

Code Description

Unit -

Unit 4711 - GENOA CHARTER TOWNSHIP

1010	1010 AG/DNR
2007	2007 APARTMENTS/MOBILEHOME
2008	2008 CONVIENCE W/O GAS
2009	2009 RESTURANTS/FAST FOOD
2011	2011 CONVIENCE W GAS
2012	2012 OFFICE/BANKS
2014	2014 MAIN COMMERCIAL
2015	2015 SERVICE
3000	3000 IND. BLDGS UNDER 25,000 SQ FT
3010	3010 IND. BLDGS 25,000 & OVER
4000	4000 EASTDALE WESTDALE
4001	4001 CHEMUNG ACRES
4002	4002 DODGE ESTATES
4003	4003 BIRKWOOD HILLS - COLLINGWD/SCOTTSDW
4004	4004 GRAND BEACH/HERBST EST.
4005	4005 GENOA ESTATES
4006	4006 CROOKED LK HEIGHTS
4007	4007 MOUNTAIN VIEW
4008	4008 MT. BRIGHTON
4009	4009 HOLLY DILLION MAG
4010	4010 BRIGHTON EST/ROLLING MEADOWS
4012	4012 FOREST BEACH
4013	4013 DEL SHER ESTATES
4014	4014 OAK POINTE
4015	4015 TIMBER GREEN
4016	4016 WALNUT HILLS
4017	4017 GLENS
4018	4018 MYSTIC
4019	4019 FORESTVIEW
4020	4020 PRARIE VIEW
4021	4021 TIMBERVIEW FARMS
4022	4022 PINE CREEK
4023	4023 OAK POINTE HONORS
4024	4024 OAK POINTE HILLS
4025	4025 COPPERLEAF
4026	4026 MYSTIC PINES
4028	4028 CHILSON HILLS
4029	4029 BIRKENSTOCK FARMS
4030	4030 HERITAGE FARMS
4031	4031 HIDDEN PONDS
4032	4032 ROLLING RIDGE
4033	4033 BOULDER CREEK
4034	4034 OAK POINTE HIGHLANDS
4035	4035 CRYSTAL VALLEY
4036	4036 FOREST PONDS
4037	4037 WILLOW CREEK
4038	4038 PEBBLE CREEK
4039	4039 WOODLAND SPRINGS
4040	4040 RAVINES OF ROLLING RIDGE
4041	4041 SHARP/ MERROW LANE
4042	4042 HIDDEN RIDGE
4043	4043 PARDEE/GALE/WEBSTER
4044	4044 OAK TREE CT
4045	4045 LAKEWOOD KNOLL
4046	4046 NOVEL ESTATES
4047	4047 ALJOANN
4048	4048 MUIRFIELD MANOR
4050	4050 GRAND RAVINES
4051	4051 NORTH SHORE VILLAGE
4052	4052 TIMBERRIDGE
4053	4053 CHESTNUT SPRINGS
4054	4054 THE RIDGE SITE CONDOMINIUM
4055	4055 MOUNTAIN TOP ESTATES
4101	4101 VILLAS OF OAK POINTE
4102	4102 COUNTRY CLUB MANORS
4103	4103 NORTH SHORE COMMONS
4104	4104 LAKE VILLAS AT PINE CREEK
4105	4105 NORTH SHORE HILLS
4200	4200 PINE CREEK BROOKDALE & WOODWIND
4201	4201 LAKE EDGEWOOD 1 1/2 STORY
4202	4202 ARYSHIRE HIGHLANDS
4203	4203 COVINGTON GREENS
4204	4204 THE KNOLLS
4205	4205 LAKE EDGEWOOD RANCHES
4206	4206 HAMPTON RIDGE
4207	4207 SUMMERFIELD POINTE
4208	4208 GENOA WOODS
4209	4209 HAMPTON/O.P. CONDOS

Code	Description	Ave. ECF	Comments
4210	4210 AUGUSTA/ O.P. CONDO		
4211	4211 BROADMOOR/ O.P. CONDOS		
4212	4212 COLONIAL / O.P. CONDO		
4213	4213 DORAL/O.P. CONDO		
4214	4214 SUNSEEKER/ O.P. CONDO		
4215	4215 STRATFORD/ O.P. CONDO		
4216	4216 FAIRWAYS		
4217	4217 CORTLAND PLACE CONDOS		
4218	4218 LANDINGS OF ROLLING RIDGE		
4300	4300 LAKE CHEMUNG NON LAKE FRONT		
4301	4301 W. LK CHEMUNG NON LK FRONT		
4302	4302 SUNRISE PARK LAKEFRONT		
4303	4303 TRI LAKES NON LAKEFRONT		
4304	4304 OLD HOMESTEAD		
4305	4305 SUNRISE PARK NON LAKEFRONT		
4306	4306 TRI LAKES LAKE FRONT		
4307	4307 W. LK CHEMUNG LK FRONT		
4309	4309 LAKE CHEMUNG LAKE FRONT		
4310	4310 ROUND LAKE		
4400	4400 OAK POINTE MARINAS		
4401	4401 HILLCREST VIEW DUPLEXES		
4402	4402 SINGLE WIDE RED OAKS		
4403	4403 RED OAKS DOUBLE WIDE		
4404	4404 SUBURBAN MOBILE HOME ESTATES		
4500	4500 (47070) HOWELL M & B		
4501	4501 (47010) BRIGHTON M & B		
4502	4502 (47060) HARTLAND M & B		
4503	4503 (47080) PINCKNEY M & B		
9000	9000 PERSONALS		

2026 ECF ANALYSIS
4000 EASTDALE/WESTDALE, 4401 HILLCREST DUPLEXES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area w. by Mean	Land Value	Land Table	
4711-06-201-001	180 MEADOWVIEW DR	06/14/24	\$300,000	\$300,000	\$139,900	46.63	\$338,841	\$65,000	\$235,000	\$221,913	1.059	1,473	\$159.54	4000	14.5462	\$65,000	4000 EASTD/
4711-06-201-019	144 MEADOWVIEW DR	06/29/23	\$360,000	\$360,000	\$109,300	30.36	\$337,545	\$67,088	\$292,912	\$219,171	1.336	1,290	\$227.06	4000	13.2020	\$65,000	4000 EASTD/
4711-06-201-036	142 EASTDALE DR	01/12/24	\$340,000	\$340,000	\$113,700	33.44	\$334,843	\$66,856	\$273,144	\$217,169	1.258	1,400	\$195.10	4000	5.3312	\$65,000	4000 EASTD/
4711-06-201-037	130 EASTDALE DR	10/17/23	\$331,000	\$331,000	\$120,100	36.28	\$346,860	\$65,000	\$266,000	\$228,412	1.165	1,356	\$196.17	4000	3.9870	\$65,000	4000 EASTD/
Totals:			\$1,331,000	\$1,331,000	\$483,000		\$1,358,089		\$1,067,056	\$886,665			\$194.47		0.0986		
						Sale. Ratio =>	36.29			E.C.F. =>	1.203	Std. Deviation		0.11975021			
						Std. Dev. =>	7.06			Ave. E.C.F. =>	1.204	Ave. Variance		9.2666	Coefficient c	7.693749118	

4000, 4401

2025 1.234

2026 1.203

2026 ECF ANALYSIS
4001 CHEMUNG ACRES, 4002 DODGE ESTATES, 4003 COLLINGWOOD/SCOTTWOOD, 4013 DEL SHER

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area sv. by Mean (Land Value	Land Table
4711-01-401-004	7677 MCCLEMENTS RD	12/17/24	\$340,000	\$340,000	\$174,000	51.18	\$380,744	\$65,000	\$275,000	\$263,120	1.045	1,396	\$196.99	4013	6.0020	\$65,000 4013 DEL SH
4711-01-401-008	7589 MCCLEMENTS RD	05/23/24	\$485,000	\$485,000	\$193,600	39.92	\$486,416	\$66,366	\$418,634	\$350,042	1.196	1,889	\$221.62	4013	9.0785	\$65,000 4013 DEL SH
4711-01-401-031	943 DEL SHER DR	10/15/24	\$375,000	\$375,000	\$198,800	53.01	\$407,310	\$84,586	\$290,414	\$268,937	1.080	2,256	\$128.73	4013	2.5310	\$65,000 4013 DEL SH
4711-01-401-032	935 DEL SHER DR	02/23/24	\$325,000	\$325,000	\$136,100	41.88	\$332,144	\$70,492	\$254,508	\$218,043	1.167	1,200	\$212.09	4013	6.2066	\$65,000 4013 DEL SH
4711-01-401-040	845 DEL SHER DR	01/24/24	\$310,000	\$310,000	\$139,200	44.90	\$345,902	\$65,000	\$245,000	\$234,085	1.047	2,096	\$116.89	4013	5.8542	\$65,000 4013 DEL SH
4711-10-401-019	1810 GRAY RD	09/15/23	\$281,300	\$281,300	\$105,000	37.33	\$277,460	\$81,234	\$200,066	\$163,522	1.223	960	\$208.40	4001	11.8313	\$65,000 4001 CHEML
4711-13-401-005	2831 STANWOOD PL	09/23/24	\$334,000	\$334,000	\$179,600	53.77	\$415,131	\$65,000	\$269,000	\$291,776	0.922	1,274	\$211.15	4003	18.3230	\$65,000 4003 COLLIN
4711-13-401-016	2851 SCOTTWOOD PL	11/22/23	\$310,000	\$310,000	\$129,600	41.81	\$320,928	\$67,880	\$242,120	\$210,873	1.148	1,558	\$155.40	4003	4.3007	\$65,000 4003 COLLIN
4711-13-401-028	2724 SCOTTWOOD PL	09/18/23	\$278,000	\$278,000	\$122,500	44.06	\$293,602	\$65,000	\$213,000	\$190,502	1.118	2,146	\$99.25	4003	1.2930	\$65,000 4003 COLLIN
Totals:			\$3,038,300	\$3,038,300	\$1,378,400		\$3,259,637		\$2,407,742	\$2,190,899			\$172.28		0.6196	
					Sale. Ratio =>	45.37				E.C.F. =>	1.099		Std. Deviat	0.093107422		
					Std. Dev. =>	5.96				Ave. E.C.F. =>	1.105		Ave. Varianc	7.2689	Coefficient o	6.577185332

4001, 4002, 4003, 4013

2025 1.200

2026 1.100 (ROUNDED)

