

E.C.F. - Bassett & Turner Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-135-005-00	10031 DEER SIGHT DR	09/16/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$195,800	39.56	\$514,892	\$206,664	\$288,336	\$269,195	1.071
16-180-012-00	847 BRUCE DR	07/16/24	\$445,000	WD	24-PARTIAL ASSESSMENT	\$445,000	\$183,200	41.17	\$467,393	\$294,480	\$150,520	\$151,016	0.997
Totals:			\$940,000			\$940,000	\$379,000		\$982,285		\$438,856	\$420,210	
								40.32					1.044
								1.14					1.034
													Ave. E.C.F. =>

E.C.F. - Boardwalk Condo - Back

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-290-010-00	2166 BOARDWALK CT	04/29/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$168,200	45.46	\$391,796	\$40,612	\$329,388	\$335,740	0.981
16-290-013-00	2190 BOARDWALK CT	04/10/24	\$470,000	WD	24-PARTIAL ASSESSMENT	\$470,000	\$176,800	37.62	\$425,314	\$52,893	\$417,107	\$356,043	1.172
16-290-016-00	2208 BOARDWALK CT	05/26/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$177,900	44.48	\$413,433	\$42,526	\$357,474	\$354,596	1.008
16-290-022-00	12927 PARK DR	05/22/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$202,500	45.00	\$418,118	\$48,410	\$401,590	\$353,449	1.136
Totals:						\$1,690,000	\$725,400	42.92	\$1,648,661	\$1,505,559	\$1,399,828	E.C.F. => 1.076	Ave. E.C.F. => 1.074

ECF - Boardwalk Condo water

Totals:	\$0	\$0	\$0	\$0	\$0	\$0
No sales within time period. Used/ factored 2025 ECF - 1.47						
		Sale. Ratio =>			E.C.F. =>	
		Std. Dev. =>			Ave. E.C.F. =>	
			#DIV/0!	0.00		0.000
						#DIV/0!

E.C.F. = Cobbs Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-090-011-00	12538 TERRY LN	03/31/25	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$332,900	45.92	\$741,455	\$269,945	\$455,055	\$353,456	1.267
16-140-006-00	12475 OAKWOOD SHORES DR	05/29/24	\$487,000	WD	24-PARTIAL ASSESSMENT	\$487,000	\$203,000	41.68	\$599,905	\$263,864	\$223,136	\$251,905	0.866
16-140-024-00	12635 OAKWOOD SHORES DR	08/16/23	\$642,000	WD	24-PARTIAL ASSESSMENT	\$642,000	\$235,900	36.74	\$603,724	\$271,016	\$370,984	\$249,406	1.487
16-145-050-00	12215 OAKWOOD SHORES DR	07/23/24	\$435,000	WD	24-PARTIAL ASSESSMENT	\$435,000	\$139,800	32.14	\$314,998	\$146,342	\$288,658	\$126,429	2.283
Totals:			\$2,289,000			\$2,289,000	\$911,600		\$2,260,082		\$1,337,833	\$981,196	
							Sale. Ratio =>	39.83				E.C.F. =>	1.363
							Std. Dev. =>	5.98				Ave. E.C.F. =>	1.486

E.C.F. - Gemmer v W

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Int. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-030-002-10	2487 S PATTERSON RD	05/19/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$51,400	25.07	\$151,238	\$100,364	\$104,636	\$56,527	1.851
16-020-023-00	11332 W.M.-179 HWY	10/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$160,400	53.47	\$381,063	\$192,285	\$107,715	\$209,753	0.514
08-031-022-00	2275 MCCANN RD	01/12/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$97,200	24.30	\$409,977	\$98,933	\$301,067	\$374,752	0.803
16-020-005-00	11446 W.M.-179 HWY	02/23/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$98,000	46.67	\$246,028	\$152,513	\$57,487	\$103,906	0.553
16-019-005-20+	12176 W.M.-179 HWY	08/30/24	\$1,600,000	M.L.C.	19-MULTI PARCEL ARM'S LENGTH	\$1,600,000	\$580,200	36.26	\$1,735,156	\$500,823	\$1,099,177	\$1,037,163	1.060
14-027-002-09	3451 N.M.-37 HWY	12/13/24	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$501,700	50.11	\$1,686,267	\$536,371	\$1,063,629	\$1,385,417	0.768
13-011-008-00	2493 W STATE RD	03/31/25	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,800	41.48	\$325,645	\$85,883	\$239,117	\$288,870	0.828
Totals:			\$4,640,000			\$4,640,000	\$1,923,700		\$4,935,374		\$2,972,828	\$3,456,387	
							Sale. Ratio =>	41.46				E.C.F. =>	0.860
							Std. Dev. =>	11.64				Ave. E.C.F. =>	0.911

