

**2025 Agricultural Group ECF Analysis for 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldr. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	
050-009-200-001-00	515 S HAWKINS RD	08/02/24	\$288,700	WD	03-ARM'S LENGTH	\$288,700	\$175,000	60.82	\$390,063	\$265,970	\$22,790	\$36,238	0.257	35.6856	\$284,525		BUCKEYE	101	
180-025-200-002-00	4280 OBERLIN	11/17/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$192,600	41.81	\$469,460	\$269,812	\$95,188	\$246,479	0.386	20.7473	\$266,897		SHERMAN	101	
010-006-104-001-04	3330 S BARD	01/07/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$91,300	57.06	\$193,713	\$107,292	\$52,708	\$106,693	0.494	9.9647	\$102,900		BEAVERTON	101	
140-025-200-001-00	3805 RENAS	05/15/23	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$114,500	55.45	\$231,675	\$86,935	\$119,565	\$178,938	0.668	7.4527	\$85,042		SHERMAN	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	\$359,221	\$138,469	\$210,531	\$271,299	0.776	18.2347	\$129,458		SHERMAN	101	
100-004-300-001-00	4789 CONNOR RD	05/31/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$124,300	42.14	\$296,053	\$143,715	\$151,285	\$188,072	0.804	21.0737	\$136,985		GROUT	101	
150-009-104-009-02	3696 SHOCK	09/11/23	\$196,200	LC	19 MULTI PARCEL ARM'S LENGTH	\$196,200	\$92,900	47.35	\$230,174	\$62,729	\$133,471	\$168,944	0.790	19.6365	\$61,549	150-009-104-009-03	TOBACCO	101	
<b>Totals:</b>			<b>\$1,861,400</b>			<b>\$901,700</b>			<b>\$2,140,559</b>		<b>\$785,538</b>	<b>\$1,256,663</b>		<b>3.1434</b>					
						<b>Sale Ratio =&gt;</b>	<b>48.44</b>							<b>E.C.F. as Calculated =&gt;</b>	<b>0.625</b>				
						<b>Std. Dev. =&gt;</b>	<b>7.90</b>							<b>Ave. E.C.F. =&gt;</b>	<b>0.594</b>				

Due to a lack of Agricultural Improved sales, sales from neighboring townships within Gladwin County were collected and used for analysis. The calculated ECF has been applied.

2025 Commercial Group ECF Analysis for 2026 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 Rtn. \$	E.C.F.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
120-004-200-001-03	4661 M-18	01/23/24	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$71,900	74.12	\$151,845	\$65,337	\$31,663	\$127,218	0.249	37.9258	\$56,672		RURAL HWY	201
160-012-400-051-00	406 S ROSS ST	09/21/23	\$124,000	LC	03-ARM'S LENGTH	\$124,000	\$64,700	52.18	\$176,007	\$88,353	\$35,647	\$128,903	0.277	35.1605	\$79,504		MEDIUM CITY	201
080-014-203-001-12	7240 MCCLURE CEMETERY ROAD	12/13/23	\$269,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$269,000	\$166,200	61.78	\$418,162	\$40,456	\$228,544	\$555,450	0.411	21.6689	\$27,790		RURAL COMMERCIAL	201
160-001-400-010-02	3433 S M18	04/12/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$128,000	73.14	\$197,247	\$121,599	\$58,401	\$111,247	0.480	14.8125	\$106,636	080-014-203-001-11	RURAL COMMERCIAL	201
160-036-101-005-00	901 N M-18	03/07/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,900	49.36	\$141,146	\$38,272	\$21,728	\$146,554	0.489	13.8754	\$36,038		MEDIUM CITY	201
160-050-004-021-00	125 W BROWN ST	10/12/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$45,200	47.58	\$109,787	\$43,694	\$51,306	\$97,196	0.528	10.0283	\$34,766		RURAL HWY	201
170-050-009-001-00	124 E MAPLE STREET	08/01/23	\$89,000	MLC	03-ARM'S LENGTH	\$89,000	\$51,200	57.53	\$95,374	\$64,046	\$24,954	\$46,071	0.542	8.6499	\$58,886		MEDIUM CITY	201
