \$491,010 | \$433,337 | 1.133 | 23,0505 | \$55,862 | | 401 |
| 030-060-000-038-50 | 5341 S PINE ST | 03/07/23 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$71,900 | 21.15 | \$251,041 | \$57,738 | \$154,335 | \$153,477 | 1.213 | 25,3685 | \$32,870 | | 401 |
| 030-105-000-041-00 | 4205 S OAK DR | 10/06/23 | \$226,000 | WD | 03-ARM'S LENGTH | \$226,000 | \$59,300 | 26.24 | \$164,597 | \$46,531 | \$179,469 | \$142,077 | 1.263 | 36,0595 | \$42,500 | | 401 |
| 030-130-000-003-00 | 4490 ANDERSON DR | 12/21/23 | \$259,000 | WD | 03-ARM'S LENGTH | \$259,000 | \$55,400 | 21.39 | \$187,830 | \$62,193 | \$196,807 | \$151,188 | 1.302 | 39,9153 | \$59,500 | | 401 |
| 030-161-000-011-00 | 4733 HILL DR | 03/15/24 | \$159,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$159,000 | \$44,700 | 28.11 | \$126,975 | \$53,009 | \$105,991 | \$78,569 | 1.349 | 44,6427 | \$51,750 | 030-027-400-013-00 | 401 |
| 030-105-000-017-00 | 4125 S OAK DR | 05/25/22 | \$105,000 | WD | 03-ARM'S LENGTH | \$105,000 | \$32,500 | 30.95 | \$78,760 | \$53,751 | \$51,249 | \$30,095 | 1.703 | 80,0318 | \$44,795 | | 1 |

Total: \$8,011,050 \$2,654,000 \$5,777,956 \$5,657,919 \$6,462,989 0.877 2.5605

Sale Ratio => 32.88 Ave. E.C.F. => 0.903 Std. Dev. => 7.41

2024 Residential Group 5 ECF Analysis for 2025 Assessments

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land & Yrd | Bldg. Residual | Cost Bnch. \$ | ECF | Dev. by Mean (%) | Land Value | Other Parcels in Sale | Property Class |
|--------------------|-------------------------|-----------|------------|--------|-----------------------------|--------------|----------------|---------------|----------------|-------------|----------------|---------------|-------------------------|------------------|------------|---|----------------|
| 030-130-000-050-00 | 4481 ANDERSON DR | 09/01/22 | \$138,900 | WD | 03-ARMS LENGTH | \$138,900 | \$36,700 | 26.42 | \$167,040 | \$167,040 | \$53,363 | \$98,434 | 0.542 | 30.1739 | \$79,710 | | 401 |
| 030-070-000-150-00 | 3819 S PINE RD | 02/03/23 | \$61,000 | WD | 03-ARMS LENGTH | \$61,000 | \$24,600 | 40.53 | \$176,367 | \$176,367 | \$48,281 | \$122,180 | 0.572 | 27.2006 | \$32,432 | | 401 |
| 030-175-000-007-00 | 1082 MAXSON MANOR | 02/14/23 | \$169,000 | WD | 03-ARMS LENGTH | \$169,000 | \$49,900 | 29.53 | \$196,517 | \$196,517 | \$73,648 | \$122,869 | 0.603 | 24.1078 | \$92,880 | | 401 |
| 030-185-000-048-00 | 5202 MIDDLE RD | 06/17/23 | \$130,000 | WD | 03-ARMS LENGTH | \$130,000 | \$40,000 | 30.77 | \$144,063 | \$144,063 | \$41,752 | \$88,311 | 0.619 | 22.4371 | \$86,400 | | 401 |
| 030-155-000-001-00 | 1344 CHARLEBOS DR | 06/06/22 | \$197,500 | WD | 03-ARMS LENGTH | \$197,500 | \$51,600 | 26.13 | \$230,067 | \$230,067 | \$107,258 | \$122,809 | 0.635 | 20.8658 | \$78,525 | | 401 |