E.C.F. - Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-280-020-00	1650 PARKER DR	07/03/25	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$138,000	49.73	\$284,295	\$42,428	\$235,072	\$182,541	1.288
16-280-021-00	1646 PARKER DR	03/13/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$123,600	45.78	\$328,749	\$42,428	\$227,572	\$216,091	1.053
16-280-026-00	1598 PARKER DR	08/02/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$118,700	43.16	\$278,191	\$42,000	\$233,000	\$178,257	1.307
16-280-026-00	1598 PARKER DR	05/09/25	\$289,900	WD	24-PARTIAL ASSESSMENT	\$289,900	\$126,000	43.46	\$278,191	\$42,000	\$247,900	\$178,257	1.391
16-280-027-00	1594 PARKER DR	06/23/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,500	46.20	\$240,096	\$42,000	\$208,000	\$149,508	1.391
Totals:						\$1,362,400	\$621,800	45.64	\$1,409,524		\$1,151,544	\$904,655	1.273
							Sale. Ratio =>	2.64				E.C.F. =>	1.286
							Std. Dev. =>					Ave. E.C.F. =>	

E.C.F. - England Point Non water front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-080-005-00	11871 WINDWARD LN	09/26/23	\$468,000	WD	24-PARTIAL ASSESSMENT	\$468,000	\$169,700	36.26	\$528,040	\$188,144	\$279,856	\$234,897	1.191
16-080-048-00	3952 ENGLAND DR	05/15/25	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$180,100	42.38	\$382,863	\$85,308	\$339,692	\$205,636	1.652
16-080-053-00	4028 ENGLAND DR	06/28/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$156,000	39.01	\$372,706	\$98,067	\$301,833	\$189,799	1.590
Totals:						\$1,292,900	\$505,800	39.12	\$1,283,609		\$921,381	\$630,332	
							Sale. Ratio =>	3.06				E.C.F. =>	1.462
							Std. Dev. =>					Ave. E.C.F. =>	1.478

EST - Sun Lake Channel

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Int. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-030-035-00	2653 RUSSELL DR	07/19/24	\$184,000	WD	24-PARTIAL ASSESSMENT	\$184,000	\$44,500	24.18	\$136,033	\$60,374	\$123,626	\$66,484	1.859
16-105-004-10	2865 S PATTERSON RD	05/01/24	\$395,000	WD	24-PARTIAL ASSESSMENT	\$395,000	\$164,000	41.52	\$374,966	\$193,001	\$201,999	\$159,899	1.263
16-175-012-00	1735 EDWIN DR	12/19/24	\$370,000	WD	03-ARMS LENGTH	\$370,000	\$154,900	41.86	\$316,406	\$64,204	\$305,796	\$221,619	1.380
16-217-028-00	12651 PARK DR	05/30/23	\$385,000	MLC	03-ARMS LENGTH	\$385,000	\$158,700	41.22	\$422,265	\$246,816	\$138,184	\$154,173	0.896
16-220-042-00	12979 CANAL VIEW DR	07/24/23	\$750,000	WD	24-PARTIAL ASSESSMENT	\$750,000	\$269,900	35.99	\$818,443	\$438,730	\$311,270	\$333,667	0.933
16-220-050-00	12814 THERIS DR	01/19/24	\$639,410	WD	24-PARTIAL ASSESSMENT	\$639,410	\$219,900	34.39	\$671,753	\$304,659	\$334,751	\$322,578	1.038
16-220-057-00	12728 THERIS DR	10/11/24	\$700,000	WD	03-ARMS LENGTH	\$700,000	\$343,600	49.09	\$744,113	\$344,225	\$355,775	\$351,395	1.012
16-220-075-00	12971 THERIS DR	05/13/24	\$650,000	WD	03-ARMS LENGTH	\$650,000	\$294,900	45.37	\$650,281	\$334,277	\$315,723	\$277,684	1.137
16-225-034-00	12799 VALLEY DR	08/28/24	\$365,000	WD	03-ARMS LENGTH	\$365,000	\$162,100	44.41	\$364,801	\$233,621	\$131,379	\$115,272	1.140
16-235-013-00	2061 S PATTERSON RD	01/22/25	\$555,000	WD	25-PARTIAL CONSTRUCTION	\$555,000	\$234,500	42.25	\$525,953	\$254,546	\$300,454	\$238,495	1.260
Totals:						\$4,993,410	\$2,047,000	40.99	\$5,025,014	\$2,518,957	\$2,241,266	\$2,241,266	1.124
							Sale Ratio =>	7.00				E.C.F. =>	1.192
							Std. Dev. =>					Ave. E.C.F. =>	