030-045-000-006-00	1239 ESTEY RD	10/18/24	\$63,950	WD	03-ARM'S LENGTH	\$63,950	\$47,600	74.43	\$69,782	\$35,920	\$28,030	\$49,870	0.562	56.2057	\$32,500		MEDIUM CITY	201
110-009-200-005-01	27 E M61	05/16/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$63,600	55.30	\$125,266	\$59,499	\$55,501	\$96,716	0.574	57.9854	\$40,904		Billings	201
030-045-000-006-00	1239 ESTEY	10/18/24	\$63,950	WD	03-ARM'S LENGTH	\$63,950	\$47,600	74.43	\$67,100	\$36,349	\$27,601	\$45,222	0.610	61.0344	\$35,056		RURAL HWY	201
160-050-004-020-00	127 W BROWN ST	04/28/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$152,400	40.64	\$398,018	\$69,100	\$305,900	\$483,703	0.632	63.2413	\$56,949		SMALL VILLAGE/LAKE COMM	201
170-050-011-006-00	234 W CEDAR AVENUE	11/01/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$63,000	52.50	\$126,141	\$20,802	\$99,198	\$154,910	0.640	64.0358	\$20,802		MEDIUM CITY	201
150-007-300-005-00	3945 M18	10/27/23	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$51,300	25.65	\$205,407	\$104,812	\$95,188	\$147,934	0.643	64.3450	\$94,328		MEDIUM CITY	201
050-003-203-003-00	1402 W M61	05/03/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$29,800	37.25	\$82,517	\$26,515	\$53,485	\$82,856	0.649	64.9438	\$26,515		MEDIUM CITY	201
170-050-009-004-01	128 N SILVERLEAF STREET	01/09/24	\$135,000	LC	03-ARM'S LENGTH	\$135,000	\$36,700	27.19	\$138,623	\$55,295	\$79,705	\$122,541	0.650	65.0434	\$55,216		RURAL COMMERCIAL	201
070-010-100-005-10	796 N M30	08/29/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$202,700	40.54	\$501,897	\$160,678	\$339,322	\$501,793	0.676	67.8220	\$88,492		MEDIUM CITY	201
150-013-404-001-03	4448 S M30	09/14/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$93,000	27.35	\$279,198	\$128,921	\$211,079	\$310,996	0.679	67.8720	\$111,301		MEDIUM CITY	201
150-192-000-018-00	5837 S M30	08/21/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,600	49.22	\$111,942	\$41,099	\$73,901	\$104,181	0.709	70.9353	\$30,558		MEDIUM CITY	201
160-001-300-002-03	3352 S M18	12/13/24	\$285,000	LC	03-ARM'S LENGTH	\$285,000	\$140,400	49.26	\$253,794	\$92,757	\$192,243	\$236,819	0.812	81.1771	\$69,057		SMALL VILLAGE/LAKE COMM	201
050-005-100-009-00	2134 W M61	03/06/24	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$115,800	33.09	\$320,082	\$178,357	\$171,643	\$208,434	0.823	82.3489	\$113,398		SMALL VILLAGE/LAKE COMM	201
080-081-203-006-00	790 N M38	10/16/23	\$168,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$168,000	\$56,600	33.69	\$188,492	\$63,722	\$104,278	\$116,800	0.893	89.2791	\$61,899	170-110-000-001-00	RURAL HWY	201
080-030-300-002-01	1110 N M18	09/17/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$144,800	36.20	\$288,202	\$79,742	\$320,258	\$356,559	0.898	89.8191	\$63,162		MEDIUM CITY	201
130-015-404-002-00	993 SECORD DAM	12/03/24	\$144,000	LC	03-ARM'S LENGTH	\$144,000	\$46,400	32.22	\$115,440	\$58,089	\$85,911	\$84,340	1.019	101.8631	\$55,113		RURAL HWY	201
<b>Totals:</b>						<b>\$4,413,900</b>			<b>\$4,413,900</b>	<b>\$1,929,800</b>		<b>\$4,561,479</b>			<b>\$2,740,486</b>	<b>\$4,315,811</b>		<b>0.6841</b>

Sale Ratio => 43.72  
 Std. Dev. => 15.80  
 E.C.F. as Calculated => 0.635  
 Ave. E.C.F. => 0.628

Due to only finding one Commercial sale during the two-year study period, sales from neighboring townships with Gladwin County were collected and included with the one sale in Billings. The calculated ECF has been applied.