| 030-050-300-010-00 | 1095 E BRUSHABER RD | 03/31/23 | \$140,000 | WD | 03-ARMS LENGTH | \$140,000 | \$46,379 | 33.13 | \$196,822 | \$196,822 | \$58,621 | \$148,201 | 0.644 | 20.0252 | \$45,000 | | 401 |
| 030-060-000-030-00 | 1282 ESTY RD | 07/28/22 | \$177,000 | WD | 03-ARMS LENGTH | \$177,000 | \$66,800 | 37.74 | \$208,433 | \$208,433 | \$115,372 | \$177,434 | 0.650 | 19.3635 | \$58,160 | | 401 |
| 030-135-000-010-00 | 3905 WHITNEY BEACH RD | 09/16/22 | \$95,000 | WD | 03-ARMS LENGTH | \$95,000 | \$32,100 | 33.79 | \$107,935 | \$107,935 | \$57,753 | \$82,957 | 0.672 | 17.1786 | \$36,912 | 030-023-201-051-01, 030-023-201-054-00 | 401 |
| 030-023-201-053-00 | 1231 ASPEN DR | 10/20/22 | \$240,001 | WD | 19-MULTI PARCEL ARMS LENGTH | \$240,001 | \$63,600 | 26.50 | \$260,244 | \$260,244 | \$100,041 | \$145,271 | 0.689 | 15.5208 | \$114,560 | | 401 |
| 030-215-000-002-00 | 526 PARADISE DR | 11/06/23 | \$124,900 | PTA | 03-ARMS LENGTH | \$124,900 | \$38,700 | 30.98 | \$140,223 | \$140,223 | \$79,561 | \$114,594 | 0.694 | 14.9577 | \$42,800 | | 401 |
| 030-065-000-004-00 | 4710 ANDERSON DR | 06/29/22 | \$129,900 | WD | 03-ARMS LENGTH | \$129,900 | \$29,411 | 22.80 | \$141,085 | \$141,085 | \$80,832 | \$111,132 | 0.727 | 11.6508 | \$44,400 | | 401 |
| 030-135-000-031-00 | 3084 S WHITNEY BEACH RD | 11/27/22 | \$146,250 | WD | 19-MULTI PARCEL ARMS LENGTH | \$146,250 | \$56,100 | 38.39 | \$154,706 | \$154,706 | \$72,960 | \$98,564 | 0.740 | 10.3428 | \$70,212 | 030-136-000-035-00 | 401 |
| 030-085-000-001-00 | 1098 BULLING DR | 10/28/22 | \$270,000 | WD | 03-ARMS LENGTH | \$270,000 | \$106,200 | 39.30 | \$291,146 | \$291,146 | \$131,089 | \$504,632 | 0.759 | 8.5276 | \$32,000 | | 401 |
| 030-125-000-031-00 | 5177 PLEASANT DR | 08/17/23 | \$140,000 | WD | 03-ARMS LENGTH | \$140,000 | \$49,300 | 35.21 | \$148,288 | \$148,288 | \$39,557 | \$100,443 | 0.765 | 7.8976 | \$36,000 | | 401 |
| 030-155-000-011-10 | 4285 CHARLEBOS DR | 07/14/23 | \$203,000 | WD | 03-ARMS LENGTH | \$203,000 | \$74,500 | 36.70 | \$211,201 | \$211,201 | \$115,962 | \$147,540 | 0.772 | 7.1446 | \$83,480 | | 401 |
| 030-200-000-024-00 | 881 KAYPAT DR | 09/02/22 | \$146,000 | PTA | 03-ARMS LENGTH | \$146,000 | \$32,800 | 22.47 | \$149,287 | \$149,287 | \$45,581 | \$100,419 | 0.802 | 4.2105 | \$39,612 | | 401 |
| 030-110-000-037-01 | 5284 HERON COVE DR | 06/07/23 | \$135,000 | M/LC | 03-ARMS LENGTH | \$135,000 | \$43,300 | 31.85 | \$137,070 | \$137,070 | \$80,439 | \$99,649 | 0.807 | 3.6634 | \$51,900 | | 401 |
| 030-220-000-008-00 | 5454 S PINE ST | 11/23/22 | \$180,000 | WD | 03-ARMS LENGTH | \$180,000 | \$59,300 | 32.94 | \$183,496 | \$183,496 | \$44,013 | \$135,987 | 0.807 | 3.6614 | \$36,000 | | 401 |