2026 ECF ANALYSIS
4004 GRAND BEACH, 4006 CROOKED LK HEIGHTS, 4012 FOREST BEACH

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	d/Adj. S	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area w. by Mean	Land Value	Land Table	
4711-14-201-025	6738 GRAND BEACH DR	12/03/24	\$375,000	\$360,000	\$151,400	42.06	\$376,015	\$150,590	\$209,410	\$197,568	1.060	1,647	\$127.15	4004	16.3828	\$150,590	4004 GRANT
4711-14-201-036	6872 MAHINSKE DR	06/12/23	\$347,000	\$347,000	\$116,000	33.43	\$297,959	\$110,000	\$237,000	\$164,732	1.439	1,134	\$208.99	4004	21.4935	\$110,000	4004 GRANT
4711-14-201-045	6818 RINK DR	10/09/24	\$240,000	\$240,000	\$97,500	40.63	\$249,726	\$110,000	\$130,000	\$122,459	1.062	1,062	\$122.41	4004	16.2189	\$110,000	4004 GRANT
4711-14-401-001	2698 CANFIELD TRL	10/24/24	\$535,000	\$535,000	\$255,400	47.74	\$579,953	\$139,700	\$395,300	\$385,848	1.024	2,923	\$135.24	4004	19.9271	\$139,700	4004 GRANT
4711-14-401-008	2668 CANFIELD TRL	08/16/24	\$444,900	\$444,900	\$144,500	32.48	\$382,344	\$139,872	\$305,028	\$212,508	1.435	1,494	\$204.17	4004	21.1603	\$139,700	4004 GRANT
4711-14-401-021	2699 CANFIELD TRL	08/31/23	\$329,000	\$329,000	\$126,200	38.36	\$320,309	\$66,228	\$262,772	\$222,683	1.180	1,344	\$195.51	4004	4.3738	\$65,000	4004 GRANT
4711-22-201-002	5630 GRIFFITH DR	06/14/24	\$770,000	\$770,000	\$292,000	37.92	\$662,465	\$117,763	\$652,237	\$477,390	1.366	3,414	\$191.05	4006	14.2489	\$109,500	4006 CROOK
Totals:			\$3,040,900	\$3,025,900	\$1,183,000		\$2,868,771		\$2,191,747	\$1,783,188			\$169.22			0.5350	
						Sale. Ratio =>	39.10				E.C.F. =>	1.229	Std. Deviator		0.185311861		
						Std. Dev. =>	5.22				Ave. E.C.F. =>	1.224	Ave. Variance		16.2579	Coefficient of	13.28513377

4004, 4006, 4012

2025 1.141

2026 1.229

2026 ECF ANALYSIS
4005 GENOA ESTATES, 4030 HERITAGE FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean [%]	Land Value	Land Table
4711-15-401-021	2961 RUSSELL DR	02/21/25	\$335,000	\$335,000	\$147,600	44.06	\$321,089	\$70,716	\$264,284	\$245,464	1.077	1,314	\$201.13	4005	\$65,000	4005 GENOA
4711-22-203-038	3144 OLD CARRIAGE TRL	11/25/24	\$360,000	\$360,000	\$138,900	38.58	\$329,649	\$65,000	\$295,000	\$259,460	1.137	1,647	\$179.11	4030	\$65,000	4030 HERITA
Totals:			\$695,000	\$695,000	\$286,500		\$650,738		\$559,284	\$504,924			\$190.12			
						Sale. Ratio =>	41.22			E.C.F. =>	1.108	Std. Deviation=>		0.04264231		
						Std. Dev. =>	3.87			Ave. E.C.F. =>	1.107	Ave. Variance=>		3.0153	Coefficient of Va	2.72424875

4005, 4030

2025 1.020

2026 1.108

**2026 ECF ANALYSIS
4007 MOUNTAIN VIEW, 4008 MT BRIGHTON**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Jev. by Mean (%)	Land Value	Land Table	
4711-23-301-009	6511 GRAND CIRCLE DR	07/17/23	\$430,000	\$430,000	\$181,600	42.23	\$541,286	\$75,000	\$355,000	\$430,550	0.825	2,528	\$140.43	4007	13.4831	\$75,000	4007 MOUN	
4711-23-301-012	6541 GRAND CIRCLE DR	07/07/23	\$401,000	\$401,000	\$146,500	36.53	\$412,194	\$75,000	\$326,000	\$311,352	1.047	2,179	\$149.61	4007	8.7690	\$75,000	4007 MOUN	
4711-23-301-029	6400 GRAND CIRCLE DR	09/12/23	\$385,000	\$385,000	\$171,600	44.57	\$457,104	\$75,000	\$310,000	\$352,820	0.879	2,130	\$145.54	4007	8.0722	\$75,000	4007 MOUN	
4711-25-301-005	7218 LIME LAKE CT	08/22/23	\$390,000	\$390,000	\$148,900	38.18	\$413,715	\$99,477	\$290,523	\$290,155	1.001	1,623	\$179.00	4008	4.1911	\$70,000	4008 MT. BR	
4711-25-301-009	7291 LIME LAKE CT	07/26/24	\$375,000	\$375,000	\$164,000	43.73	\$384,084	\$71,001	\$303,999	\$289,089	1.052	1,568	\$193.88	4008	9.2220	\$70,000	4008 MT. BR	
4711-25-301-067	4573 KINGSWOOD	11/01/24	\$406,000	\$406,000	\$170,600	42.02	\$412,483	\$70,000	\$336,000	\$316,235	1.062	2,096	\$160.31	4008	10.3143	\$70,000	4008 MT. BR	
4711-25-301-068	7144 BRENTWOOD DR	04/27/23	\$403,500	\$403,500	\$155,800	38.61	\$441,350	\$72,282	\$331,218	\$340,783	0.972	2,330	\$142.15	4008	1.2576	\$70,000	4008 MT. BR	
4711-25-301-070	4596 MOUNT BRIGHTON DR	03/01/24	\$330,000	\$330,000	\$144,300	43.73	\$405,054	\$74,137	\$255,863	\$305,556	0.837	1,938	\$132.02	4008	12.1988	\$70,000	4008 MT. BR	
Totals:			\$3,120,500	\$3,120,500	\$1,283,300		\$3,467,270		\$2,508,603	\$2,636,540			\$155.37		0.7881			
						Sale. Ratio =>	41.12				E.C.F. =>	0.951			Std. Deviatc	0.098795284		
						Std. Dev. =>	3.01				Ave. E.C.F. =>	0.959			Ave. Varianc	8.4385	Coefficient of V	8.795997042

4007, 4008

2025 1.083

2026 1.000 (ROUNDED)

**2026 ECF ANALYSIS
4009 HOLLY, DILLON, MAGNOLIA**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table
4711-25-401-002	4860 DILLON ST	12/02/24	\$390,000	\$390,000	\$141,200	36.21	\$331,813	\$107,731	\$282,269	\$213,006	1.325	1,548	\$182.34	4009	19.9379	\$106,020	4009 HOLLY
4711-25-402-011	7903 LAUREL ST	02/25/25	\$410,000	\$410,000	\$170,100	41.49	\$407,515	\$125,381	\$284,619	\$268,188	1.061	1,689	\$168.51	4009	6.4526	\$123,620	4009 HOLLY
4711-36-200-005	220 S 7TH ST	07/03/24	\$390,000	\$390,000	\$158,900	40.74	\$373,405	\$102,820	\$287,180	\$257,210	1.117	1,698	\$169.13	4009	0.9273	\$102,820	4009 HOLLY
4711-36-202-004	5105 HOLLYWOOD CT	01/25/24	\$330,000	\$330,000	\$129,600	39.27	\$341,514	\$107,620	\$222,380	\$222,333	1.000	2,414	\$92.12	4009	12.5579	\$107,620	4009 HOLLY
Totals:					\$1,520,000	\$1,520,000	\$599,800	\$1,454,247	\$1,076,448	\$960,737			\$153.03		0.5352		
					Sale. Ratio =>	39.46				E.C.F. =>	1.120		Std. Deviation:	0.141152143			
					Std. Dev. =>	2.34				Ave. E.C.F. =>	1.126		Ave. Variance:	9.9689	Coefficient of Var=>	8.855047011	
<hr/>																	
4009					2025	1.052											
					2026	1.120											
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OUTLIERS																	
4711-25-403-028	7925 STATE ST	09/12/24	\$430,000	\$430,000	\$125,700	29.23	\$326,685	\$104,920	\$325,080	\$210,803	1.542	1,396	\$232.87	4009	154.2102	\$103,620	4009 HOLLY
4711-36-202-007	5140 HOLLYWOOD CT	07/28/23	\$337,450	\$337,450	\$133,200	39.47	\$367,979	\$103,620	\$233,830	\$251,292	0.931	1,300	\$179.87	4009	93.0512	\$103,620	4009 HOLLY

2026 ECF ANALYSIS
4010 BRIGHTON ESTATES, 4016 WALNUT HILLS, 4025 COPPERLEAF, 4026 MYSTIC PINES,
4033 BOULDER CREEK, 4035 CRYSTAL VALLEY, 4046 NOVEL ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table	
4711-19-302-019	3729 KIPLING CIR	06/20/24	\$567,000	\$567,000	\$216,200	38.13	\$509,887	\$96,681	\$470,319	\$454,073	1.036	2,348	\$200.31	4046	17.6601	\$90,000	4046 NOVEL ESTATES
4711-19-302-027	3530 KIPLING CIR	05/08/24	\$540,000	\$540,000	\$222,700	41.24	\$553,764	\$90,000	\$450,000	\$509,631	0.883	2,613	\$172.22	4046	2.3814	\$90,000	4046 NOVEL ESTATES
4711-26-201-025	4329 ARGENTA DR	07/25/24	\$865,000	\$865,000	\$286,700	33.14	\$874,567	\$179,150	\$685,850	\$764,195	0.897	3,056	\$224.43	4010	3.8303	\$175,000	4010 BRIGHTON EST/R
4711-26-201-033	4473 ARGENTA DR	03/03/25	\$785,000	\$785,000	\$343,500	43.76	\$858,827	\$174,302	\$610,698	\$752,225	0.812	3,772	\$161.90	4010	4.7323	\$115,000	4010 BRIGHTON EST/R
4711-26-401-001	6702 FOXBORO CT	09/15/23	\$465,000	\$465,000	\$193,400	41.59	\$531,954	\$115,621	\$349,379	\$457,509	0.764	2,280	\$153.24	4010	9.5523	\$115,000	4010 BRIGHTON EST/R
4711-32-201-025	3518 CRYSTAL VALLEY DR	07/24/24	\$625,000	\$625,000	\$280,400	44.86	\$664,482	\$93,145	\$531,855	\$627,843	0.847	2,430	\$218.87	4035	1.2063	\$90,000	4035 CRYSTAL VALLEY
4711-34-104-007	5259 PINEWOOD DR	09/13/24	\$790,000	\$790,000	\$341,700	43.25	\$808,195	\$117,433	\$672,567	\$759,079	0.886	3,303	\$203.62	4026	2.6852	\$115,000	4026 MYSTIC PINES
4711-34-104-020	5391 PINEWOOD DR	10/16/23	\$785,000	\$785,000	\$255,400	32.54	\$725,403	\$116,913	\$668,087	\$668,670	0.999	2,696	\$247.81	4026	13.9950	\$115,000	4026 MYSTIC PINES
4711-34-202-003	5187 TIMBER BEND DR	06/15/23	\$856,000	\$856,000	\$381,400	44.56	\$997,232	\$117,055	\$738,945	\$967,228	0.764	3,999	\$184.78	4033	9.5195	\$115,000	4033 BOULDER CREEK
4711-34-202-009	5319 TIMBER BEND DR	12/20/23	\$1,475,000	\$1,475,000	\$557,000	37.76	\$1,369,336	\$279,302	\$1,195,698	\$1,197,840	0.998	4,499	\$265.77	4033	13.9034	\$175,000	4033 BOULDER CREEK
4711-34-202-037	5352 TIMBER BEND DR	06/14/24	\$890,000	\$890,000	\$347,500	39.49	\$976,161	\$142,134	\$737,866	\$916,513	0.805	2,532	\$291.42	4033	5.4099	\$115,000	4033 BOULDER CREEK
4711-34-402-002	5574 EGGERT PL	10/19/23	\$835,000	\$835,000	\$324,900	38.91	\$975,727	\$144,629	\$690,371	\$913,295	0.756	3,040	\$227.10	4025	10.3265	\$115,000	4025 COPPERLEAF
4711-34-402-005	5616 EGGERT PL	06/06/23	\$875,000	\$875,000	\$329,900	37.70	\$937,310	\$121,104	\$753,896	\$896,930	0.841	3,086	\$244.30	4025	1.8648	\$115,000	4025 COPPERLEAF
4711-34-402-036	5533 SHADY KNL	05/24/24	\$960,000	\$960,000	\$392,800	40.92	\$1,065,491	\$122,360	\$837,640	\$1,036,408	0.808	3,505	\$238.98	4025	5.0963	\$115,000	4025 COPPERLEAF
4711-35-201-007	5082 WALNUT HILLS DR	01/09/25	\$670,000	\$670,000	\$279,100	41.66	\$780,491	\$127,246	\$542,754	\$717,852	0.756	3,289	\$165.02	4016	10.3097	\$115,000	4016 WALNUT HILLS
4711-35-201-015	5171 WALNUT HILLS DR	06/22/23	\$776,000	\$776,000	\$268,200	34.56	\$850,964	\$173,034	\$602,966	\$744,978	0.809	2,684	\$224.65	4016	4.9804	\$115,000	4016 WALNUT HILLS
4711-35-201-030	5495 WALNUT HILLS DR	11/22/24	\$890,000	\$890,000	\$302,200	33.96	\$863,834	\$175,743	\$714,257	\$756,144	0.945	3,718	\$192.11	4016	8.5426	\$115,000	4016 WALNUT HILLS
Totals:			\$13,639,000	\$13,639,000	\$5,323,000		\$14,343,625		\$11,253,148	\$13,140,410			\$212.74		0.2801		
						Sale. Ratio =>	39.03			E.C.F. =>	0.856	Std. Deviation=>		0.090268324			
						Std. Dev. =>	3.97			Ave. E.C.F. =>	0.859	Ave. Variance=>		7.4115	Coefficient	8.626311396	