E.C.F. - Gawn Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Int. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-280-017-00	12753 WESTWOOD LN	04/14/23	\$900,000	WD	03-ARMS LENGTH	\$900,000	\$426,200	47.36	\$1,148,728	\$521,052	\$378,948	\$444,845	0.852
16-205-004-00	3121 SANDY BEACH	04/26/23	\$430,000	WD	24-PARTIAL ASSESSMENT	\$430,000	\$161,900	37.65	\$507,931	\$317,747	\$112,253	\$134,787	0.833
16-160-011-00	2246 PARKER DR	04/28/23	\$600,000	WD	24-PARTIAL ASSESSMENT	\$600,000	\$213,600	35.60	\$626,211	\$389,575	\$210,425	\$167,708	1.255
16-110-012-00	2069 ARCHWOOD DR	06/05/23	\$630,000	WD	24-PARTIAL ASSESSMENT	\$630,000	\$189,000	30.00	\$627,239	\$360,906	\$269,094	\$188,755	1.426
16-175-005-00	1775 EDWIN DR	06/05/23	\$675,000	MLC	24-PARTIAL ASSESSMENT	\$675,000	\$161,300	23.90	\$725,965	\$160,318	\$514,662	\$400,884	1.254
16-230-016-00	12702 PARK DR	08/11/23	\$850,000	WD	24-PARTIAL ASSESSMENT	\$850,000	\$262,100	30.84	\$914,575	\$334,355	\$411,212	\$411,212	1.284
16-195-027-00	10745 GUN LAKE RD	08/17/23	\$780,000	WD	24-PARTIAL ASSESSMENT	\$780,000	\$194,400	24.92	\$627,496	\$306,635	\$473,365	\$227,400	2.082
16-190-019-00	2980 BEATRICE AVE	08/29/23	\$855,000	WD	03-ARMS LENGTH	\$855,000	\$322,400	37.71	\$896,842	\$414,173	\$440,827	\$342,076	1.289
16-110-013-00	2032 ARCHWOOD DR	09/05/23	\$695,000	MLC	24-PARTIAL ASSESSMENT	\$695,000	\$196,000	28.20	\$666,825	\$359,001	\$335,999	\$218,160	1.540
16-070-032-00	3362 ELMWOOD BEACH	10/03/23	\$1,795,000	WD	24-PARTIAL ASSESSMENT	\$1,795,000	\$496,500	27.66	\$1,512,748	\$578,428	\$1,216,572	\$662,169	1.837
16-080-052-00	11798 ENGLISH CT	01/12/24	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$245,300	36.34	\$693,505	\$483,722	\$191,278	\$148,677	1.287
16-215-021-00	11444 LIGHTHOUSE CT	01/19/24	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$81,600	33.31	\$254,066	\$111,493	\$133,507	\$101,044	1.321
16-070-056-00	3104 ELMWOOD BEACH	02/16/24	\$895,000	WD	24-PARTIAL ASSESSMENT	\$895,000	\$327,800	36.63	\$921,990	\$508,616	\$386,384	\$292,965	1.319
16-155-064-00	2266 PARKER DR	04/01/24	\$915,000	WD	08-ESTATE	\$915,000	\$517,000	56.50	\$1,008,892	\$513,473	\$401,527	\$351,112	1.144
16-190-011-00	2906 BEATRICE AVE	04/04/24	\$900,000	WD	03-ARMS LENGTH	\$900,000	\$356,000	39.56	\$829,294	\$381,712	\$518,288	\$317,209	1.634
16-065-021-00	10927 SHADY LN	07/02/24	\$347,000	WD	03-ARMS LENGTH	\$347,000	\$172,000	49.57	\$387,503	\$73,575	\$273,425	\$222,486	1.229
16-070-028-00	3392 ELMWOOD BEACH	07/12/24	\$950,000	WD	19-MULTI PARCEL ARMS LENGTH	\$950,000	\$313,300	32.98	\$659,973	\$258,929	\$691,071	\$284,227	2.431
16-160-006-00	2230 PARKER DR	08/23/24	\$900,000	WD	24-PARTIAL ASSESSMENT	\$900,000	\$384,700	42.74	\$930,281	\$355,804	\$544,196	\$407,142	1.337
16-205-009-00	3169 SANDY BEACH	09/26/24	\$870,000	WD	24-PARTIAL ASSESSMENT	\$870,000	\$360,300	41.41	\$898,369	\$422,512	\$447,488	\$337,248	1.327
16-230-019-00	12676 PARK DR	11/07/24	\$730,000	WD	24-PARTIAL ASSESSMENT	\$730,000	\$284,700	39.00	\$740,209	\$517,023	\$212,977	\$158,176	1.346
16-215-033-00	11317 W OAKLEIGH ST	11/27/24	\$983,500	WD	03-ARMS LENGTH	\$983,500	\$463,500	47.13	\$1,066,859	\$375,881	\$607,619	\$488,999	1.243
16-205-014-00	3203 SANDY BEACH	12/02/24	\$1,120,000	MLC	24-PARTIAL ASSESSMENT	\$1,120,000	\$387,700	34.62	\$1,026,129	\$350,936	\$759,064	\$478,521	1.607
16-080-027-01	3877 ENGLAND DR	01/23/25	\$593,000	WD	03-ARMS LENGTH	\$593,000	\$0	0.00	\$597,874	\$519,008	\$73,992	\$55,894	1.324
Totals:			\$18,333,500			\$18,333,500	\$6,517,300	35.55	\$18,268,504		\$9,718,626	\$6,841,694	1.420
							Sale Ratio =>	11.33				E.C.F. =>	1.453
							Std. Dev. =>					Ave. E.C.F. =>	