| 030-130-000-055-02 | 1235 JANICE LN | 06/14/23 | \$415,000 | WD | 03-ARMS LENGTH | \$415,000 | \$151,800 | 36.58 | \$419,555 | \$419,555 | \$98,322 | \$387,963 | 0.816 | 2.7602 | \$84,000 | | 401 |
| 030-185-000-001-00 | 5110 MIDDLE RD | 05/11/22 | \$228,500 | WD | 03-ARMS LENGTH | \$228,500 | \$82,000 | 35.89 | \$310,351 | \$310,351 | \$140,825 | \$172,314 | 0.817 | 2.6603 | \$162,728 | | 401 |
| 030-240-000-037-00 | 1249 NORWAY DR | 06/16/23 | \$142,500 | WD | 03-ARMS LENGTH | \$142,500 | \$67,100 | 47.09 | \$181,806 | \$181,806 | \$108,157 | \$139,786 | 0.833 | 1.0514 | \$66,040 | | 401 |
| 030-355-000-003-00 | 5305 HERON COVE DR | 02/17/23 | \$246,000 | WD | 03-ARMS LENGTH | \$246,000 | \$73,300 | 29.80 | \$241,150 | \$241,150 | \$80,340 | \$193,973 | 0.853 | 0.9142 | \$62,800 | | 401 |
| 030-222-000-182-00 | 5351 GROUSE CT | 06/22/22 | \$165,000 | WD | 19-MULTI PARCEL ARMS LENGTH | \$165,000 | \$41,200 | 24.97 | \$161,684 | \$161,684 | \$88,450 | \$102,819 | 0.860 | 1.6390 | \$74,400 | 030-222-000-183-00 | 1 |
| 030-100-000-018-00 | 5143 S PINE ST | 10/20/23 | \$125,000 | WD | 03-ARMS LENGTH | \$125,000 | \$43,400 | 34.72 | \$122,134 | \$122,134 | \$49,201 | \$75,799 | 0.861 | 1.6676 | \$46,500 | | 401 |
| 030-222-000-167-10 | 5263 GROUSE CT | 09/02/22 | \$285,000 | PTA | 03-ARMS LENGTH | \$285,000 | \$105,200 | 36.91 | \$274,003 | \$274,003 | \$85,693 | \$198,307 | 0.876 | 3.2493 | \$71,772 | | 401 |
| 030-211-000-023-00 | 5396 S PINE ST | 01/04/23 | \$114,000 | WD | 03-ARMS LENGTH | \$114,000 | \$31,300 | 27.46 | \$109,719 | \$109,719 | \$39,036 | \$74,964 | 0.878 | 3.4287 | \$35,556 | | 401 |
| 030-060-000-019-10 | 5297 S PINE ST | 08/26/22 | \$340,000 | WD | 03-ARMS LENGTH | \$340,000 | \$139,000 | 40.88 | \$323,963 | \$323,963 | \$67,083 | \$272,917 | 0.880 | 3.8831 | \$56,760 | | 401 |
| 030-115-005-001-00 | 3593 S LAKEVIEW DR | 02/23/24 | \$200,000 | WD | 03-ARMS LENGTH | \$200,000 | \$71,400 | 35.70 | \$190,755 | \$190,755 | \$44,884 | \$136,173 | 0.880 | 3.6616 | \$43,500 | | 401 |
| 030-125-000-016-00 | 5140 PLEASANT DR | 09/16/22 | \$130,000 | WD | 03-ARMS LENGTH | \$130,000 | \$34,000 | 26.15 | \$124,187 | \$124,187 | \$40,970 | \$89,030 | 0.886 | 4.1977 | \$36,060 | | 401 |
| 030-126-000-055-00 | 5132 PARADISE DR | 03/10/23 | \$125,000 | WD | 03-ARMS LENGTH | \$125,000 | \$36,700 | 29.36 | \$119,145 | \$119,145 | \$84,879 | \$95,440 | 0.889 | 4.5486 | \$36,000 | | 401 |
| 030-185-000-033-00 | 5183 OSTLUND DR | 11/20/23 | \$158,000 | WD | 03-ARMS LENGTH | \$158,000 | \$44,500 | 28.16 | \$146,467 | \$146,467 | \$43,193 | \$114,807 | 0.920 | 7.6605 | \$40,479 | | 401 |