4010, 4016, 4025, 4026, 4033, 4035, 4046

2025 0.910
2026 0.860 (ROUNDED)

2026 ECF ANALYSIS
4014 OAK POINTE, 4023 OP HONORS, 4024 OP HILLS, 4034 OP HIGHLANDS, 4044 OAK TREE CT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table		
4711-27-302-002	4955 CROOKED STICK CT	11/22/24	\$650,000	\$650,000	\$304,800	46.89	\$691,654	\$90,604	\$559,396	0.763	3,271	\$171.02	4024	7.2914	\$90,000	4014 OAK PC	
4711-27-302-003	4939 CROOKED STICK CT	12/15/23	\$649,000	\$649,000	\$234,200	36.09	\$668,642	\$90,000	\$559,000	0.792	2,727	\$204.99	4024	4.3921	\$90,000	4014 OAK PC	
4711-27-302-011	4811 CROOKED STICK CT	04/19/24	\$615,000	\$615,000	\$266,900	43.40	\$636,081	\$90,000	\$525,000	0.788	2,825	\$185.84	4024	4.7741	\$90,000	4014 OAK PC	
4711-28-101-019	4404 SAINT ANDREWS ST	02/28/24	\$640,000	\$640,000	\$245,900	38.42	\$627,511	\$92,554	\$547,446	0.839	2,846	\$192.36	4034	0.3058	\$90,000	4014 OAK PC	
4711-28-101-050	4241 AUGUSTA CT	08/15/23	\$707,750	\$707,750	\$238,700	33.73	\$602,866	\$103,215	\$604,535	0.992	2,732	\$221.28	4034	15.6044	\$100,000	4014 OAK PC	
4711-28-101-052	4225 AUGUSTA CT	03/05/25	\$830,000	\$830,000	\$290,800	35.04	\$695,327	\$100,716	\$729,284	1.006	3,598	\$202.69	4034	16.9635	\$100,000	4014 OAK PC	
4711-28-101-068	4227 COLONIAL CT	02/23/24	\$587,000	\$587,000	\$246,100	41.93	\$624,421	\$116,770	\$470,230	0.760	2,308	\$203.74	4034	7.6531	\$100,000	4014 OAK PC	
4711-28-101-078	4090 SAINT ANDREWS ST	11/19/24	\$730,000	\$730,000	\$323,500	44.32	\$733,266	\$100,000	\$630,000	0.816	3,630	\$173.55	4034	2.0315	\$100,000	4014 OAK PC	
4711-28-302-030	4332 OAK POINTE DR	07/21/23	\$555,000	\$555,000	\$236,400	42.59	\$617,010	\$90,000	\$465,000	0.724	3,038	\$153.06	4014	11.2570	\$90,000	4014 OAK PC	
4711-28-302-052	4355 OAK POINTE DR	02/03/25	\$730,000	\$730,000	\$306,300	41.96	\$696,076	\$100,000	\$630,000	0.867	3,160	\$199.37	4014	3.0582	\$100,000	4014 OAK PC	
4711-28-304-010	3875 HONORS WAY	06/21/24	\$790,000	\$790,000	\$347,600	44.00	\$809,207	\$116,129	\$673,871	0.797	3,180	\$211.91	4023	3.8810	\$110,000	4014 OAK PC	
4711-28-304-026	3685 HONORS WAY	04/17/24	\$645,000	\$645,000	\$306,900	47.58	\$705,322	\$111,846	\$533,154	0.737	2,960	\$180.12	4023	9.9432	\$110,000	4014 OAK PC	
4711-28-401-014	4723 OAK TREE CT	07/26/24	\$593,500	\$593,500	\$206,000	34.71	\$464,393	\$110,000	\$483,500	1.119	2,275	\$212.53	4044	28.2644	\$110,000	4014 OAK PC	
4711-28-401-016	4687 OAK TREE CT	03/07/24	\$650,000	\$650,000	\$235,800	36.28	\$671,437	\$110,000	\$540,000	0.789	2,766	\$195.23	4044	4.7395	\$110,000	4014 OAK PC	
4711-28-401-030	4764 OAK TREE CT	06/26/23	\$640,000	\$640,000	\$227,800	35.59	\$605,398	\$91,210	\$548,790	0.875	2,462	\$222.90	4044	3.9096	\$90,000	4014 OAK PC	
4711-28-401-031	4786 OAK TREE CT	05/16/23	\$567,500	\$567,500	\$220,000	38.77	\$582,174	\$90,000	\$477,500	0.796	1,922	\$248.44	4044	4.0534	\$90,000	4014 OAK PC	
4711-28-404-004	4553 OAK POINTE DR	03/12/24	\$890,000	\$890,000	\$339,300	38.12	\$949,003	\$202,472	\$687,528	0.755	3,311	\$207.65	4014	8.0896	\$200,000	4014 OAK PC	
Totals:			\$11,469,750	\$11,469,750	\$4,577,000		\$11,379,788		\$9,664,234	\$11,675,942		\$199.22		0.8381			
						Sale. Ratio =>	39.90			E.C.F. =>	0.828	Std. Deviatn	0.107755329				
						Std. Dev. =>	4.43			Ave. E.C.F. =>	0.836	Ave. Varian	8.0125	Coefficient	9.583295714		

4014, 4023, 4024, 4034, 4044

2025 0.820

2026 0.828

OUTLIERS

4711-27-302-013	4771 CROOKED STICK CT	12/30/24	\$575,000	\$575,000	\$291,500	50.70	\$661,104	\$91,070	\$483,930	0.696	2,841	\$170.34	4024	13.9947	\$90,000	4014 OAK PC
4711-27-302-043	4657 MCDONALD CT	11/25/24	\$580,000	\$580,000	\$315,000	54.31	\$688,542	\$90,000	\$490,000	0.671	3,309	\$148.08	4024	16.4788	\$90,000	4014 OAK PC
4711-28-100-027	4489 OAK POINTE DR	10/21/24	\$2,400,000	\$2,400,000	\$0	0.00	\$1,861,183	\$748,792	\$1,651,208	1.217	3,955	\$417.50	4014	38.1104	\$688,820	4306 TRI LAK

2026 ECF ANALYSIS
4015 TIMBER GREEN, 4053 CHESTNUT SPRINGS
4054 THE RIDGE, 4055 MOUNTAIN TOP ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table
4711-33-401-002	4734 CHESTNUT SPRINGS	10/31/24	\$738,000	\$738,000	\$347,300	47.06	\$744,491	\$150,794	\$587,206	\$638,384	0.920	1,826	\$321.58	4053	5.8534	\$150,000 4053 CHESTNUT
4711-33-401-016	4775 CHESTNUT SPRINGS	10/11/23	\$722,000	\$722,000	\$379,300	52.53	\$835,126	\$151,191	\$570,809	\$735,414	0.776	2,386	\$239.23	4053	8.5124	\$150,000 4053 CHESTNUT
4711-34-403-002	5936 MOUNTAIN TOP	09/05/23	\$898,917	\$898,917	\$441,600	49.13	\$950,366	\$135,000	\$763,917	\$886,267	0.862	3,117	\$245.08	4055	0.0651	\$135,000 4055 MOUNTAIN TOP
4711-34-403-012	5841 MOUNTAIN TOP	04/18/24	\$810,000	\$810,000	\$345,400	42.64	\$818,391	\$135,000	\$675,000	\$742,816	0.909	2,443	\$276.30	4055	4.7406	\$135,000 4055 MOUNTAIN TOP
4711-34-403-014	5931 MOUNTAIN TOP	06/27/23	\$747,246	\$747,246	\$405,100	54.21	\$861,771	\$176,595	\$570,651	\$744,757	0.766	2,444	\$233.49	4055	9.5073	\$135,000 4055 MOUNTAIN TOP
4711-34-403-015	5963 MOUNTAIN TOP	05/10/23	\$765,000	\$765,000	\$351,500	45.95	\$754,956	\$135,000	\$630,000	\$673,865	0.935	2,534	\$248.62	4055	7.3607	\$135,000 4055 MOUNTAIN TOP
Totals:			\$4,681,163	\$4,681,163	\$2,270,200		\$4,965,101		\$3,797,583	\$4,421,503			\$260.72			
							Sale. Ratio =>	48.50			E.C.F. =>	0.859	Std. Deviator	0.073996		
							Std. Dev. =>	4.29			Ave. E.C.F. =>	0.861	Ave. Variance	6.0066	Coefficient	6.973872518

4015, 4053, 4054, 4055

2025 0.930 (4015 & 4053) 0.920 (4054 & 4055)

2026 0.900 COMBINED FOR 2026 (ROUNDED)

OUTLIERS

4711-26-202-003	6830 MOUNTAIN RIDGE	08/19/24	\$1,475,000	\$1,475,000	\$458,600	31.09	\$1,239,195	\$150,039	\$1,324,961	\$1,183,865	1.119	2,709	\$489.10	4054	25.7884	\$140,000 4054 THE RIDGE
4711-26-202-021	4333 RIDGE LAKE	11/21/24	\$590,000	\$590,000	\$270,000	45.76	\$1,087,770	\$585,000	\$5,000	\$546,489	0.009	5,597	\$0.89	4054	85.2149	\$585,000 4054 THE RIDGE