ECF - Hastings & Wayland Gun Lake Clubs

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Int. Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Appraisal	Cur.	Land +	Bldg.	Cost Man \$	E.C.F.
16-031-901-14	3407 SANDY BEACH	03/31/25	\$789,000	OTH	20-MULTI PARCEL SALE REF	\$789,000	\$245,500	31.12	\$536,895		\$23,143	\$765,857	\$161,405	4.745
Totals:			\$789,000			\$789,000	\$245,500	31.12	\$536,895			\$765,857	\$161,405	4.745
Only 1 recent sale. Used Gun Lake ECF of 1.42 on newer homes & Tax year 2025 ECF of 3.183 on older existing homes to equalize														
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	4.745

Eck - Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Int. Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Property Class
08-55-600-025-00	770 S COOK	12/15/23	\$1,724,058	WD	03-ARMSLENGTH	\$1,724,058	\$1,799,208	\$290,834	\$1,433,224	\$1,817,318	0.789	301
08-15-002-200-02	7775 CLARK RD	06/10/24	\$2,000,000	CD	19-MULTI PARCEL ARMS L	\$2,000,000	\$1,835,501	\$1,208,291	\$791,709	\$755,675	1.043	301
03-05-012-001-10	4578 DIVISION ST	09/03/24	\$2,030,000	WD	03-ARMSLENGTH	\$2,030,000	\$2,035,602	\$502,472	\$1,527,528	\$1,940,671	0.787	301
Totals:			\$5,754,058			\$5,754,058	\$5,670,311		\$3,752,461	\$4,513,664		