**2025 Residential Acreage ECF Analysis for 2026 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
030-002-300-002-11	1207 BADGER	12/08/23	\$115,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$115,000	\$48,200	41.91	\$213,603	\$91,417	\$23,583	\$64,952	0.363	59.8979	\$90,938	030-011-201-001-01	401
030-016-200-005-01	3665 M30	08/31/23	\$128,000	LC	03-ARM'S LENGTH	\$128,000	\$82,700	64.61	\$210,287	\$29,975	\$98,025	\$208,427	0.470	49.1758	\$28,920	030-009-300-001-04, 030-009-300-001-06	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	\$338,903	\$153,804	\$46,196	\$91,652	0.504	45.8030	\$153,168		401
030-021-100-004-00	4148 MARTIN RD	05/11/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$36,900	38.84	\$115,665	\$12,610	\$82,390	\$119,001	0.692	26.9719	\$10,000		401
030-014-401-001-30	3826 JONES RD	06/21/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$33,000	24.44	\$152,854	\$45,920	\$89,080	\$123,480	0.721	24.0655	\$44,070		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	\$195,430	\$21,296	\$148,604	\$201,079	0.739	22.3031	\$18,060		401
030-033-100-003-02	249 RED OAK ST	04/12/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$181,300	41.21	\$480,442	\$86,748	\$353,152	\$454,612	0.777	18.5245	\$85,054		401
030-016-200-001-02	100 E KNOX RD	04/05/24	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$137,500	50.94	\$293,953	\$56,381	\$213,519	\$274,333	0.778	18.3744	\$49,530		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	\$231,269	\$29,502	\$186,298	\$232,987	0.800	16.2460	\$23,760		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	\$603,421	\$78,921	\$511,079	\$605,658	0.844	11.8225	\$72,000		401
030-009-300-001-01	163 E KNOX RD	06/22/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,500	32.16	\$184,593	\$24,711	\$160,289	\$184,621	0.868	9.3861	\$15,000		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	\$64,783	\$43,361	\$21,639	\$24,737	0.875	8.7293	\$40,814		401
030-013-300-004-00	1628 E JONES RD	11/06/24	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$26,800	42.54	\$61,998	\$19,549	\$43,451	\$49,017	0.886	7.5624	\$16,000		401
030-013-300-010-11	1517 ESTEY RD	02/16/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$36,500	24.01	\$145,211	\$21,767	\$130,233	\$142,545	0.914	4.8438	\$17,320		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	\$292,775	\$77,277	\$227,723	\$248,843	0.915	4.6938	\$72,032		401
030-028-100-003-00	495 KENT RD	07/08/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,900	35.97	\$284,004	\$13,872	\$286,128	\$311,931	0.917	4.4785	\$10,000		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	\$373,794	\$165,550	\$223,450	\$240,467	0.929	3.2830	\$159,122		401
030-028-100-003-00	495 KENT RD	08/30/24	\$345,700	WD	03-ARM'S LENGTH	\$345,700	\$107,900	31.21	\$284,004	\$13,872	\$331,828	\$311,931	1.064	10.1722	\$10,000		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	\$334,475	\$95,548	\$294,452	\$275,897	1.067	10.5187	\$85,175	030-015-100-008-11, 030-015-100-008-01	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	\$61,998	\$19,549	\$53,451	\$49,017	1.090	12.8386	\$16,000		401
030-015-100-003-11	866 E KNOX RD	05/28/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$60,100	20.37	\$229,825	\$19,576	\$275,424	\$242,782	1.134	17.2385	\$13,850		401
030-027-400-026-01	4850 WIXOM DR	09/05/23	\$125,900	WD	03-ARM'S LENGTH	\$125,900	\$37,300	29.63	\$104,205	\$44,362	\$81,538	\$69,103	1.180	21.7887	\$43,017		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	\$138,990	\$29,560	\$155,440	\$126,363	1.230	26.8045	\$23,120		401
030-025-300-003-00	4827 JONES RD	07/17/23	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$48,900	24.95	\$135,275	\$43,017	\$152,983	\$106,533	1.436	47.3943	\$43,017		401
030-016-400-003-06	3996 MARTIN RD	02/17/25	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$56,500	28.97	\$127,600	\$44,000	\$151,000	\$96,536	1.564	60.2121	\$44,000		401