2026 ECF ANALYSIS
4017 GLENS, 4018 MYSTIC, 4019 FORESTVIEW, 4020 PRAIE VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Usd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table
4711-34-100-012	5342 BRIGHTON RD	05/23/23	\$335,000	\$335,000	\$140,000	41.79	\$382,276	\$85,198	\$249,802	\$335,681	0.744	1,945	\$128.43	4017	11.1887	\$80,000	4017 GLENS,
4711-34-100-028	5394 BRIGHTON RD	08/14/24	\$405,000	\$405,000	\$174,900	43.19	\$419,781	\$124,022	\$280,978	\$334,191	0.841	1,700	\$165.28	4017	1.5281	\$80,000	4017 GLENS,
4711-34-103-004	5227 MILROY LN	08/02/24	\$545,000	\$545,000	\$296,300	54.37	\$648,098	\$127,102	\$417,898	\$588,696	0.710	3,219	\$129.82	4018	14.6181	\$80,000	4017 GLENS,
4711-34-103-014	5476 MYSTIC LAKE DR	03/19/24	\$661,000	\$661,000	\$249,400	37.73	\$606,823	\$83,162	\$577,838	\$591,707	0.977	3,082	\$187.49	4018	12.0509	\$80,000	4017 GLENS,
4711-34-201-006	5330 MYSTIC LAKE DR	10/26/23	\$436,500	\$436,500	\$204,300	46.80	\$480,871	\$107,948	\$328,552	\$421,382	0.780	2,732	\$120.26	4020	7.6350	\$80,000	4017 GLENS,
4711-34-201-010	5265 MYSTIC LAKE DR	11/20/24	\$525,000	\$525,000	\$249,500	47.52	\$549,963	\$115,000	\$410,000	\$491,484	0.834	2,774	\$147.80	4020	2.1843	\$115,000	4017 GLENS,
4711-34-201-022	5391 MOUNTAIN RD	10/02/23	\$445,000	\$445,000	\$202,300	45.46	\$483,556	\$80,000	\$365,000	\$455,995	0.800	2,396	\$152.34	4020	5.5605	\$80,000	4017 GLENS,
4711-34-401-097	5698 MOUNTAIN RD	05/06/24	\$585,000	\$585,000	\$257,100	43.95	\$568,932	\$84,696	\$500,304	\$547,159	0.914	3,058	\$163.60	4018	5.8315	\$80,000	4017 GLENS,
4711-34-401-101	5640 MOUNTAIN RD	06/07/23	\$485,000	\$485,000	\$183,100	37.75	\$483,914	\$80,000	\$405,000	\$456,400	0.887	2,172	\$186.46	4018	3.1328	\$80,000	4017 GLENS,
4711-34-401-110	5700 EGGERT PL	11/01/23	\$465,000	\$465,000	\$177,000	38.06	\$444,379	\$80,000	\$385,000	\$411,728	0.935	1,508	\$255.31	4018	7.9033	\$80,000	4017 GLENS,
4711-34-401-110	5700 EGGERT PL	11/27/24	\$477,000	\$477,000	\$203,600	42.68	\$444,379	\$80,000	\$397,000	\$411,728	0.964	1,508	\$263.26	4018	10.8178	\$80,000	4017 GLENS,
4711-34-401-117	5518 MOUNTAIN RD	07/27/23	\$555,000	\$555,000	\$184,900	33.32	\$553,567	\$81,403	\$473,597	\$533,519	0.888	2,546	\$186.02	4018	3.1635	\$80,000	4017 GLENS,
4711-35-101-019	5076 FOREST VIEW CT	11/02/23	\$458,000	\$458,000	\$199,000	43.45	\$490,994	\$100,874	\$357,126	\$440,814	0.810	1,768	\$201.99	4019	4.5899	\$80,000	4017 GLENS,
4711-35-101-027	5239 OLD HICKORY DR	10/15/24	\$362,000	\$362,000	\$145,900	40.30	\$436,199	\$80,000	\$282,000	\$402,485	0.701	1,997	\$141.21	4019	15.5404	\$80,000	4017 GLENS,
4711-35-102-010	5250 WASHAKIE TRL	05/05/23	\$451,000	\$451,000	\$161,700	35.85	\$432,187	\$80,276	\$370,724	\$397,640	0.932	2,150	\$172.43	4020	7.6260	\$80,000	4017 GLENS,
4711-35-102-021	6207 SUNDANCE TRL	05/17/24	\$450,000	\$450,000	\$187,800	41.73	\$451,066	\$80,000	\$370,000	\$419,284	0.882	2,886	\$128.21	4020	2.6406	\$80,000	4017 GLENS,
4711-35-102-024	6260 SUNDANCE TRL	05/31/24	\$420,000	\$420,000	\$168,300	40.07	\$377,017	\$83,235	\$336,765	\$331,957	1.014	1,885	\$178.66	4020	15.8432	\$80,000	4017 GLENS,
4711-35-102-042	6412 SUNDANCE TRL	09/18/24	\$490,000	\$490,000	\$238,800	48.73	\$531,242	\$80,000	\$410,000	\$509,878	0.804	2,494	\$164.39	4020	5.1937	\$80,000	4017 GLENS,
4711-35-102-046	6427 SUNDANCE TRL	08/07/23	\$421,000	\$421,000	\$184,900	43.92	\$438,660	\$81,808	\$339,192	\$403,223	0.841	2,184	\$155.31	4020	1.4849	\$80,000	4017 GLENS,
4711-35-102-052	5275 WASHAKIE TRL	06/12/23	\$390,000	\$390,000	\$167,900	43.05	\$398,510	\$82,192	\$307,808	\$357,421	0.861	2,210	\$139.28	4020	0.5139	\$80,000	4017 GLENS,
Totals:			\$9,361,500	\$9,361,500	\$3,976,700		\$9,622,414		\$7,564,584	\$8,842,371			\$168.38		0.0559		
					Sale. Ratio =>	42.48				E.C.F. =>	0.855		Std. Deviation	0.086507831			
					Std. Dev. =>	4.83				Ave. E.C.F. =>	0.856		Ave. Variance	6.9524	Coefficient of Var=>	8.121419494	

4017, 4018, 4019, 4020

2025 0.885

2026 0.855

OUTLIER

4711-35-101-023	5151 OLD HICKORY DR	03/25/24	\$200,000	\$200,000	\$171,800	85.90	\$442,401	\$80,000	\$120,000	\$409,493	0.293	1,738	\$69.04	4019	56.3006	\$80,000	4017 GLENS,
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2026 ECF ANALYSIS
4021 TIMBERVIEW

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	loor Ar	\$/Sq.Ft.	ECF Area .v. by Mean (Land Value	Land Table	
4711-33-101-010	4203 TIMBERVIEW DR	10/15/24	\$415,000	\$415,000	\$190,100	45.81	\$452,033	\$70,000	\$345,000	\$382,033	0.903	2,016	\$171.13	4021	2.8620	\$70,000	4021 TIMBEF
4711-33-101-014	4122 TIMBERVIEW DR	03/22/24	\$410,000	\$410,000	\$145,600	35.51	\$409,040	\$70,000	\$340,000	\$339,040	1.003	1,740	\$195.40	4021	7.1148	\$70,000	4021 TIMBEF
4711-33-102-018	4240 TIMBERVIEW DR	12/22/23	\$401,250	\$401,250	\$159,400	39.73	\$415,140	\$70,000	\$331,250	\$345,140	0.960	2,162	\$153.21	4021	2.8072	\$70,000	4021 TIMBEF
4711-33-102-033	4365 TIMBERVIEW DR	04/04/23	\$410,000	\$410,000	\$182,200	44.44	\$464,711	\$70,866	\$339,134	\$393,845	0.861	2,090	\$162.27	4021	7.0599	\$70,000	4021 TIMBEF
Totals:			\$1,636,250	\$1,636,250	\$677,300		\$1,740,924		\$1,355,384	\$1,460,058			\$170.50				
							Sale. Ratio =>	41.39			E.C.F. =>	0.928	Std. Deviation:		0.062325344		
							Std. Dev. =>	4.69			Ave. E.C.F. =>	0.932	Ave. Variance:		4.9610	Coefficient c	5.324732736

4021

2025 1.000

2026 0.930 (ROUNDED)

OUTLIERS

4711-33-101-011	4050 TIMBERVIEW DR	07/10/23	\$315,000	\$315,000	\$168,000	53.33	\$425,537	\$70,000	\$245,000	\$355,537	0.689	1,990	\$123.12	4021	24.2585	\$70,000	4021 TIMBEF
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2026 ECF ANALYSIS
4022 PINE CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area iv. by Mean (Land Value	Land Table	
4711-36-101-036	5547 LAKE RIDGE DR	12/06/23	\$1,750,000	\$1,750,000	\$708,000	40.46	\$1,748,396	\$417,383	\$1,332,617	\$1,929,004	0.691	5,830	\$228.58	4022	0.1416	\$400,000	4022 PINE CF
4711-36-101-036	5547 LAKE RIDGE DR	12/26/24	\$1,825,811	\$1,825,811	\$799,200	43.77	\$1,748,396	\$417,383	\$1,408,428	\$1,929,004	0.730	5,830	\$241.58	4022	4.0717	\$400,000	4022 PINE CF
4711-36-101-038	5611 LAKE RIDGE DR	11/15/24	\$1,650,000	\$1,650,000	\$651,800	39.50	\$1,441,579	\$410,045	\$1,239,955	\$1,494,977	0.829	4,189	\$296.00	4022	13.9999	\$400,000	4022 PINE CF
4711-36-101-068	5458 LAKE RIDGE DR	09/23/24	\$1,042,000	\$1,042,000	\$520,300	49.93	\$1,151,775	\$152,256	\$889,744	\$1,448,578	0.614	4,637	\$191.88	4022	7.5196	\$150,000	4022 PINE CF
4711-36-102-067	5457 RIVER RIDGE DR	06/12/24	\$1,450,000	\$1,450,000	\$682,600	47.08	\$1,457,843	\$161,632	\$1,288,368	\$1,878,567	0.686	5,221	\$246.77	4022	0.3590	\$150,000	4022 PINE CF
4711-36-102-068	5479 RIVER RIDGE DR	07/21/23	\$1,125,000	\$1,125,000	\$647,300	57.54	\$1,431,081	\$171,529	\$953,471	\$1,825,438	0.522	5,676	\$167.98	4022	16.7091	\$150,000	4022 PINE CF
4711-36-102-069	5495 RIVER RIDGE DR	04/29/24	\$1,075,000	\$1,075,000	\$484,500	45.07	\$1,044,411	\$155,928	\$919,072	\$1,287,657	0.714	3,331	\$275.91	4022	2.4340	\$150,000	4022 PINE CF
4711-36-102-088	5468 RIVER RIDGE DR	10/08/24	\$885,000	\$885,000	\$440,900	49.82	\$990,792	\$130,000	\$755,000	\$1,247,525	0.605	4,124	\$183.07	4022	8.4217	\$130,000	4022 PINE CF
4711-36-102-090	5467 HIDDEN PINES DR	09/15/23	\$805,000	\$805,000	\$349,700	43.44	\$812,008	\$130,698	\$674,302	\$987,406	0.683	2,700	\$249.74	4022	0.6513	\$130,000	4022 PINE CF
4711-36-102-105	5462 HIDDEN PINES DR	04/20/24	\$1,080,000	\$1,080,000	\$610,300	56.51	\$1,285,071	\$131,897	\$948,103	\$1,671,267	0.567	4,670	\$203.02	4022	12.2119	\$130,000	4022 PINE CF
4711-36-102-107	5383 RIVER RIDGE DR	06/01/23	\$870,000	\$870,000	\$459,500	52.82	\$1,007,365	\$137,642	\$732,358	\$1,260,468	0.581	4,048	\$180.92	4022	10.8395	\$130,000	4022 PINE CF
4711-36-203-112	5278 ARBOR BAY DR	06/18/24	\$1,400,000	\$1,400,000	\$558,200	39.87	\$1,200,353	\$401,148	\$998,852	\$1,158,268	0.862	2,846	\$350.97	4022	17.2952	\$400,000	4022 PINE CF
4711-36-203-120	5502 ARBOR BAY DR	07/22/24	\$1,825,000	\$1,825,000	\$913,400	50.05	\$1,934,200	\$435,141	\$1,389,859	\$2,172,549	0.640	6,325	\$219.74	4022	4.9679	\$400,000	4022 PINE CF
4711-36-203-123	5556 ARBOR BAY DR	08/15/23	\$1,880,000	\$1,880,000	\$778,400	41.40	\$1,810,382	\$422,342	\$1,457,658	\$2,011,652	0.725	6,085	\$239.55	4022	3.5192	\$400,000	4022 PINE CF
4711-36-203-139	5430 ARBOR BAY CT	02/12/25	\$1,100,000	\$1,100,000	\$499,400	45.40	\$1,095,919	\$193,979	\$906,021	\$1,307,159	0.693	3,708	\$244.34	4022	0.3707	\$130,000	4022 PINE CF
4711-36-301-156	5281 RIVER RIDGE DR	06/06/24	\$1,175,000	\$1,175,000	\$501,300	42.66	\$1,175,070	\$195,891	\$979,109	\$1,419,100	0.690	4,441	\$220.47	4022	0.0535	\$150,000	4022 PINE CF
4711-36-301-157	5259 RIVER RIDGE DR	08/13/24	\$1,200,000	\$1,200,000	\$545,900	45.49	\$1,169,380	\$157,343	\$1,042,657	\$1,466,720	0.711	4,014	\$259.76	4022	2.1461	\$150,000	4022 PINE CF
4711-36-301-169	5336 WYNDAM LN	04/18/23	\$750,000	\$750,000	\$432,300	57.64	\$961,567	\$133,795	\$616,205	\$1,199,670	0.514	3,652	\$168.73	4022	17.5770	\$130,000	4022 PINE CF
4711-36-301-203	7326 FOREST WAY	10/13/23	\$1,100,000	\$1,100,000	\$610,000	55.45	\$1,378,959	\$130,000	\$970,000	\$1,810,086	0.536	5,724	\$169.46	4022	15.3529	\$130,000	4022 PINE CF
4711-36-301-245	5929 HARTFORD WAY	06/23/23	\$1,550,000	\$1,550,000	\$581,400	37.51	\$1,335,669	\$407,284	\$1,142,716	\$1,345,486	0.849	3,852	\$296.66	4022	15.9881	\$400,000	4022 PINE CF
4711-36-301-246	5937 HARTFORD WAY	09/10/24	\$2,650,000	\$2,650,000	\$1,001,700	37.80	\$2,108,487	\$639,908	\$2,010,092	\$2,128,375	0.944	5,566	\$361.14	4022	25.5010	\$400,000	4022 PINE CF
4711-36-301-249	5961 HARTFORD WAY	08/02/24	\$1,600,000	\$1,600,000	\$714,500	44.66	\$1,630,027	\$401,977	\$1,198,023	\$1,779,783	0.673	4,518	\$265.17	4022	1.6286	\$400,000	4022 PINE CF
4711-36-301-282	5330 RIVER RIDGE DR	04/19/24	\$1,225,000	\$1,225,000	\$521,600	42.58	\$1,096,077	\$261,503	\$963,497	\$1,209,528	0.797	3,166	\$304.33	4022	10.7174	\$260,000	4022 PINE CF
Totals:			\$31,012,811	\$31,012,811	\$14,012,200		\$31,014,807		\$24,816,107	\$35,968,265			\$241.99	0.0529			
						Sale. Ratio =>	45.18			E.C.F. =>	0.690			Std. Deviator	0.112843284		
						Std. Dev. =>	6.28			Ave. E.C.F. =>	0.689			Ave. Variance	8.3686	Coefficient c	12.13863985