E.C.F. => 0.831

Ave. E.C.F. => 0.874

Used: 0.800 To equalize

E.C.F. - Lake Area Nonwaterfront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-118-016-00	1633 N BRIGGS RD	06/30/23	\$510,000	WD	24-PARTIAL ASSESSMENT	\$510,000	\$181,000	35.49	\$570,577	\$213,027	\$296,973	\$274,616	1.081
16-205-419-00	12937 SWEETLAND AVE	09/14/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$91,000	39.57	\$233,236	\$51,466	\$178,534	\$139,608	1.279
16-030-005-60	2679 RUSSELL DR	04/05/24	\$305,000	WD	24-PARTIAL ASSESSMENT	\$305,000	\$125,400	41.11	\$308,009	\$87,635	\$217,365	\$169,258	1.284
16-260-018-00	12807 WESTWOOD LN	07/10/24	\$485,000	WD	03-ARMS LENGTH	\$485,000	\$261,900	54.00	\$519,035	\$133,444	\$351,556	\$296,153	1.187
16-118-010-00	1647 N BRIGGS RD	11/08/24	\$390,000	WD	03-ARMS LENGTH	\$390,000	\$211,300	54.18	\$444,851	\$131,251	\$258,749	\$240,860	1.074
16-019-016-00	1800 VISTA POINT DR	05/22/25	\$440,000	WD	24-PARTIAL ASSESSMENT	\$440,000	\$122,500	27.84	\$397,645	\$139,854	\$300,146	\$197,996	1.516
16-270-009-00	12912 VALLEY DR	08/12/25	\$399,000	WD	03-ARMS LENGTH	\$399,000	\$185,900	46.59	\$380,672	\$94,953	\$304,047	\$219,446	1.386
Totals:						\$2,759,000	\$1,179,000	42.73	\$2,854,025		\$1,907,370	\$1,537,938	1.240
							Sale. Ratio =>	9.66				E.C.F. =>	1.258
							Std. Dev. =>					Ave. E.C.F. =>	

Eck - Mobile Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Int. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-085-012-00	824 EDGE CREEK DR	05/18/23	\$262,000	WD	03-ARMS.LENGTH	\$262,000	\$97,200	37.10	\$239,255	\$75,527	\$186,473	\$116,119	1.606
16-085-004-02	840 EDGE CREEK DR	08/11/23	\$299,900	WD	03-ARMS.LENGTH	\$299,900	\$86,500	28.84	\$226,970	\$93,764	\$206,136	\$94,472	2.182
16-019-009-50	1705 ARCHWOOD DR	04/08/24	\$232,000	WD	24-PARTIAL ASSESSMENT	\$232,000	\$69,400	29.91	\$223,658	\$105,982	\$126,018	\$83,458	1.510
16-085-001-25	710 EDGE CREEK DR	06/20/24	\$254,900	WD	24-PARTIAL ASSESSMENT	\$254,900	\$68,700	26.95	\$199,193	\$79,233	\$175,667	\$85,078	2.065
16-095-007-00	3702 ENGLAND DR	10/16/24	\$375,000	WD	24-PARTIAL ASSESSMENT	\$375,000	\$138,900	37.04	\$390,798	\$155,824	\$219,176	\$166,648	1.315
16-080-050-00	3968 ENGLAND DR	11/08/24	\$235,000	WD	24-PARTIAL ASSESSMENT	\$235,000	\$79,500	33.83	\$211,620	\$71,191	\$163,809	\$99,595	1.645
16-135-003-00	10047 DEER SIGHT DR	04/29/25	\$261,000	WD	03-ARMS.LENGTH	\$261,000	\$135,700	51.99	\$296,578	\$204,959	\$56,041	\$64,978	0.862
Totals:						\$1,919,800	\$675,900	35.21	\$1,788,072		\$1,133,320	\$710,349	1.595
							Sale. Ratio =>	8.44			Ave. E.C.F. =>	1.598	

Ecf - Newer Plots - 5th Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-305-008-00	12871 CUTLER COVEST	10/25/24	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$161,800	42.69	\$380,417	\$85,725	\$293,275	\$270,360	1.085
16-325-010-00	1811 STARR VIEW LN	01/05/24	\$523,000	WD	03-ARM'S LENGTH	\$523,000	\$216,300	41.36	\$539,292	\$126,090	\$396,910	\$379,084	1.047
Totals:			\$902,000			\$902,000	\$378,100	41.92	\$919,709		\$690,185	\$649,444	1.063
							Sale. Ratio =>	41.92				E.C.F. =>	1.063
							Std. Dev. =>	0.94				Ave. E.C.F. =>	1.066

E.C.F. - Oak Grove Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-138-011-00	2678 RUSSELL DR	11/30/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$64,500	38.17	\$185,582	\$100,000	\$69,000	\$49,815	1.385
16-138-012-00	2676 RUSSELL DR	12/22/23	\$199,000	WD	24-PARTIAL ASSESSMENT	\$199,000	\$73,600	36.98	\$258,094	\$105,000	\$94,000	\$89,112	1.055
16-138-012-00	2676 RUSSELL DR	10/21/24	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$97,100	32.10	\$258,094	\$105,000	\$197,500	\$89,112	2.216
Totals:						\$670,500	\$235,200	35.08	\$701,770	\$360,500	\$228,038	E.C.F. => 1.581	Ave. E.C.F. => 1.552