| 030-355-000-003-00 | 5305 HERON COVE DR | 09/28/23 | \$260,000 | WD | 03-ARMS LENGTH | \$260,000 | \$79,800 | 30.69 | \$241,150 | \$241,150 | \$80,540 | \$179,460 | 0.925 | 8.1317 | \$62,800 | | 401 |
| 030-070-000-147-00 | 3837 S PINE RD | 05/18/23 | \$211,000 | WD | 03-ARMS LENGTH | \$211,000 | \$66,100 | 31.33 | \$190,638 | \$190,638 | \$44,862 | \$176,058 | 0.944 | 9.9794 | \$38,556 | | 401 |
| 030-026-300-008-00 | 1077 E BRUSHABER RD | 07/21/22 | \$143,500 | WD | 03-ARMS LENGTH | \$143,500 | \$44,400 | 30.94 | \$131,684 | \$131,684 | \$49,882 | \$93,618 | 0.948 | 10.3740 | \$45,000 | | 401 |
| 030-125-000-032-00 | 5171 PLEASANT DR | 09/05/23 | \$124,500 | WD | 03-ARMS LENGTH | \$124,500 | \$43,200 | 34.70 | \$111,992 | \$111,992 | \$37,134 | \$87,366 | 0.966 | 12.2489 | \$36,000 | | 401 |
| 030-215-000-011-00 | 566 PARADISE DR | 07/03/23 | \$138,000 | WD | 03-ARMS LENGTH | \$138,000 | \$34,600 | 25.07 | \$122,579 | \$122,579 | \$88,752 | \$100,641 | 0.981 | 13.7366 | \$38,032 | | 401 |
| 030-130-000-019-00 | 4240 ANDERSON DR | 01/12/24 | \$65,000 | IC | 03-ARMS LENGTH | \$65,000 | \$14,800 | 22.77 | \$61,880 | \$61,880 | \$45,974 | \$19,026 | 0.994 | 14.9676 | \$45,540 | | 401 |
| 030-246-000-119-00 | 2710 S WHITNEY BEACH RD | 01/29/24 | \$215,000 | WD | 03-ARMS LENGTH | \$215,000 | \$50,700 | 23.58 | \$188,477 | \$188,477 | \$141,009 | \$138,329 | 1.020 | 17.5878 | \$72,024 | | 401 |
| 030-215-000-006-00 | 538 PARADISE DR | 07/14/23 | \$180,000 | WD | 03-ARMS LENGTH | \$180,000 | \$51,300 | 28.50 | \$152,129 | \$152,129 | \$44,035 | \$130,548 | 1.041 | 19.7630 | \$39,646 | | 401 |
| 030-185-000-030-00 | 5195 OSTLUND DR | 06/30/22 | \$185,000 | WD | 03-ARMS LENGTH | \$185,000 | \$62,600 | 33.84 | \$216,801 | \$216,801 | \$65,176 | \$119,824 | 1.083 | 23.8968 | \$121,437 | | 401 |
| 030-110-000-035-00 | 5288 HERON COVE DR | 12/08/23 | \$150,000 | WD | 03-ARMS LENGTH | \$150,000 | \$97,600 | 25.07 | \$118,809 | \$118,809 | \$38,164 | \$97,397 | 1.148 | 30.4384 | \$37,200 | | 401 |
| 030-210-000-001-01 | 3627 S LAKEVIEW DR | 04/28/22 | \$130,000 | WD | 03-ARMS LENGTH | \$130,000 | \$24,400 | 18.77 | \$103,983 | \$103,983 | \$92,242 | \$97,982 | 1.153 | 30.9425 | \$36,000 | | 401 |
| 030-075-000-033-00 | 3588 ARAPAHOE TR | 08/31/23 | \$214,000 | WD | 03-ARMS LENGTH | \$214,000 | \$58,000 | 27.10 | \$149,510 | \$149,510 | \$43,554 | \$170,446 | 1.332 | 48.7829 | \$38,000 | | 401 |
| Totals: | | | | | | | | | | | | | | | | | |
| | | | | | | \$7,513,451 | \$2,406,000 | 32.02 | \$7,625,611 | \$4,966,291 | \$5,916,215 | \$0.839 | E.C.F. as Calculated => | | | 0.844 | |
| | | | | | | | | 5.94 | | | | | Ave. E.C.F. => | | | | |