4022

2025 0.690

2026 0.690

2026 ECF ANALYSIS
4028 CHILSON HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Soldsd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v. by Mean	Land Value	Land Table		
4711-06-202-022	368 CHALMERS LN	08/27/24	\$290,000	\$290,000	\$118,800	40.97	\$280,876	\$65,773	\$224,227	\$165,464	1.355	960	\$233.57	4028	7.7645	\$65,000	4028 CHILSO
4711-06-202-029	424 VENTNOR CMNS	10/23/23	\$271,000	\$271,000	\$112,600	41.55	\$291,987	\$65,000	\$206,000	\$174,605	1.180	1,137	\$181.18	4028	9.7693	\$65,000	4028 CHILSO
4711-06-202-040	455 WAVERLY CMNS	06/08/23	\$260,000	\$260,000	\$103,000	39.62	\$278,532	\$65,000	\$195,000	\$164,255	1.187	1,200	\$162.50	4028	9.0321	\$65,000	4028 CHILSO
4711-06-202-041	467 WAVERLY CMNS	11/30/23	\$320,000	\$320,000	\$118,500	37.03	\$306,711	\$66,761	\$253,239	\$184,577	1.372	1,140	\$222.14	4028	9.4500	\$65,000	4028 CHILSO
4711-06-202-053	421 MONTCLAIR LN	08/05/24	\$305,000	\$305,000	\$126,300	41.41	\$306,211	\$68,938	\$236,062	\$182,518	1.293	960	\$245.90	4028	1.5868	\$65,000	4028 CHILSO
Totals:			\$1,446,000	\$1,446,000	\$579,200		\$1,464,317		\$1,114,528	\$871,419			\$209.06		0.1484		
						Sale. Ratio =>	40.06			E.C.F. =>	1.279	Std. Deviatio		0.090709465			
						Std. Dev. =>	1.89			Ave. E.C.F. =>	1.277	Ave. Variance		7.5206	Coefficient	5.886961643	

4028

2025 1.300

2026 1.279

2026 ECF ANALYSIS
4029 BIRKENSTOCK, 4031 HIDDEN PONDS, 4042 HIDDEN RIDGE, 4048 MUIRFIELD,
4050 GRAND RAVINES, 4052 TIMBERRIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean	Land Value	Land Table
4711-04-201-008	4750 EDINBURGH DR	06/29/23	\$725,000	\$725,000	\$288,500	39.79	\$779,411	\$111,939	\$613,061	\$878,253	0.698	3,268	\$187.60	4048	3.5705	\$110,000	4048 MUIRF
4711-06-200-050	2999 CHARANN DR	02/27/24	\$812,000	\$812,000	\$330,000	40.64	\$830,868	\$155,663	\$656,337	\$888,428	0.739	3,802	\$172.63	4042	0.5011	\$150,000	4042 HIDDEN
4711-06-200-088	3000 CHARANN DR	09/20/23	\$700,000	\$700,000	\$278,100	39.73	\$657,613	\$112,210	\$587,790	\$717,636	0.819	3,138	\$187.31	4042	8.5313	\$110,000	4042 HIDDEN
4711-06-203-002	2933 TURNING LEAF DR	10/17/23	\$712,000	\$712,000	\$296,100	41.59	\$760,210	\$123,290	\$588,710	\$838,053	0.702	2,366	\$248.82	4042	3.1278	\$110,000	4042 HIDDEN
4711-06-203-011	2756 TURNING LEAF DR	02/15/24	\$689,000	\$689,000	\$322,300	46.78	\$774,957	\$110,000	\$579,000	\$874,943	0.662	3,386	\$171.00	4042	7.1995	\$110,000	4042 HIDDEN
4711-12-202-022	1372 POND BLUFF WAY	07/02/24	\$560,000	\$560,000	\$250,100	44.66	\$592,442	\$91,103	\$468,897	\$659,657	0.711	2,832	\$165.57	4031	2.2932	\$80,000	4038 BIRKEN
4711-12-202-023	1340 POND BLUFF WAY	03/12/25	\$608,000	\$608,000	\$258,100	42.45	\$557,139	\$85,124	\$522,876	\$621,072	0.842	2,933	\$178.27	4031	10.8140	\$80,000	4038 BIRKEN
4711-12-402-003	7918 BIRKENSTOCK DR	08/14/23	\$475,000	\$475,000	\$175,900	37.03	\$452,225	\$103,590	\$371,410	\$458,730	0.810	2,287	\$162.40	4029	7.5896	\$80,000	4038 BIRKEN
4711-12-402-026	7826 SPRING TRACE RD	02/26/24	\$439,000	\$439,000	\$192,700	43.90	\$465,109	\$103,867	\$335,133	\$475,318	0.705	2,255	\$148.62	4029	2.8681	\$80,000	4038 BIRKEN
4711-12-402-045	7924 WINDHAVEN LN	05/31/23	\$455,000	\$455,000	\$191,400	42.07	\$485,135	\$82,713	\$372,287	\$529,503	0.703	2,332	\$159.64	4029	3.0664	\$80,000	4038 BIRKEN
4711-24-201-008	7879 DEBORA DR	06/06/24	\$695,000	\$695,000	\$300,400	43.22	\$762,381	\$117,045	\$577,955	\$849,126	0.681	3,348	\$172.63	4050	5.3105	\$115,000	4050 GRANE
Totals:			\$6,870,000	\$6,870,000	\$2,883,600		\$7,117,490		\$5,673,456	\$7,790,718			\$177.68		0.5519		
						Sale. Ratio =>	41.97				E.C.F. =>	0.728	Std. Deviatio		0.061076458		
						Std. Dev. =>	2.68				Ave. E.C.F. =>	0.734	Ave. Varianc		4.9884	Coefficient	6.798441141

4029, 4031, 4042, 4048, 4050, 4052

2025 **0.760**

2026 **0.728**

OUTLIERS

4711-06-203-012	2784 TURNING LEAF DR	02/09/24	\$689,000	\$689,000	\$334,400	48.53	\$805,668	\$110,000	\$579,000	\$915,353	0.633	3,224	\$179.59	4042	10.1209	\$110,000	4042 HIDDEN
4711-24-201-005	7927 DEBORA DR	06/12/24	\$700,000	\$700,000	\$252,500	36.07	\$577,583	\$120,112	\$579,888	\$601,936	0.963	2,135	\$271.61	4050	22.9621	\$115,000	4050 GRANE