030-010-100-002-00	3056 WIEMAN RD	01/24/25	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$125,100	37.34	\$276,202	\$205,262	\$129,738	\$81,917	1.584	62.1711	\$203,000		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	\$75,772	\$42,741	\$62,259	\$38,142	1.632	67.0228	\$42,741		401
<b>Totals:</b>			<b>\$6,063,100</b>			<b>\$6,063,100</b>	<b>\$2,087,500</b>		<b>\$6,011,331</b>		<b>\$4,532,952</b>	<b>\$4,976,562</b>		<b>5.1205</b>			
								<b>Sale. Ratio =&gt;</b>	<b>34.43</b>		<b>E.C.F. as Calculated=&gt;</b>		<b>0.911</b>		<b>This ECF Group is also used for Residential Buildings in the Commercial and Ag Groups</b>		
								<b>Std. Dev. =&gt;</b>	<b>10.38</b>		<b>Ave. E.C.F. =&gt;</b>		<b>0.962</b>				

2025 Residential Group 1, 2, & 3 ECF Analysis for 2026 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	Land Table	Property Class
030-040-000-066-00	1284 DENTON CRK	06/17/24	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$9,900	60.00	\$28,800	\$10,579	\$5,921	\$23,664	0.250	81.3098	\$9,300		RES GROUP 3	401
030-040-000-054-00	1400 DENTON CRK	10/09/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,200	57.33	\$69,154	\$10,483	\$19,517	\$76,196	0.256	98.0820	\$10,050		RES GROUP 3	401
030-140-009-029-00	1105 ASHLEY ST	07/14/23	\$25,000	LC	03-ARM'S LENGTH	\$25,000	\$18,000	72.00	\$45,585	\$12,130	\$12,870	\$43,448	0.296	46.5386	\$9,000		RES GROUP 3	401
030-115-008-061-10	1197 ASHTON ST	11/08/24	\$43,750	WD	03-ARM'S LENGTH	\$43,750	\$13,800	31.54	\$60,703	\$31,765	\$11,985	\$37,582	0.319	58.2543	\$12,000		RES GROUP 3	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	\$178,733	\$75,021	\$49,979	\$132,964	0.376	49.1041	\$63,400		RES GROUP 2	401
030-040-000-050-00	1414 DENTON CRK	08/29/24	\$27,600	WD	03-ARM'S LENGTH	\$27,600	\$16,800	60.87	\$41,648	\$10,491	\$17,109	\$40,464	0.423	35.4586	\$9,100		RES GROUP 3	401
030-195-000-006-00	1463 PREVOST DR	09/17/24	\$25,000	LC	03-ARM'S LENGTH	\$25,000	\$11,300	45.20	\$32,248	\$15,758	\$9,242	\$21,416	0.432	26.1390	\$15,000		RES GROUP 3	401
030-145-000-012-10	1043 BURLING DR	10/07/24	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$29,000	38.67	\$88,871	\$33,515	\$41,485	\$71,891	0.577	14.4846	\$29,100		RES GROUP 3	401
030-140-007-017-00	1101 OAKWOOD ST	12/05/23	\$30,000	LC	03-ARM'S LENGTH	\$30,000	\$10,400	34.67	\$34,144	\$17,120	\$12,880	\$22,109	0.583	29.6464	\$12,900		RES GROUP 3	401
030-195-000-007-00	1465 PREVOST DR	06/24/24	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$15,400	44.64	\$39,707	\$15,479	\$19,021	\$31,465	0.605	10.0795	\$15,000		RES GROUP 3	401
030-040-000-027-00	1275 DENTON CRK	09/01/23	\$75,900	WD	03-ARM'S LENGTH	\$75,900	\$34,900	45.98	\$86,308	\$16,286	\$59,614	\$90,938	0.656	65.5548	\$15,909		RES GROUP 3	401
030-140-010-004-00	1156 HEMLOCK ST	06/06/23	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$40,600	41.43	\$106,322	\$31,758	\$66,242	\$95,595	0.693	18.6084	\$24,000		RES GROUP 2	401
030-014-300-007-00	1040 BURLING DR	12/21/23	\$79,000	LC	03-ARM'S LENGTH	\$79,000	\$34,300	43.42	\$86,215	\$12,601	\$66,399	\$95,603	0.695	69.4531	\$9,000		RES GROUP 3	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	\$65,383	\$14,086	\$45,914	\$65,098	0.705	70.5309	\$12,500		RES GROUP 1	401
030-045-000-073-00	3889 BIRCHWOOD RD	04/18/23	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$12,900	39.09	\$34,215	\$13,618	\$19,382	\$27,463	0.706	70.5758	\$12,000		RES GROUP 2	401
030-070-000-023-00	1010 CREEK RD	05/22/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,900	47.59	\$180,626	\$16,670	\$153,330	\$212,930	0.720	72.0096	\$14,060		RES GROUP 3	401
030-130-000-028-00	4281 ANDERSON DR	10/25/24	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$22,400	44.80	\$52,528	\$18,589	\$31,411	\$49,512	0.722	51.5062	\$14,000		RES GROUP 2	401
030-140-012-047-00	1133 MAPLEWOOD ST	09/29/23	\$74,900	LC	03-ARM'S LENGTH	\$74,900	\$25,100	33.51	\$77,736	\$15,773	\$59,127	\$80,471	0.735	19.4584	\$12,000		RES GROUP 3	401