2024 Residential Group 6 ECF Analysis for 2025 Assessments

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Big. Residual | Cost Min. \$ | ECF | Dev. by Mean (%) | Land Value | Other Parcels in Sale | Property Class | | | | | | | |
|--------------------|--------------------|-----------|------------|--------|-------------------------------------|--------------|----------------|---------------|----------------|-------------|---------------|--------------|-------------------------|------------------|------------|-----------------------|----------------|--------|--|--|--|--|--|--|
| 030-180-000-017-00 | 4127 WIEMAN RD | 11/04/22 | \$62,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$62,000 | \$33,400 | 53.87 | \$119,135 | \$33,857 | \$28,143 | \$49,972 | 0.563 | 30.1468 | \$52,500 | 030-180-000-016-00 | 001 | | | | | | | |
| 030-070-000-155-00 | 1153 CREEK RD | 03/15/23 | \$90,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$90,000 | \$23,300 | 25.89 | \$148,928 | \$38,607 | \$51,393 | \$141,256 | 0.364 | 50.0817 | \$36,587 | 030-070-000-156-00 | 001 | | | | | | | |
| 030-014-300-005-00 | 1051 CREEK RD | 08/24/22 | \$145,000 | WD | 03-ARM'S LENGTH | \$145,000 | \$62,900 | 43.38 | \$160,925 | \$32,606 | \$112,394 | \$113,085 | 0.994 | 12.9248 | \$69,300 | | 401 | | | | | | | |
| 030-100-000-042-00 | 5179 MAPLE LANE | 08/12/22 | \$146,000 | WD | 03-ARM'S LENGTH | \$146,000 | \$48,700 | 33.36 | \$145,304 | \$49,059 | \$96,941 | \$97,500 | 0.994 | 12.9621 | \$63,200 | | 401 | | | | | | | |
| 030-305-000-007-00 | 3471 S LAKEVIEW DR | 04/21/23 | \$65,000 | MLC | 03-ARM'S LENGTH | \$65,000 | \$25,200 | 38.77 | \$53,481 | \$25,065 | \$39,935 | \$36,384 | 1.098 | 23.2949 | \$22,470 | | 401 | | | | | | | |
| 030-230-000-002-00 | 4861 BEECH RD | 10/27/23 | \$95,000 | CD | 11-FROM LENDING INSTITUTION EXPOSED | \$95,000 | \$28,700 | 30.21 | \$69,800 | \$19,862 | \$75,138 | \$63,941 | 1.175 | 31.0467 | \$17,500 | | 401 | | | | | | | |
| Totals: | | | | | | | | | | | | | \$603,000 | \$222,200 | \$697,573 | \$403,944 | \$507,198 | 6.0197 | | | | | | |
| | | | | | | | | | | | | | Sale. Ratio => | 36.85 | | | | | | | | | | |
| | | | | | | | | | | | | | Std. Dev. => | 10.09 | | | | | | | | | | |
| | | | | | | | | | | | | | E.C.F. as Calculated => | | 0.804 | | | | | | | | | |
| | | | | | | | | | | | | | Ave. E.C.F. => | | 0.865 | | | | | | | | | |

2024 Residential Acreage Group ECF Analysis for 2025 Assessments

| Parcel Number | Street Address | Sale Date | Sale Price | Inst. | Terms of Sale | Adj. Sale \$ | Acq. when Sold | Red./Adj. Sale | Cur. Appraisal | Land + Yard | Blg. Residual | Cost (Min.) | E.C.F. | Dev. by Mean (%) | Land Value | Other Parcels in Sale | Property Class | | | |