E.C.F. - Old Farm Village

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Int. Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.
16-102-015-00	1302 OX BOW	09/01/23	\$315,000	WD	24-PARTIAL ASSESSMENT	\$315,000	\$102,700	32.60	\$282,897	\$46,620	\$268,380	\$164,424	1.632
16-103-034-00	1175 QUAIL RUN DR	06/07/24	\$350,000	WD	24-PARTIAL ASSESSMENT	\$350,000	\$128,300	36.66	\$360,306	\$46,234	\$303,766	\$218,561	1.390
16-103-044-00	1102 QUAIL RUN DR	09/22/23	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$129,400	40.44	\$331,038	\$61,901	\$258,099	\$187,291	1.378
Totals:						\$985,000	\$360,400	36.59	\$974,241		\$830,245	\$570,276	1.456
							Sale. Ratio =>	3.92				E.C.F. =>	1.467
							Std. Dev. =>					Ave. E.C.F. =>	

E.C.F. - Payne Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-085-023-00	697 EDGE CREEK DR	08/12/22	\$271,100	WD	24-PARTIAL ASSESSMENT	\$271,100	\$77,500	28.59	\$322,482	\$62,199	\$208,901	\$179,135	1.166
16-130-004-00	11554 W/M-179 HWY	10/28/22	\$403,000	WD	03-ARMY'S LENGTH	\$403,000	\$152,200	37.77	\$431,244	\$185,024	\$217,976	\$169,456	1.286
16-100-011-00	11438 HYDEAWAY CT	08/22/23	\$265,000	WD	24-PARTIAL ASSESSMENT	\$265,000	\$63,800	24.08	\$235,718	\$48,323	\$216,677	\$128,971	1.680
16-130-022-00	1268 LYNN DR	08/25/23	\$1,460,000	WD	24-PARTIAL ASSESSMENT	\$1,460,000	\$464,600	31.82	\$1,361,034	\$343,070	\$1,116,930	\$700,595	1.594
16-130-021-00	1278 LYNN DR	10/13/23	\$460,000	WD	03-ARMY'S LENGTH	\$460,000	\$193,900	42.15	\$490,405	\$190,160	\$269,840	\$206,638	1.306
16-130-006-00	1426 LYNN DR	07/29/24	\$545,000	WD	03-ARMY'S LENGTH	\$545,000	\$214,500	39.36	\$601,753	\$361,861	\$183,139	\$165,101	1.109
16-130-020-00	1288 LYNN DR	11/19/24	\$470,000	WD	03-ARMY'S LENGTH	\$470,000	\$131,000	27.87	\$399,623	\$241,157	\$228,843	\$109,061	2.098
Totals:						\$3,874,100	\$1,297,500	33.49	\$3,842,259	\$2,442,306	\$1,658,957	E.C.F. => 1.472	Ave. E.C.F. => 1.463
							Std. Dev. => 6.75						

E.C.F. - Plats

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Int. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.
16-186-003-00	1641 S PATTERSON RD	06/17/22	\$255,000	WD	24-PARTIAL ASSESSMENT	\$255,000	\$67,200	26.35	\$267,632	\$95,240	\$159,760	\$146,967	1.087
16-186-004-00	1707 S PATTERSON RD	09/09/22	\$252,500	WD	24-PARTIAL ASSESSMENT	\$252,500	\$81,300	32.20	\$249,795	\$73,257	\$179,243	\$150,501	1.191
16-250-008-00	2595 ABBEY RD	09/27/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$96,400	37.80	\$262,819	\$84,736	\$170,264	\$151,818	1.121
16-275-014-00	12142 PINE MEADOWS DR	01/24/23	\$365,000	WD	25-PARTIAL CONSTRUCTION	\$365,000	\$13,800	3.78	\$383,171	\$48,989	\$316,011	\$284,895	1.109
16-185-012-00	1803 S PATTERSON RD	02/08/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$101,400	32.19	\$318,921	\$83,068	\$231,932	\$201,068	1.153
16-250-024-00	2633 ABBEY RD	02/10/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$103,600	43.90	\$278,373	\$83,698	\$152,302	\$165,963	0.918
16-183-014-00	253 N PAYNE LAKE RD	06/14/23	\$394,250	WD	24-PARTIAL ASSESSMENT	\$394,250	\$126,200	32.01	\$382,672	\$155,550	\$238,700	\$193,625	1.233
16-275-014-00	12142 PINE MEADOWS DR	03/11/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$163,400	41.37	\$399,846	\$51,682	\$343,318	\$296,815	1.157
16-250-008-00	2595 ABBEY RD	05/21/24	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$118,800	37.24	\$287,019	\$103,419	\$215,581	\$156,522	1.377
16-085-042-00	11928 LAKERIDGE DR	10/07/24	\$320,000	WD	24-PARTIAL ASSESSMENT	\$320,000	\$93,400	29.19	\$287,900	\$73,100	\$246,900	\$183,120	1.348
16-183-012-00	369 N PAYNE LAKE RD	11/22/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$269,800	44.97	\$612,558	\$171,853	\$428,147	\$375,708	1.140
Totals:			\$3,706,750			\$3,706,750	\$1,235,300		\$3,730,706		\$2,682,158	\$2,307,003	
							Sale. Ratio =>	33.33				E.C.F. =>	1.163
							Std. Dev. =>	11.35				Ave. E.C.F. =>	1.167