030-014-300-002-10	1039 CREEK RD	10/17/23	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$20,800	33.28	\$62,963	\$20,512	\$41,988	\$55,131	0.762	76.1602	\$18,000		RES GROUP 3	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	\$80,972	\$20,585	\$59,415	\$77,419	0.767	26.5710	\$16,000		RES GROUP 2	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	\$107,843	\$17,091	\$92,909	\$115,341	0.806	80.5516	\$12,500		RES GROUP 1	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	\$77,547	\$23,829	\$48,171	\$58,075	0.829	82.9457	\$18,000	030-040-000-145-00	RES GROUP 3	401
030-040-000-054-00	1400 DENTON CRK	01/02/24	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$17,200	22.93	\$69,154	\$10,483	\$64,517	\$76,196	0.847	84.6723	\$10,050		RES GROUP 3	401
030-034-202-004-01	600 E BRUSHABER RD	07/25/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,300	43.47	\$87,693	\$19,932	\$75,068	\$88,001	0.853	85.3033	\$9,180		RES GROUP 3	401
030-160-000-057-00	4914 WIXOM DR	03/20/25	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$51,800	35.97	\$133,661	\$40,886	\$103,114	\$118,942	0.867	16.6231	\$40,000		RES GROUP 2	401
030-246-000-121-00	2722 S WHITNEY BEACH RD	08/22/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,000	36.47	\$78,352	\$15,059	\$69,941	\$80,321	0.871	5.8574	\$15,005		RES GROUP 1	401
030-070-000-104-00	3844 S PINE RD	04/19/24	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$29,200	32.09	\$82,679	\$17,139	\$73,861	\$84,026	0.879	87.9029	\$11,992		RES GROUP 2	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	\$140,508	\$39,847	\$115,153	\$127,742	0.901	90.1447	\$29,810		RES GROUP 1	401
030-131-000-008-00	4445 JANICE LN	07/18/24	\$268,900	WD	03-ARM'S LENGTH	\$268,900	\$94,300	35.07	\$231,879	\$38,521	\$230,379	\$247,895	0.929	92.9342	\$35,000		RES GROUP 2	401
030-107-000-010-01	4191 LAKE DR	05/10/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$42,800	27.61	\$132,991	\$35,019	\$119,981	\$125,605	0.955	95.5224	\$31,391		RES GROUP 2	401
030-107-000-045-00	4246 GILDING RD	09/22/23	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$23,900	31.45	\$63,252	\$12,012	\$63,988	\$66,545	0.962	96.1568	\$8,943		RES GROUP 3	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	\$161,249	\$43,229	\$109,771	\$111,862	0.981	98.1304	\$38,231	030-023-100-003-40, 030-107-000-025-00	RES GROUP 3	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	\$92,125	\$20,104	\$95,396	\$92,335	1.033	25.5745	\$16,000		RES GROUP 2	401
030-027-400-019-00	4770 HILL DR	09/24/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,900	34.31	\$153,643	\$27,497	\$167,503	\$160,084	1.046	104.6346	\$24,570		RES GROUP 1	401
030-140-010-041-00	1137 PINE TREE ST	08/11/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$29,700	24.75	\$90,546	\$13,224	\$106,776	\$100,418	1.063	106.3313	\$12,000		RES GROUP 3	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	\$52,668	\$27,701	\$34,299	\$32,009	1.072	107.1543	\$24,000		RES GROUP 2	401
030-040-000-106-01	3958 JONES RD	07/10/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$25,000	20.00	\$89,208	\$19,203	\$105,797	\$90,916	1.164	116.3684	\$18,750		RES GROUP 3	401
030-140-008-008-00	1118 ASHLEY ST	05/14/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$19,800	28.29	\$48,544	\$13,164	\$56,836	\$45,948	1.237	123.6962	\$12,000		RES GROUP 3	401
030-160-000-059-00	4900 WIXOM DR	08/30/23	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$14,600	26.55	\$52,006	\$20,189	\$34,811	\$27,971	1.245	124.4561	\$20,000	030-160-000-081-00	RES GROUP 2	401
030-120-008-047-00	4614 ELM AVE	10/18/24	\$38,700	WD	03-ARM'S LENGTH	\$38,700	\$8,000	20.67	\$28,048	\$11,989	\$26,711	\$20,856	1.281	128.0744	\$10,950		RES GROUP 3	401
Totals:			\$3,476,750			\$3,476,750	\$1,239,400		\$3,426,457		\$2,597,813	\$3,216,445		3.0256				
									Sale. Ratio =>			E.C.F. as Calculated =>		0.808				
									Std. Dev. =>	11.59		Ave. E.C.F. =>		0.777				

In reviewing the areas, Residential Groups 1, 2, and 3 are similar with the same influences. It was determined to combine them for ECF analysis based on historical review.