|--------------------|---------------------|-----------|------------|-------|------------------------------|--------------|----------------|----------------|----------------|-------------|---------------|-------------|-------------------------|------------------|-------------|---|----------------|--|--|--|
| 030-026-404-001-10 | 1469 E BRUSHABER RD | 08/22/22 | \$37,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$37,000 | \$20,700 | 55.95 | \$68,995 | \$27,928 | \$9,972 | \$52,967 | 0.188 | 65.8366 | \$26,400 | 030-026-404-001-01 | 401 | | | |
| 030-016-200-005-01 | 3665 M30 | 08/31/23 | \$128,000 | LC | 03-ARM'S LENGTH | \$128,000 | \$87,700 | 64.61 | \$188,340 | \$28,777 | \$99,223 | \$204,430 | 0.485 | 36.1272 | \$27,700 | | 401 | | | |
| 030-016-200-006-00 | 3685 S M30 | 07/29/22 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$26,400 | 44.00 | \$74,263 | \$21,473 | \$38,527 | \$67,593 | 0.570 | 27.6649 | \$20,000 | | 401 | | | |
| 030-002-300-002-11 | 1207 BADGER | 12/08/23 | \$115,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$115,000 | \$48,200 | 41.91 | \$127,870 | \$76,462 | \$38,538 | \$65,823 | 0.585 | 26.1159 | \$75,938 | 030-011-201-001-01 | 401 | | | |
| 030-023-100-004-00 | 4148 MARTIN RD | 06/11/23 | \$95,000 | WD | 03-ARM'S LENGTH | \$95,000 | \$36,900 | 38.84 | \$103,313 | \$12,666 | \$82,334 | \$116,065 | 0.709 | 13.7259 | \$10,000 | | 401 | | | |
| 030-016-200-003-04 | 84 E KNOX RD | 05/24/23 | \$169,900 | WD | 03-ARM'S LENGTH | \$169,900 | \$89,900 | 52.91 | \$175,835 | \$21,335 | \$148,565 | \$197,823 | 0.751 | 9.5637 | \$18,060 | | 401 | | | |
| 030-009-300-001-00 | 123 E KNOX RD | 11/13/23 | \$200,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$200,000 | \$81,100 | 40.55 | \$201,302 | \$132,936 | \$67,064 | \$87,930 | 0.763 | 8.9395 | \$13,280 | 030-009-300-001-04, 030-009-300-001-06 | 401 | | | |
| 030-025-300-002-01 | 4807 JONES RD | 04/01/22 | \$145,000 | WD | 03-ARM'S LENGTH | \$145,000 | \$67,300 | 46.41 | \$146,095 | \$42,125 | \$102,875 | \$133,124 | 0.773 | 7.3861 | \$37,478 | | 401 | | | |
| 030-022-104-001-03 | 901 E HAIGH RD | 08/18/23 | \$215,800 | WD | 03-ARM'S LENGTH | \$215,800 | \$77,600 | 35.96 | \$205,528 | \$27,738 | \$188,062 | \$227,644 | 0.826 | 2.0512 | \$21,880 | | 401 | | | |
| 030-016-200-009-10 | 141 HAWTHORNE DR | 06/17/22 | \$270,000 | WD | 03-ARM'S LENGTH | \$270,000 | \$95,100 | 35.22 | \$254,535 | \$65,351 | \$204,649 | \$242,233 | 0.845 | 0.1792 | \$60,020 | | 401 | | | |
| 030-025-101-010-10 | 1931 SAND RIDGE RD | 08/22/23 | \$590,000 | WD | 03-ARM'S LENGTH | \$590,000 | \$206,200 | 34.95 | \$535,650 | \$67,023 | \$522,977 | \$600,035 | 0.872 | 2.4943 | \$60,000 | | 401 | | | |