2026 ECF ANALYSIS
4032 ROLLING RIDGE, 4040 RAVINES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area w. by Mean (Land Value	Land Table	
4711-05-102-008	3424 MARSHVIEW CT	09/11/24	\$311,600	\$311,600	\$154,700	49.65	\$334,633	\$72,026	\$239,574	\$291,786	0.821	1,519	\$157.72	4040	7.6345	\$70,000	4032 ROLLIN
4711-05-102-024	408 NATANNA DR	10/16/24	\$445,000	\$445,000	\$188,200	42.29	\$411,687	\$70,000	\$375,000	\$379,652	0.988	2,003	\$187.22	4040	9.0339	\$70,000	4032 ROLLIN
4711-05-102-044	3052 STILLRIVER DR	11/05/24	\$405,000	\$405,000	\$183,500	45.31	\$382,890	\$70,000	\$335,000	\$347,656	0.964	1,943	\$172.41	4040	6.6190	\$70,000	4032 ROLLIN
4711-05-102-050	3088 STILLRIVER DR	08/09/23	\$388,000	\$388,000	\$141,400	36.44	\$389,865	\$70,000	\$318,000	\$355,406	0.895	1,659	\$191.68	4040	0.2655	\$70,000	4032 ROLLIN
4711-05-102-076	3142 STILLRIVER DR	04/18/23	\$375,000	\$375,000	\$145,600	38.83	\$390,353	\$93,818	\$281,182	\$329,483	0.853	1,739	\$161.69	4040	4.4004	\$70,000	4032 ROLLIN
4711-05-201-016	3752 SNOWDEN LN	08/09/24	\$342,500	\$342,500	\$154,700	45.17	\$324,817	\$73,145	\$269,355	\$279,636	0.963	1,512	\$178.14	4032	6.5829	\$70,000	4032 ROLLIN
4711-05-201-022	3680 SNOWDEN LN	04/16/24	\$360,000	\$360,000	\$154,500	42.92	\$330,873	\$73,304	\$286,696	\$286,188	1.002	1,644	\$174.39	4032	10.4369	\$70,000	4032 ROLLIN
4711-05-201-056	3687 STRATTON LN	08/02/23	\$369,000	\$369,000	\$150,300	40.73	\$367,145	\$71,750	\$297,250	\$328,217	0.906	1,732	\$171.62	4032	0.8245	\$70,000	4032 ROLLIN
4711-05-201-057	3699 STRATTON LN	04/25/24	\$417,000	\$417,000	\$197,600	47.39	\$422,151	\$70,000	\$347,000	\$391,279	0.887	2,289	\$151.59	4032	1.0572	\$70,000	4032 ROLLIN
4711-05-201-079	3865 SNOWDEN LN	12/11/24	\$386,000	\$386,000	\$187,200	48.50	\$394,951	\$72,154	\$313,846	\$358,663	0.875	1,436	\$218.56	4032	2.2364	\$70,000	4032 ROLLIN
4711-05-201-085	3910 SUGARBUSH DR	10/30/23	\$339,400	\$339,400	\$161,100	47.47	\$367,935	\$73,383	\$266,017	\$327,280	0.813	1,560	\$170.52	4032	8.4596	\$70,000	4032 ROLLIN
4711-05-201-120	3697 SUGARBUSH DR	03/04/24	\$410,000	\$410,000	\$187,600	45.76	\$450,783	\$72,496	\$337,504	\$420,319	0.803	2,234	\$151.08	4032	9.4436	\$70,000	4032 ROLLIN

Totals:	\$4,548,500	\$4,548,500	\$2,006,400	44.11	\$4,568,083	\$3,666,424	\$4,095,563	0.895	\$173.89	0.2189	0.068949878	5.5829	6.22109193
			Sale. Ratio =>	44.11			E.C.F. =>	0.895	Std. Deviat		0.068949878		0.2189
			Std. Dev. =>	4.04			Ave. E.C.F. =>	0.897	Ave. Varianc		5.5829	Coefficient c	6.22109193

4032, 4040

2025 0.900

2026 0.895

OUTLIER

4711-05-201-109	3441 SNOWDEN LN	03/10/25	\$276,400	\$276,400	\$156,800	56.73	\$336,151	\$70,000	\$206,400	\$295,723	0.698	1,440	\$143.33	4032	19.9458	\$70,000	4032 ROLLIN
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2026 ECF ANALYSIS
4036 FOREST PONDS, 4037 WILLOW CREEK, 4038 PEBBLE CREEK, 4039 WOODLAND SPINGS
4045 LAKEWOOD KNOLL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sd	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area w. by Mean	Land Value	Land Table			
4711-02-301-035	5944 SHADOW PINES CT	10/28/24	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$232,300	47.42	\$531,870	\$70,000	\$419,900	\$513,189	0.818	2,495	\$168.30	4039	0.4590	\$70,000	4039 FOREST		
4711-02-301-071	930 CHEMUNG FOREST DR	09/15/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$202,800	47.05	\$526,917	\$70,000	\$361,000	\$507,686	0.711	2,302	\$156.82	4039	10.2557	\$70,000	4039 FOREST		
4711-04-301-021	4144 BROOKSTONE CT	10/16/24	\$435,900	WD	03-ARM'S LENGTH	\$435,900	\$161,500	37.05	\$425,027	\$79,944	\$355,956	\$383,426	0.928	1,650	\$215.73	4045	11.4730	\$65,000	4045 LAKEW		
4711-04-302-053	388 CLOVERVIEW LN	02/09/24	\$483,000	WD	03-ARM'S LENGTH	\$483,000	\$223,300	46.23	\$537,114	\$75,000	\$408,000	\$513,460	0.795	2,579	\$158.20	4045	1.9018	\$75,000	4045 LAKEW		
4711-04-302-058	468 CLOVERVIEW LN	09/07/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$159,900	41.00	\$427,262	\$78,300	\$311,700	\$387,736	0.804	1,976	\$157.74	4045	0.9729	\$65,000	4045 LAKEW		
4711-04-302-083	348 CONOVER CT	10/25/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$164,900	43.39	\$420,517	\$67,055	\$312,945	\$392,736	0.797	1,652	\$189.43	4045	1.6794	\$65,000	4045 LAKEW		
4711-04-302-086	312 CONOVER CT	07/12/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$199,000	39.80	\$507,110	\$91,222	\$408,778	\$462,098	0.885	2,344	\$174.39	4045	7.0986	\$65,000	4045 LAKEW		
4711-10-204-005	1267 WOODLAND SPRINGS DR	09/29/23	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$193,700	44.84	\$515,270	\$70,000	\$362,000	\$494,744	0.732	2,486	\$145.62	4039	8.1936	\$70,000	4039 FOREST		
4711-10-204-013	1369 CATHERINES WAY	02/28/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$235,400	42.80	\$540,595	\$70,000	\$480,000	\$522,883	0.918	2,578	\$186.19	4039	10.4359	\$70,000	4039 FOREST		
4711-11-101-008	6192 SHADETREE CT	06/30/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$173,300	36.48	\$488,110	\$70,000	\$405,000	\$464,567	0.872	2,142	\$189.08	4036	5.8153	\$70,000	4039 FOREST		
4711-11-101-044	6211 SHADETREE CT	09/25/24	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$189,300	52.15	\$419,219	\$70,000	\$293,000	\$388,021	0.755	1,827	\$160.37	4036	5.8514	\$70,000	4039 FOREST		
4711-11-101-049	6140 BLUE HERON DR	10/28/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$183,100	46.95	\$426,554	\$70,000	\$320,000	\$396,171	0.808	1,844	\$173.54	4036	0.5896	\$70,000	4039 FOREST		
4711-11-101-051	1417 FOREST PONDS DR	07/19/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$160,600	39.17	\$435,636	\$70,000	\$340,000	\$406,262	0.837	1,856	\$183.19	4036	2.3271	\$70,000	4039 FOREST		
4711-13-201-007	2140 CLAIBORNE CT	08/18/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$214,300	42.02	\$581,527	\$85,000	\$425,000	\$551,697	0.770	2,304	\$184.46	4038	4.3277	\$85,000	4038 BIRKEN		
4711-13-201-011	7818 CLAIBORNE DR	04/14/23	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$191,900	37.44	\$576,457	\$100,364	\$412,136	\$528,992	0.779	2,283	\$180.52	4038	3.4531	\$80,000	4038 BIRKEN		
4711-13-201-017	2196 ROLLING ROCK DR	05/24/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$209,200	40.23	\$560,585	\$87,348	\$432,652	\$525,819	0.823	2,388	\$181.18	4038	0.9188	\$85,000	4038 BIRKEN		
4711-13-201-058	2298 COBBLESTONE LN	09/11/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$212,000	40.77	\$569,885	\$118,203	\$401,797	\$501,869	0.801	2,448	\$164.13	4038	1.3026	\$80,000	4038 BIRKEN		
Totals:			\$7,792,300			\$7,792,300	\$3,306,500		\$8,489,655	\$6,449,864	\$7,941,355		0.812		\$174.64		0.1440				
							Sale. Ratio =>	42.43					E.C.F. =>	0.812	Std. Deviatio		0.060096381				
							Std. Dev. =>	4.32					Ave. E.C.F. =>	0.814	Ave. Variance		4.5327	Coefficient	5.570945713		

4036, 4037, 4038, 4039, 4045

2025 0.900

2026 0.812

OUTLIERS

4711-02-301-044	854 WEEPING WILLOW DR	09/24/24	\$476,000	WD	08-ESTATE	\$476,000	\$255,800	53.74	\$543,261	\$70,000	\$406,000	\$525,846	0.772	2,468	\$164.51	4039	4.1538	\$70,000	4039 FOREST
4711-04-302-069	4111 CAGNEY LN	05/20/24	\$435,000	WD	09-FAMILY	\$435,000	\$258,900	59.52	\$574,253	\$105,558	\$329,442	\$520,772	0.633	2,665	\$123.62	4045	18.1025	\$65,000	4045 LAKEW
4711-10-302-025	1171 WHITE WILLOW CT	02/19/24	\$289,500	WD	08-ESTATE	\$289,500	\$138,000	47.67	\$365,359	\$70,000	\$219,500	\$328,177	0.669	1,530	\$143.46	4037	14.4780	\$70,000	4039 FOREST
4711-13-201-034	2133 COBBLESTONE LN	01/06/25	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$237,800	61.77	\$520,519	\$80,000	\$305,000	\$489,466	0.623	2,570	\$118.68	4038	19.0499	\$80,000	4038 BIRKEN

2026 ECF ANALYSIS
4041 SHARP/MERROW, 4304 OLD HOMESTEAD, 4306 TRI LAKES LAKE FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ev. by Mean	(% lding Sl	Land Value	Land Table	
4711-22-100-012	5450 SHARP DR	05/31/24	\$1,115,000	\$1,115,000	\$353,800	31.73	\$852,474	\$311,904	\$803,096	\$473,769	1.695	1,885	\$426.05	4041	20.4133	BC	\$306,000	4306 TRI LAKES LAKE FRONT	
4711-22-202-021	3390 PINERIDGE LN	07/20/23	\$710,000	\$710,000	\$301,100	42.41	\$688,476	\$297,969	\$412,031	\$258,101	1.596	2,000	\$206.02	4306	10.5404	C	\$292,000	4306 TRI LAKES LAKE FRONT	
4711-22-302-184	4268 HIGHCREST DR	06/27/23	\$730,000	\$730,000	\$331,100	45.36	\$794,736	\$253,500	\$476,500	\$357,724	1.332	2,906	\$163.97	4306	15.8956	C	\$253,500	4306 TRI LAKES LAKE FRONT	
4711-22-302-188	4300 HIGHCREST DR	11/22/23	\$700,000	\$700,000	\$348,300	49.76	\$784,473	\$251,104	\$448,896	\$352,524	1.273	2,134	\$210.35	4306	21.7613	C	\$250,000	4306 TRI LAKES LAKE FRONT	
4711-27-100-037	5140 WILLOW GROVE LN	12/20/24	\$1,375,000	\$1,345,000	\$588,700	43.77	\$1,313,934	\$269,900	\$1,075,100	\$690,042	1.558	2,512	\$427.99	4306	6.7031	BC	\$269,900	4306 TRI LAKES LAKE FRONT	
Totals:			\$4,630,000	\$4,600,000	\$1,923,000		\$4,434,093		\$3,215,623	\$2,132,160			\$286.87		1.7163				
						Sale. Ratio =>	41.80							E.C.F. =>	1.508				
						Std. Dev. =>	6.68							Ave. E.C.F. =>	1.491	Ave. Variati	15.0627	Coefficient of \	10.1

4041, 4304, 4306

2025 1.141 (4041) 1.513 (4304, 4306)

2026 1.508

4711-22-302-054	3900 HIGHCREST DR	06/21/23	\$675,000	\$660,000	\$191,400	29.00	\$1,610,605	\$342,175	\$317,825	\$838,354	0.379	3,589	\$88.56	4306	111.1884	BC	\$334,000	4306 TRI LAKES LAKE FRONT
4711-27-103-063	4390 SKUSA DR	10/22/24	\$1,415,000	\$1,415,000	\$495,000	34.98	\$1,092,286	\$322,186	\$1,092,814	\$508,989	2.147	2,530	\$431.94	4306	214.7030	C	\$320,000	4306 TRI LAKES LAKE FRONT