**2025 Residential Group 4 ECF Analysis for 2026 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
030-130-000-017-00	4398 ANDERSON DR	03/07/25	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$61,400	53.39	\$141,540	\$77,843	\$37,157	\$72,631	0.512	38.1681	\$76,545		401
030-034-304-009-10	681 TAKAMARAK TR	07/01/24	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$133,500	52.98	\$329,194	\$191,704	\$60,296	\$106,773	0.565	32.8558	\$189,240		401
030-023-201-023-00	4138 LAKE SIDE DR	07/27/23	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$65,700	46.93	\$211,651	\$77,396	\$62,604	\$115,911	0.540	35.3164	\$68,283	030-023-201-094-00	401
030-023-201-002-01	4220 S LAKE DR	05/23/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$73,200	66.55	\$137,136	\$65,016	\$44,984	\$82,235	0.547	34.6251	\$61,110		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	\$210,400	\$84,537	\$83,463	\$143,515	0.582	31.1709	\$75,600		401
030-050-000-031-00	4042 COBBLESTONE CT	05/05/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$27,200	31.26	\$104,443	\$36,960	\$50,040	\$76,948	0.650	24.2957	\$36,000		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	\$154,304	\$62,731	\$79,169	\$104,416	0.758	13.5064	\$54,000		401
030-034-304-006-00	757 TAKAMARAK TR	08/25/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$210,200	47.77	\$486,421	\$114,801	\$325,199	\$373,740	0.870	2.3149	\$100,200		401
030-250-000-010-00	544 MANZER RD	07/27/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$102,500	35.96	\$303,359	\$128,195	\$156,805	\$199,731	0.785	10.8189	\$117,000		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	\$208,323	\$67,521	\$132,479	\$160,550	0.825	6.8110	\$63,000		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	\$136,900	\$56,264	\$77,236	\$91,945	0.840	5.3248	\$54,000		401
030-120-002-001-10	4605 S LAKEVIEW DR	11/26/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$175,900	43.98	\$400,595	\$142,349	\$257,651	\$294,465	0.875	1.8290	\$137,640		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	\$395,025	\$61,662	\$338,338	\$366,974	0.922	2.8697	\$57,500	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	\$263,055	\$103,040	\$171,860	\$182,457	0.942	4.8650	\$90,000		401
030-060-000-026-00	5313 S PINE ST	08/30/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$90,700	31.82	\$264,742	\$68,652	\$216,348	\$223,592	0.968	7.4333	\$59,340		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	\$245,082	\$53,529	\$211,471	\$218,418	0.968	7.4922	\$45,000		401
030-250-000-008-00	558 MANZER RD	07/14/23	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$57,200	27.50	\$175,656	\$56,763	\$151,237	\$135,568	1.116	22.2312	\$55,980		401
030-060-000-025-00	5311 S PINE ST	07/10/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,100	35.74	\$101,853	\$60,844	\$54,156	\$46,761	1.158	26.4886	\$57,000		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	\$175,496	\$48,990	\$177,010	\$144,249	1.227	33.3848	\$45,000		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	\$200,975	\$65,658	\$193,342	\$154,295	1.253	35.9795	\$63,000		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	\$127,232	\$58,748	\$100,252	\$79,098	1.267	37.4170	\$57,500	030-027-400-013-00	401
030-200-000-017-00	851 KAYPAT DR	10/07/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$73,100	29.84	\$172,454	\$67,297	\$177,703	\$119,905	1.482	58.8757	\$59,148		401
<b>Totals:</b>			<b>\$4,909,300</b>			<b>\$4,909,300</b>	<b>\$1,783,400</b>		<b>\$4,945,836</b>		<b>\$3,158,800</b>	<b>\$3,494,176</b>		<b>1.0749</b>			
									Sale. Ratio =>								
									Std. Dev. =>								
												<b>E.C.F. as Calculated =&gt; 0.904</b>					
																Ave. E.C.F. => 0.893	

2025 Residential Group 5 & 6 ECF Analysis for 2026 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 Mar. \$	E.C.F.	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
030-205-000-007-00	3471 S LAKEVIEW DR	04/21/23	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$25,200	38.77	\$76,947	\$47,460	\$17,540	\$36,675	0.478	40.4361	\$44,940		401
030-130-000-061-00	1228 JANICE LN	09/19/24	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$46,100	57.63	\$102,086	\$44,908	\$35,092	\$68,150	0.515	36.7690	\$42,000		401
030-240-000-037-00	1249 NORWAY DR	06/16/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$67,100	47.09	\$185,046	\$74,253	\$68,247	\$132,054	0.517	36.5799	\$66,040		401
030-110-000-031-00	5300 HERON COVE DR	12/17/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$94,500	67.50	\$171,852	\$75,820	\$64,180	\$114,460	0.561	32.1892	\$72,992		401