E.C.F. - Pleasant Valley - Glass Creek

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-320-033-00	1643 WATER LILY LN	04/03/23	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$127,100	39.72	\$310,877	\$51,939	\$268,061	\$219,998	1.218
16-320-028-00	12922 GOLDEN ROD CT	06/26/23	\$337,000	WD	03-ARMS LENGTH	\$337,000	\$135,900	40.33	\$333,602	\$58,904	\$278,096	\$233,368	1.192
16-320-050-00	1804 WATER LILY LN	07/27/23	\$380,000	WD	24-PARTIAL ASSESSMENT	\$380,000	\$141,600	37.26	\$371,667	\$65,848	\$314,152	\$259,829	1.209
16-351-055-00	1326 SPRINGVIEW CT	01/30/24	\$360,000	WD	03-ARMS LENGTH	\$360,000	\$142,500	39.58	\$391,821	\$93,360	\$266,640	\$253,578	1.052
16-320-010-00	12719 GOLDENROD CT	04/17/24	\$355,000	WD	03-ARMS LENGTH	\$355,000	\$141,600	39.89	\$319,410	\$45,329	\$309,671	\$232,864	1.330
16-320-027-00	1686 TURBLEHEAD LN	05/29/24	\$346,000	WD	24-PARTIAL ASSESSMENT	\$346,000	\$137,100	39.62	\$323,130	\$46,109	\$299,891	\$235,362	1.274
16-350-001-00	1475 CRYSTAL WAY CT	05/29/24	\$375,000	WD	33-TO BE DETERMINED	\$375,000	\$144,300	38.48	\$331,547	\$52,387	\$322,613	\$237,179	1.360
16-351-036-00	1313 SPRINGVIEW CT	06/10/24	\$430,000	WD	03-ARMS LENGTH	\$430,000	\$192,700	44.81	\$437,408	\$90,926	\$339,074	\$294,377	1.152
Totals:						\$2,903,000	\$2,903,000	\$1,162,800	40.06	\$2,819,462	\$2,398,198	\$1,966,576	1.219
							Sale. Ratio =>	40.06				E.C.F. =>	1.219
							Std. Dev. =>	2.19				Ave. E.C.F. =>	1.223