2026 ECF ANALYSIS
4043 PARDEE/GALE/WEBSTER, 4300 LAKE CHEMUNG NON LF, 4301 W LK CHEMUNG NON LAKE FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area	lev. by Mean	9/10	Land Value	Land Table	
4711-03-303-005	758 S HUGHES RD	04/24/25	\$405,000	\$405,000	\$225,800	55.75	\$482,954	\$63,678	\$341,322	\$349,397	0.977	1,442	\$236.70	4300	26.6076	B	\$60,000	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-03-303-018	830 MAURY PL	07/13/23	\$340,000	\$340,000	\$125,100	36.79	\$340,156	\$60,000	\$280,000	\$233,463	1.199	1,584	\$176.77	4300	4.3634	C	\$60,000	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-10-201-065	1137 CHEMUNG DR	07/26/24	\$312,000	\$312,000	\$108,800	34.87	\$265,398	\$55,661	\$256,339	\$174,781	1.467	1,452	\$176.54	4300	22.3666	C	\$54,150	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-10-201-065	1137 CHEMUNG DR	03/14/25	\$343,000	\$343,000	\$108,800	31.72	\$265,398	\$55,661	\$287,339	\$174,781	1.644	1,452	\$197.89	4300	40.1031	C	\$54,150	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-10-201-071	1124 S HUGHES RD	02/03/25	\$325,000	\$325,000	\$184,700	56.83	\$391,722	\$118,954	\$206,046	\$227,307	0.906	1,931	\$106.70	4300	33.6498	CD	\$116,660	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-10-201-075	1197 CHEMUNG DR	11/05/24	\$331,500	\$331,500	\$118,800	35.84	\$288,877	\$53,982	\$277,518	\$195,746	1.418	1,296	\$214.13	4300	17.4781	C	\$52,820	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-10-202-004	1382 ELMHURST DR	03/14/25	\$209,000	\$209,000	\$77,900	37.27	\$186,343	\$81,569	\$127,431	\$87,312	1.459	748	\$170.36	4300	21.6530	CD	\$80,750	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-10-301-156	1530 WESTWOOD DR	06/04/24	\$235,000	\$235,000	\$98,800	42.04	\$226,143	\$66,268	\$168,732	\$133,229	1.266	700	\$241.05	4301	2.3514	RANCI	\$64,790	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-10-301-164	5312 DICKSON ST	07/31/23	\$265,000	\$265,000	\$108,500	40.94	\$270,573	\$48,783	\$216,217	\$184,825	1.170	1,136	\$190.33	4301	7.3118	C	\$47,500	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-10-301-213	5988 GLEN ECHO DR	04/11/24	\$208,500	\$208,500	\$81,300	38.99	\$233,769	\$102,695	\$105,805	\$109,228	0.969	770	\$137.41	4301	27.4307	C	\$102,695	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-10-301-214	5410 RIDGEMONT ST	06/23/25	\$285,000	\$285,000	\$140,100	49.16	\$311,702	\$95,380	\$189,620	\$180,268	1.052	1,227	\$154.54	4301	19.1089	C	\$95,380	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-11-302-042	1673 EDWIN DR	04/30/24	\$325,000	\$325,000	\$109,000	33.54	\$303,464	\$87,673	\$237,327	\$179,826	1.320	1,392	\$170.49	4300	7.6795	C	\$87,400	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-11-302-055	1670 EDWIN DR	08/19/25	\$289,900	\$289,900	\$142,400	49.12	\$296,538	\$49,214	\$240,686	\$206,103	1.168	1,296	\$185.71	4300	7.5173	C	\$47,500	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-11-302-056	1676 EDWIN DR	07/14/23	\$276,000	\$276,000	\$119,400	43.26	\$289,830	\$89,395	\$186,605	\$167,029	1.117	1,400	\$133.29	4300	12.5765	D	\$89,395	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-11-302-064	1637 WESTMORE DR	07/28/23	\$225,000	\$225,000	\$72,600	32.27	\$183,550	\$49,090	\$175,910	\$112,050	1.570	768	\$229.05	4300	32.6959	C	\$47,500	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-11-302-068	1611 S HUGHES RD	06/28/24	\$230,000	\$230,000	\$88,000	38.26	\$208,500	\$49,150	\$180,850	\$132,792	1.362	1,330	\$135.98	4300	11.8942	CD	\$47,500	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-11-302-071	1575 S HUGHES RD	06/28/23	\$240,000	\$240,000	\$108,300	45.13	\$262,047	\$88,574	\$151,426	\$144,561	1.047	1,036	\$146.16	4300	19.5476	C	\$80,750	4301 LAKE CHEMUNG NON LAKE FRONT	
4711-30-101-087	2105 WEBSTER PARK DR	05/19/23	\$278,000	\$278,000	\$93,800	33.74	\$278,923	\$50,414	\$227,586	\$180,354	1.262	1,092	\$208.41	4043	1.8917	C	\$50,000	4043 PARDEE/GALE/WEBSTER	
Totals:			\$5,122,900	\$5,122,900	\$2,112,100		\$5,085,887		\$3,856,759	\$3,173,052			\$178.42		2.7492				
											E.C.F. =>	1.215	Std. Deviation		0.214045				
											Ave. E.C.F. =>	1.243	Ave. Variance		17.5682	Coefficient of 1			14.1

4043, 4300, 4301

2025 1.267 (4043) 1.200 (4300, 4301)

2026 1.215

OUTLIERS

4711-10-202-004	1382 ELMHURST DR	08/13/24	\$122,500	\$122,500	\$77,900	63.59	\$186,343	\$81,569	\$40,931	\$87,312	0.469	748	\$54.72	4300	77.4174	CD	\$80,750	4301 LAKE CHEMUNG NON LAKE FRONT
4711-10-301-048	5655 E GRAND RIVER AVE	08/31/23	\$105,000	\$105,000	\$61,200	58.29	\$150,681	\$50,240	\$54,760	\$83,701	0.654	1,236	\$44.30	4301	58.8731	CD	\$47,500	4301 LAKE CHEMUNG NON LAKE FRONT
4711-11-302-042	1673 EDWIN DR	01/18/24	\$145,000	\$145,000	\$102,900	70.97	\$303,464	\$87,673	\$57,327	\$179,826	0.319	1,392	\$41.18	4300	92.4174	C	\$87,400	4301 LAKE CHEMUNG NON LAKE FRONT
4711-11-302-067	1605 S HUGHES RD	01/09/25	\$115,000	\$115,000	\$68,200	59.30	\$155,728	\$47,500	\$67,500	\$90,190	0.748	957	\$70.53	4300	49.4545	D	\$47,500	4301 LAKE CHEMUNG NON LAKE FRONT

2026 ECF ANALYSIS
4047 ALJOANN

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table	
4711-25-404-003	4897 ALJOANN RD	12/13/23	\$705,000	\$705,000	\$398,600	56.54	\$740,535	\$129,256	\$575,744	\$1,018,798	0.565	3,848	\$149.62	4047	0.4722	\$125,000	4022 PINE C	
4711-25-404-006	4793 ALJOANN RD	12/14/23	\$760,000	\$760,000	\$404,500	53.22	\$810,573	\$125,972	\$634,028	\$1,141,002	0.556	3,850	\$164.68	4047	0.4722	\$125,000	4022 PINE C	
Totals:			\$1,465,000	\$1,465,000	\$803,100		\$1,551,108		\$1,209,772	\$2,159,800			\$157.15		0.0267			
					Sale. Ratio =>	54.82						E.C.F. =>	0.560	Std. Deviation=>		0.006677917		
					Std. Dev. =>	2.34						Ave. E.C.F. =>	0.560	Ave. Variance=>		0.4722	Coefficient of Var=> 0.84261442	

4047

2025 0.600

2026 0.600 (ROUNDED)

2026 ECF ANALYSIS
4051 NORTHSORE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area w. by Mean (Land Value	Land Table	
4711-21-201-018	4988 OAK BLUFF CT	04/19/24	\$465,000	\$465,000	\$187,300	40.28	\$458,222	\$91,097	\$373,903	\$442,319	0.845	1,945	\$192.24	4051	0.7044	\$90,000	4051 NORTH
4711-21-201-024	5019 OAK BLUFF CT	02/26/25	\$519,000	\$519,000	\$197,600	38.07	\$461,919	\$90,000	\$429,000	\$448,095	0.957	2,436	\$176.11	4051	11.9106	\$90,000	4051 NORTH
4711-21-201-030	3192 LAKEWOOD SHORES DR	07/26/24	\$586,000	\$586,000	\$254,700	43.46	\$580,317	\$122,462	\$463,538	\$551,633	0.840	3,014	\$153.79	4051	0.2023	\$90,000	4051 NORTH
4711-21-201-035	4952 STILLMEADOW DR	08/08/24	\$500,000	\$500,000	\$199,900	39.98	\$476,924	\$90,000	\$410,000	\$466,174	0.880	2,202	\$186.19	4051	4.1221	\$90,000	4051 NORTH
4711-21-201-039	4894 STILLMEADOW DR	06/08/23	\$525,000	\$525,000	\$229,900	43.79	\$580,300	\$91,228	\$433,772	\$589,243	0.736	3,158	\$137.36	4051	10.2129	\$90,000	4051 NORTH
4711-21-201-044	3274 MACKENZIE CT	05/13/24	\$525,000	\$525,000	\$191,200	36.42	\$462,398	\$94,542	\$430,458	\$443,200	0.971	2,256	\$190.81	4051	13.2970	\$90,000	4051 NORTH
4711-21-201-049	4889 STILLMEADOW DR	09/29/23	\$485,000	\$485,000	\$164,900	34.00	\$449,796	\$90,000	\$395,000	\$433,489	0.911	2,206	\$179.06	4051	7.2931	\$90,000	4051 NORTH
4711-21-201-068	3579 LAKEWOOD SHORES DR	07/17/23	\$725,000	\$725,000	\$286,400	39.50	\$752,560	\$163,478	\$561,522	\$709,737	0.791	2,876	\$195.24	4051	4.7111	\$160,000	4051 NORTH
4711-21-201-070	3615 LAKEWOOD SHORES DR	06/07/24	\$849,900	\$849,900	\$405,700	47.74	\$876,469	\$192,380	\$657,520	\$824,204	0.798	3,545	\$185.48	4051	4.0515	\$160,000	4051 NORTH
4711-21-201-071	3633 LAKEWOOD SHORES DR	12/09/24	\$695,000	\$695,000	\$359,200	51.68	\$773,622	\$163,228	\$531,772	\$735,414	0.723	3,362	\$158.17	4051	11.5188	\$160,000	4051 NORTH
4711-21-201-076	3723 LAKEWOOD SHORES DR	10/21/24	\$700,000	\$700,000	\$310,200	44.31	\$656,080	\$161,993	\$538,007	\$595,286	0.904	3,317	\$162.20	4051	6.5500	\$160,000	4051 NORTH
4711-21-201-087	3618 LAKEWOOD SHORES DR	10/09/24	\$550,000	\$550,000	\$242,200	44.04	\$527,608	\$90,000	\$460,000	\$527,239	0.872	2,477	\$185.71	4051	3.4191	\$90,000	4051 NORTH
4711-21-201-100	3333 NICOLETTE DR	10/10/23	\$460,000	\$460,000	\$187,200	40.70	\$471,418	\$90,731	\$369,269	\$458,659	0.805	2,568	\$143.80	4051	3.3174	\$90,000	4051 NORTH
4711-21-201-101	3341 NICOLETTE DR	07/09/24	\$540,000	\$540,000	\$221,400	41.00	\$560,955	\$90,000	\$450,000	\$567,416	0.793	2,726	\$165.08	4051	4.5210	\$90,000	4051 NORTH
4711-21-201-106	3474 LAKEWOOD SHORES DR	01/14/25	\$515,000	\$515,000	\$239,500	46.50	\$515,247	\$94,190	\$420,810	\$507,298	0.830	2,371	\$177.48	4051	0.8766	\$90,000	4051 NORTH
4711-21-201-108	3438 LAKEWOOD SHORES DR	11/22/24	\$545,000	\$545,000	\$211,600	38.83	\$453,863	\$90,000	\$455,000	\$438,389	1.038	2,284	\$199.21	4051	19.9611	\$90,000	4051 NORTH
4711-21-201-116	4679 STILLMEADOW DR	04/07/23	\$455,000	\$455,000	\$189,300	41.60	\$502,870	\$90,000	\$365,000	\$497,434	0.734	2,407	\$151.64	4051	10.4513	\$90,000	4051 NORTH
4711-21-201-116	4679 STILLMEADOW DR	10/10/24	\$465,000	\$465,000	\$232,300	49.96	\$502,870	\$90,000	\$375,000	\$497,434	0.754	2,407	\$155.80	4051	8.4410	\$90,000	4051 NORTH
4711-21-204-008	4590 STILLMEADOW DR	10/31/24	\$615,000	\$615,000	\$292,700	47.59	\$617,332	\$90,000	\$525,000	\$635,340	0.826	2,257	\$232.61	4051	1.1950	\$90,000	4051 NORTH
4711-22-102-147	5326 EDGEWOOD SHORES DR	11/26/24	\$588,000	\$588,000	\$261,600	44.49	\$636,127	\$91,555	\$496,445	\$656,111	0.757	2,656	\$186.91	4051	8.1631	\$90,000	4051 NORTH
Totals:			\$11,307,900	\$11,307,900	\$4,864,800		\$11,316,897		\$9,141,016	\$11,024,112			\$175.74		0.9096		
						Sale. Ratio =>	43.02			E.C.F. =>	0.829	Std. Deviation=>		0.0858023			
						Std. Dev. =>	4.53			Ave. E.C.F. =>	0.838	Ave. Variance=>		6.7460	Coefficient c	8.047416805	