030-185-000-048-00	5202 MIDDLE RD	08/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$40,000	30.77	\$146,976	\$88,221	\$41,779	\$70,030	0.597	28.6022	\$86,400		401
030-135-000-001-00	3036 S WHITNEY BEACH RD	10/16/24	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$69,300	43.31	\$223,501	\$79,993	\$80,007	\$124,563	0.642	24.0308	\$75,840	030-246-000-156-01	401
030-180-000-008-00	4187 WIEMAN RD	04/24/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$95,000	42.22	\$252,120	\$110,856	\$114,144	\$175,702	0.650	62.2440	\$105,000		401
030-215-000-002-00	526 PARADISE DR	11/06/23	\$124,900	PTA	03-ARM'S LENGTH	\$124,900	\$38,700	30.98	\$144,331	\$45,299	\$79,601	\$118,036	0.674	20.8231	\$42,800		401
030-222-000-188-01	5385 GROUSE CT	08/19/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$47,300	41.13	\$123,264	\$73,535	\$41,465	\$59,272	0.700	18.3037	\$72,000		401
030-026-200-005-06	4620 POPLAR DR	11/22/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$197,700	59.01	\$365,303	\$130,539	\$204,461	\$279,814	0.731	15.1908	\$127,542		401
030-001-300-008-00	2910 S WHITNEY BEACH RD	07/16/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,700	50.24	\$92,434	\$34,050	\$50,950	\$69,588	0.732	15.0441	\$32,400		401
030-185-000-048-00	5202 MIDDLE RD	09/24/24	\$139,900	LC	03-ARM'S LENGTH	\$139,900	\$61,700	44.10	\$146,976	\$88,221	\$51,679	\$70,030	0.738	14.4654	\$86,400		401
030-222-000-156-00	5308 MALLARD CT	05/28/24	\$129,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$129,000	\$69,000	53.49	\$155,846	\$55,149	\$73,851	\$100,033	0.738	14.4348	\$50,998	030-222-000-124-00	401
030-125-000-031-00	5177 PLEASANT DR	08/17/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,300	35.21	\$151,254	\$39,506	\$100,494	\$133,192	0.755	12.8106	\$36,000		401
030-155-000-011-10	4285 CHARLEBOIS DR	07/14/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$74,500	36.70	\$214,717	\$89,002	\$113,998	\$149,839	0.761	12.1808	\$83,480		401
030-085-000-002-10	3761 OAKRIDGE DR	04/15/24	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$118,100	50.26	\$273,851	\$87,950	\$147,050	\$192,775	0.763	11.9803	\$87,950	030-085-000-012-01	401
030-100-000-015-00	5135 S PINE ST	08/07/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,700	46.96	\$130,888	\$47,869	\$77,131	\$98,950	0.779	10.3116	\$41,880		401
030-110-000-037-01	5284 HERON COVE DR	06/07/23	\$135,000	MLC	03-ARM'S LENGTH	\$135,000	\$43,000	31.85	\$139,107	\$54,522	\$80,478	\$100,816	0.798	8.4349	\$51,900		401
030-130-000-055-02	1235 JANICE LN	06/14/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$151,800	36.58	\$431,136	\$98,190	\$316,810	\$396,837	0.798	8.4273	\$84,000		401
030-100-000-011-00	5160 BIRCH LN	04/10/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,700	51.48	\$259,483	\$45,737	\$204,263	\$254,763	0.802	8.0834	\$42,600		401
030-100-000-018-00	5143 S PINE ST	10/20/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,400	34.72	\$124,464	\$49,172	\$75,828	\$89,740	0.845	3.7638	\$46,500		401
030-026-200-001-32	4561 DAVID CT	09/25/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$155,300	47.20	\$326,683	\$71,105	\$257,895	\$304,622	0.847	3.6005	\$55,752		1
030-215-000-012-00	574 PARADISE DR	08/30/24	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$150,500	44.79	\$333,226	\$80,036	\$255,964	\$301,776	0.848	3.4419	\$78,800		401
030-185-000-029-00	5211 OSTLUND DR	10/17/24	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$70,200	46.83	\$148,652	\$43,539	\$106,361	\$125,284	0.849	3.3650	\$40,566		401
030-046-000-111-00	3668 S LAKE DR	07/08/24	\$245,900	WD	03-ARM'S LENGTH	\$245,900	\$115,200	46.85	\$241,742	\$43,070	\$202,830	\$236,796	0.857	2.6052	\$36,040		401
030-222-000-147-00	5354 MALLARD CT	11/21/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,300	45.13	\$235,817	\$47,563	\$192,437	\$224,379	0.858	2.4969	\$36,000		401
030-115-005-001-00	3593 S LAKEVIEW DR	02/22/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$71,400	35.70	\$196,488	\$44,873	\$155,127	\$180,709	0.858	2.4177	\$43,500		401
030-222-000-149-01	5342 MALLARD CT	07/26/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$96,100	46.88	\$201,099	\$37,755	\$167,245	\$194,689	0.859	2.3574	\$36,000		401
030-185-000-033-00	5183 OSTLUND DR	11/20/23	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$44,500	28.16	\$151,007	\$43,248	\$114,752	\$128,437	0.893	1.0836	\$40,566		401