E.C.F. - Rural Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
16-008-026-01	743 N BRIGGS RD	04/10/23	\$294,500	WD	24-PARTIAL ASSESSMENT	\$294,500	\$110,400	37.49	\$297,033	\$76,040	\$218,460	\$151,990	1.437
16-005-006-40	1792 N PAYNE LAKE RD	04/28/23	\$455,000	WD	03-ARMS LENGTH	\$455,000	\$225,000	49.45	\$612,766	\$200,445	\$254,555	\$283,577	0.898
16-015-004-20	600 SPRUCE HOLLOW DR	05/31/23	\$651,000	WD	24-PARTIAL ASSESSMENT	\$651,000	\$233,100	35.81	\$667,727	\$200,848	\$450,152	\$321,100	1.402
16-245-022-00	255 FREDERICK DR	06/20/23	\$383,500	WD	03-ARMS LENGTH	\$383,500	\$132,400	34.52	\$394,235	\$115,055	\$268,445	\$192,008	1.398
16-007-003-00	12760 BOWENS MILL RD	06/26/23	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$121,800	44.29	\$388,229	\$108,859	\$166,141	\$192,139	0.865
16-012-007-00	7958 BOWENS MILL RD	07/31/23	\$290,000	WD	24-PARTIAL ASSESSMENT	\$290,000	\$91,800	31.66	\$263,384	\$72,903	\$217,097	\$131,005	1.657
16-017-006-10	11287 BOWENS MILL RD	09/25/23	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$154,300	45.38	\$402,579	\$63,150	\$276,850	\$233,445	1.186
16-008-025-00	100 OLD MILL RD	09/27/23	\$407,000	WD	24-PARTIAL ASSESSMENT	\$407,000	\$99,300	24.40	\$473,595	\$104,895	\$302,105	\$253,576	1.191
16-009-002-30	10654 GRIFFETH DR	12/28/23	\$470,000	WD	03-ARMS LENGTH	\$470,000	\$224,700	47.81	\$556,841	\$145,657	\$324,343	\$282,795	1.147
16-011-008-01	8416 BOWENS MILL RD	03/22/24	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$107,300	34.06	\$295,441	\$99,712	\$215,288	\$134,614	1.599
16-008-003-00	285 OLD MILL RD	04/12/24	\$190,000	WD	24-PARTIAL ASSESSMENT	\$190,000	\$85,500	45.00	\$268,532	\$51,307	\$138,693	\$149,398	0.928
16-012-010-10	215 N PEETS RD	04/24/24	\$295,000	WD	24-PARTIAL ASSESSMENT	\$295,000	\$105,900	35.90	\$263,898	\$74,120	\$220,880	\$130,521	1.692
16-015-015-40	756 S BASSETT LAKE RD	04/30/24	\$510,000	WD	03-ARMS LENGTH	\$510,000	\$242,000	47.45	\$548,223	\$86,585	\$423,415	\$317,495	1.334
16-017-005-13	399 S PAYNE LAKE RD	05/02/24	\$600,000	WD	24-PARTIAL ASSESSMENT	\$600,000	\$197,800	32.97	\$557,600	\$227,983	\$372,017	\$226,697	1.641
16-023-010-30	8125 WHITE PINE DR	05/31/24	\$525,000	WD	24-PARTIAL ASSESSMENT	\$525,000	\$229,000	43.62	\$583,079	\$223,054	\$301,946	\$247,610	1.219
16-017-025-00	11635 COBB LAKE RD	06/04/24	\$275,000	WD	24-PARTIAL ASSESSMENT	\$275,000	\$97,600	35.49	\$274,463	\$100,594	\$174,406	\$119,580	1.458
16-008-003-00	285 OLD MILL RD	07/26/24	\$278,000	WD	24-PARTIAL ASSESSMENT	\$278,000	\$85,500	30.76	\$268,532	\$51,307	\$226,693	\$149,398	1.517
16-008-022-00	11567 BOWENS MILL RD	08/05/24	\$240,000	WD	24-PARTIAL ASSESSMENT	\$240,000	\$81,300	33.88	\$196,715	\$39,618	\$200,382	\$108,045	1.855
16-006-007-40	12147 BASS RD	09/27/24	\$570,000	WD	03-ARMS LENGTH	\$570,000	\$261,000	45.79	\$593,787	\$96,055	\$473,945	\$342,319	1.385
16-015-004-51	724 SPRUCE HOLLOW DR	11/18/24	\$510,000	WD	31-SPLIT IMPROVED	\$510,000	\$0	0.00	\$504,817	\$198,120	\$311,880	\$210,933	1.479
16-007-001-02	650 N PATTERSON RD	12/03/24	\$420,000	WD	03-ARMS LENGTH	\$420,000	\$176,500	42.02	\$412,760	\$85,156	\$334,844	\$225,312	1.486
16-200-011-00	1345 N BRIGGS RD	12/20/24	\$242,000	WD	03-ARMS LENGTH	\$242,000	\$139,700	57.73	\$310,864	\$117,828	\$124,172	\$132,762	0.935
Totals:			\$8,536,000			\$8,536,000	\$3,201,900		\$9,135,100		\$5,996,709	\$4,536,320	1.322

Sale. Ratio => 37.51
 Std. Dev. => 11.47
 E.C.F. => 1.322
 Ave. E.C.F. => 1.350