| 030-022-400-004-00 | 4378 WIEMAN RD | 03/09/23 | \$75,000 | WD | 03-ARM'S LENGTH | \$75,000 | \$27,000 | 36.00 | \$67,627 | \$5,286 | \$69,714 | \$79,822 | 0.873 | 2.6732 | \$5,200 | | 401 | | | |
| 030-009-300-003-01 | 163 E KNOX RD | 06/22/23 | \$165,000 | WD | 03-ARM'S LENGTH | \$165,000 | \$59,500 | 32.16 | \$167,214 | \$24,581 | \$160,419 | \$182,629 | 0.878 | 3.1753 | \$15,240 | | 401 | | | |
| 030-013-202-003-00 | 3575 ARAPAHOE TRL | 08/23/23 | \$105,000 | WD | 03-ARM'S LENGTH | \$105,000 | \$26,700 | 25.43 | \$89,650 | \$69,093 | \$35,307 | \$39,125 | 0.918 | 7.1104 | \$39,093 | | 401 | | | |
| 030-013-300-010-11 | 1517 ESTEV RD | 02/16/24 | \$152,000 | WD | 03-ARM'S LENGTH | \$152,000 | \$41,000 | 24.01 | \$130,944 | \$21,913 | \$130,087 | \$139,604 | 0.932 | 8.5191 | \$17,368 | | 401 | | | |
| 030-016-100-002-11 | 288 E KNOX RD | 06/06/23 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$25,500 | 39.23 | \$60,324 | \$40,292 | \$24,708 | \$25,649 | 0.963 | 11.6671 | \$37,705 | | 401 | | | |
| 030-016-200-009-10 | 141 HAWTHORNE DR | 12/19/23 | \$305,000 | WD | 03-ARM'S LENGTH | \$305,000 | \$100,700 | 33.02 | \$254,535 | \$65,351 | \$239,649 | \$242,233 | 0.989 | 14.2697 | \$60,020 | | 401 | | | |
| 030-011-203-001-00 | 1233 E POINT DR | 12/12/23 | \$389,000 | WD | 03-ARM'S LENGTH | \$389,000 | \$137,200 | 35.27 | \$339,560 | \$155,597 | \$233,403 | \$235,548 | 0.991 | 14.4258 | \$149,122 | | 401 | | | |
| 030-013-300-004-00 | 1628 E JONES RD | 08/23/23 | \$73,000 | WD | 03-ARM'S LENGTH | \$73,000 | \$18,300 | 25.07 | \$58,543 | \$20,046 | \$52,954 | \$49,292 | 1.074 | 22.7658 | \$16,400 | | 401 | | | |
| 030-015-400-002-10 | 3804 WIEMAN RD | 07/21/23 | \$390,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$390,000 | \$101,300 | 25.97 | \$303,996 | \$90,747 | \$299,253 | \$273,046 | 1.096 | 24.9344 | \$80,313 | 030-015-100-008-11, 030-015-100-008-01 | 401 | | | |
| 030-014-200-006-20 | 3607 WIEMAN RD | 06/20/23 | \$185,000 | WD | 03-ARM'S LENGTH | \$185,000 | \$36,900 | 19.95 | \$125,623 | \$28,188 | \$156,812 | \$124,757 | 1.257 | 41.0907 | \$21,560 | | 401 | | | |
| 030-027-400-016-01 | 4650 WIKOM DR | 09/05/23 | \$125,900 | WD | 03-ARM'S LENGTH | \$125,900 | \$37,300 | 29.63 | \$92,407 | \$40,652 | \$85,248 | \$66,768 | 1.286 | 43.9785 | \$39,292 | | 401 | | | |
| Totals: | | | | | | | | | | | | | \$4,075,600 | \$1,439,000 | \$3,751,549 | \$3,453,641 | 1.9390 | | | |
| | | | | | | | | | | | | | Sale. Ratio => | 35.31 | | | | | | |
| | | | | | | | | | | | | | Std. Dev. => | 10.95 | | | | | | |
| | | | | | | | | | | | | | E.C.F. as Calculated => | | 0.866 | | | | | |
| | | | | | | | | | | | | | Ave. E.C.F. => | | 0.847 | | | | | |