030-200-000-031-00	929 KAYPAT DR	07/01/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,900	42.89	\$128,459	\$40,015	\$94,985	\$105,416	0.901	1.8438	\$39,648		401
030-125-000-003-00	5149 MARTIN RD	06/05/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,600	44.65	\$174,594	\$36,171	\$148,829	\$164,986	0.902	1.9461	\$36,150		401
030-222-000-226-00	5278 GROUSE CT	04/30/24	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$91,900	43.25	\$200,573	\$46,349	\$166,151	\$183,819	0.904	2.1273	\$35,000		401
030-355-000-003-00	5305 HERON COVE DR	09/28/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$79,800	30.69	\$246,296	\$80,730	\$179,270	\$197,337	0.908	2.5833	\$62,800		401
030-130-000-064-00	1202 JANICE LN	11/27/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,100	44.30	\$156,099	\$51,884	\$113,116	\$124,213	0.911	2.8048	\$42,000		401
030-125-000-007-00	5169 MARTIN RD	05/31/24	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$53,200	43.61	\$114,104	\$40,373	\$81,627	\$87,880	0.929	4.6239	\$36,150		401
030-070-000-147-00	3837 S PINE RD	05/18/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$66,100	31.33	\$194,831	\$44,795	\$166,205	\$178,827	0.929	4.6806	\$38,556		401
030-215-000-019-00	612 PARADISE DR	04/26/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,400	40.22	\$167,568	\$41,481	\$143,519	\$150,282	0.955	7.2384	\$36,000		401
030-215-000-011-00	566 PARADISE DR	07/03/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$34,600	25.07	\$124,676	\$39,229	\$98,771	\$101,844	0.970	8.7216	\$38,032		401
030-125-000-036-00	5145 PLEASANT DR	03/06/25	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$58,100	42.25	\$123,789	\$39,825	\$97,675	\$100,076	0.976	9.3394	\$36,000		401
030-222-000-177-00	5315 GROUSE CT	09/03/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,700	41.61	\$201,524	\$37,210	\$192,790	\$195,845	0.984	10.1789	\$36,000		401
030-125-000-032-00	5171 PLEASANT DR	09/05/23	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$43,200	34.70	\$111,480	\$37,058	\$87,442	\$88,703	0.986	10.3170	\$36,000		401
030-045-000-055-00	3772 S LAKE DR	07/26/24	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$73,700	36.85	\$175,636	\$39,854	\$160,146	\$161,838	0.990	10.6934	\$36,000		401
030-246-000-119-00	2710 S WHITNEY BEACH RD	01/29/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$50,700	23.58	\$192,498	\$73,920	\$141,080	\$141,333	0.998	11.5602	\$72,024		401
030-220-000-003-00	5476 S PINE ST	10/10/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$130,400	40.75	\$279,208	\$80,137	\$239,863	\$237,272	1.011	12.8310	\$72,000		401
030-215-000-006-00	538 PARADISE DR	07/14/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$51,300	28.50	\$155,511	\$44,009	\$135,991	\$132,899	1.023	14.0657	\$39,646		401
030-130-000-019-00	4240 ANDERSON DR	01/12/24	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$14,800	22.77	\$61,416	\$45,967	\$19,033	\$18,414	1.034	15.1028	\$45,540		401
030-222-000-202-00	5418 GROUSE CT	07/02/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,600	37.56	\$152,718	\$47,607	\$132,393	\$125,281	1.057	17.4155	\$36,416		401
030-075-000-012-00	3550 ARAPAHOE TRL	04/22/24	\$229,700	WD	03-ARM'S LENGTH	\$229,700	\$72,200	31.43	\$184,882	\$56,934	\$172,766	\$152,501	1.133	25.0276	\$40,000		401
030-110-000-035-00	5288 HERON COVE DR	12/08/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$37,600	25.07	\$120,637	\$38,143	\$111,857	\$98,324	1.138	25.5023	\$37,200		401
030-210-000-001-01	3627 S LAKEVIEW DR	07/18/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$48,200	33.24	\$104,854	\$37,745	\$107,255	\$89,987	1.192	30.9285	\$36,000		401
030-023-201-055-00	4016 BAYVIEW DR	06/26/24	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$46,600	35.17	\$98,227	\$20,646	\$111,854	\$92,468	1.210	32.7034	\$20,000		401
030-222-000-155-00	5314 MALLARD CT	05/21/24	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$53,700	33.77	\$112,807	\$40,173	\$118,827	\$96,572	1.230	34.7837	\$36,000		401
030-222-000-184-00	5365 GROUSE CT	07/01/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,000	31.85	\$94,753	\$36,343	\$98,657	\$79,619	1.239	35.6509	\$36,000		401
030-075-000-023-00	3588 ARAPAHOE TR	08/31/23	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$58,000	27.10	\$153,112	\$43,520	\$170,480	\$130,622	1.305	42.2527	\$38,600		401
Totals:			\$9,728,800			\$9,728,800	\$3,906,500		\$9,499,601		\$6,764,701	\$7,731,692		0.7680			
									Sale. Ratio =>	40.15	E.C.F. as Calculated =>		0.875				
									Std. Dev. =>	9.44	Ave. E.C.F. =>		0.883				