4051

2025 0.830

2026 0.829

OUTLIERS

4711-21-201-074	3687 LAKEWOOD SHORES DR	12/03/24	\$756,310	\$756,310	\$408,000	53.95	\$860,522	\$168,478	\$587,832	\$833,788	0.705	3,943	\$149.08	4051	13.3266	\$160,000	4051 NORTH
4711-21-203-007	3529 WOODRIDGE DR	07/24/23	\$1,150,000	\$1,150,000	\$330,000	28.70	\$835,566	\$96,933	\$1,053,067	\$889,919	1.183	2,667	\$394.85	4051	34.5049	\$90,000	4051 NORTH

**2026 ECF ANALYSIS
4101 VILLAS OF OAK POINTE**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	lsd. when Sold/Adj. S	Cur. Appraisal	and + Vari	Bldg. Residual	Cost Man. \$	E.C.F.	loor Arc	\$/Sq.Ft.	ECF Area	by Mean	ing	Land Valur	Land Table	
4711-27-301-010	4572 VILLA FRANCE DR	10/14/24	\$550,000	\$550,000	\$263,400	47.89	\$592,108	\$90,000	\$460,000	\$451,536	1.019	1,595	\$288.40	4101	6.3475	BC	\$90,000	4101 VILLAS OF OAK P
4711-27-301-016	4581 VILLA FRANCE DR	05/28/24	\$461,500	\$461,500	\$245,600	53.22	\$553,147	\$90,000	\$371,500	\$416,499	0.892	1,517	\$244.89	4101	19.0261	BC	\$90,000	4101 VILLAS OF OAK P
4711-27-301-017	4593 VILLA FRANCE DR	10/03/24	\$661,000	\$661,000	\$289,800	43.84	\$660,247	\$94,273	\$566,727	\$508,969	1.113	1,952	\$290.33	4101	3.1260	BC	\$90,000	4101 VILLAS OF OAK P
4711-27-301-052	5245 MORET CT	01/30/25	\$680,000	\$680,000	\$289,300	42.54	\$658,240	\$90,000	\$590,000	\$511,007	1.155	2,104	\$280.42	4101	7.2363	BC	\$90,000	4101 VILLAS OF OAK P
4711-27-301-074	4455 QUEBEC LN	09/07/23	\$615,000	\$615,000	\$249,500	40.57	\$645,952	\$90,000	\$525,000	\$499,957	1.050	2,025	\$259.26	4101	3.2129	BC	\$90,000	4101 VILLAS OF OAK P
4711-27-301-079	4487 QUEBEC LN	08/29/24	\$659,900	\$659,900	\$290,300	43.99	\$663,766	\$91,717	\$568,183	\$514,433	1.104	2,075	\$273.82	4101	2.2265	BC	\$90,000	4101 VILLAS OF OAK P
4711-27-301-084	5352 VERSAILLES AVE	12/02/24	\$692,000	\$692,000	\$280,100	40.48	\$654,493	\$96,109	\$595,891	\$502,144	1.187	2,000	\$297.95	4101	10.4474	BC	\$90,000	4101 VILLAS OF OAK P
4711-27-301-086	5324 VERSAILLES AVE	06/24/24	\$775,000	\$775,000	\$338,000	43.61	\$785,811	\$92,441	\$682,559	\$623,534	1.095	2,780	\$245.52	4101	1.2442	BC	\$90,000	4101 VILLAS OF OAK P
4711-27-301-095	5317 VERSAILLES AVE	10/28/24	\$630,000	\$630,000	\$276,800	43.94	\$623,627	\$90,000	\$540,000	\$479,880	1.125	2,562	\$210.77	4101	4.3061	BC	\$90,000	4101 VILLAS OF OAK P

Totals:	\$5,724,400	\$5,724,400	\$2,522,800		\$5,837,391		\$4,899,860	\$4,507,960				\$265.71		0.4716				
				Sale. Ratio =>	44.07			E.C.F. =>	1.087			Std. Deviat	0.08725					
				Std. Dev. =>	3.95			Ave. E.C.F. =>	1.082			Ave. Varian	6.3525	Coefficien	5.9			

4101

2025 1.112

2026 1.087

OUTLIERS

4711-27-301-004	4644 VILLA FRANCE DR	02/16/24	\$500,000	\$500,000	\$242,400	48.48	\$635,342	\$91,434	\$408,566	\$489,126	0.835	1,702	\$240.05	4101	24.6921	BC	\$90,000	4101 VILLAS OF OAK P
4711-27-301-021	4580 LEBLANC CT	10/27/24	\$650,000	\$650,000	\$254,100	39.09	\$584,722	\$93,860	\$556,140	\$441,423	1.260	1,517	\$366.61	4101	17.7661	BC	\$90,000	4101 VILLAS OF OAK P

**2026 ECF ANALYSIS
4102 COUNTRY CLUB MANORS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	id. when Sod/Adj. SiCur. Appraisal	Land + YardBldg. Residual	Cost Man. \$	E.C.F.	floor Are	\$/Sq.Ft.	ECF Area v. by Mean iding \$	Land Value	Land Table						
4711-28-408-014	4620 HUNTINGTON DR	04/16/24	\$485,000	\$485,000	\$202,300	41.71	\$448,395	\$90,000	\$395,000	\$484,318	0.816	1,954	\$202.15	4102	0.7586	B	\$90,000	4102 COUNTRY CLUB M	
4711-28-408-019	4664 HUNTINGTON DR	09/14/23	\$850,000	\$850,000	\$299,800	35.27	\$657,324	\$200,336	\$649,664	\$617,551	1.052	1,925	\$337.49	4102	22.8833	B	\$200,000	4102 COUNTRY CLUB M	
4711-28-408-023	4607 HUNTINGTON DR	05/29/24	\$564,900	\$564,900	\$248,100	43.92	\$556,979	\$90,000	\$474,900	\$631,053	0.753	2,282	\$208.11	4102	7.0615	B	\$90,000	4102 COUNTRY CLUB M	
4711-28-408-053	4619 ROUNDTREE DR	11/22/23	\$520,000	\$520,000	\$212,400	40.85	\$563,136	\$90,000	\$430,000	\$639,373	0.673	2,164	\$198.71	4102	15.0633	B	\$90,000	4102 COUNTRY CLUB M	
Totals:			\$2,419,900	\$2,419,900	\$962,600		\$2,225,834		\$1,949,564	\$2,372,295			\$236.61		0.1361				
					Sale. Ratio	39.78			E.C.F. =>	0.822			Std. Deviatio	0.1634					
					Std. Dev. =:	3.68			Ave. E.C.F. =>	0.823			Ave. Varianc	11.4417	Coefficient	13.9			
4102																			
						2025	0.740												
						2026	0.822												
OUTLIER																			
4711-28-408-038	4680 HUNTINGTON DR	03/31/25	\$844,000	\$844,000	\$251,000	29.74	\$553,147	\$110,000	\$734,000	\$598,847	1.226	2,523	\$290.92	4102	40.2521	B	\$110,000	4102 COUNTRY CLUB M	

2026 ECF ANALYSIS
4103 NORTH SHORE COMMONS, 4105 NORTH SHORE HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	land + Yarr	Bldg. Residual	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area	r. by Mean ding	Land Value	Land Table		
4711-21-202	4808 NEW HAVE	06/30/23	\$346,500	\$346,500	\$168,000	48.48	\$391,046	\$70,000	\$276,500	\$283,359	0.976	1,962	\$140.93	4103	10.3757	C	\$70,000	4103 NORTH SH
4711-21-202	3175 MACKENZI	08/21/23	\$355,663	\$355,663	\$149,700	42.09	\$366,932	\$70,000	\$285,663	\$262,076	1.090	1,512	\$188.93	4103	1.0451	C	\$70,000	4103 NORTH SH
4711-21-202	3187 MACKENZI	04/06/23	\$348,500	\$348,500	\$150,100	43.07	\$359,182	\$70,000	\$278,500	\$255,236	1.091	1,546	\$180.14	4103	1.1598	C	\$70,000	4103 NORTH SH
4711-21-202	4790 NEW HAVE	05/26/23	\$377,000	\$377,000	\$153,700	40.77	\$401,697	\$70,000	\$307,000	\$292,760	1.049	2,062	\$148.88	4103	3.0910	C	\$70,000	4103 NORTH SH
4711-21-202	4845 NEW HAVE	07/28/23	\$395,000	\$395,000	\$158,800	40.20	\$376,961	\$70,448	\$324,552	\$270,532	1.200	1,500	\$216.37	4103	12.0129	C	\$70,000	4103 NORTH SH
4711-22-101	5089 NORTHFIEL	08/15/23	\$375,000	\$375,000	\$159,700	42.59	\$411,140	\$70,483	\$304,517	\$300,668	1.013	1,746	\$174.41	4105	6.6749	C	\$70,000	4103 NORTH SH
4711-22-101	5108 NORTHFIEL	12/05/23	\$330,000	\$330,000	\$157,200	47.64	\$365,363	\$70,000	\$260,000	\$260,691	0.997	1,755	\$148.15	4105	8.2201	C	\$70,000	4103 NORTH SH
4711-22-101	5148 PENTWATE	09/07/23	\$465,000	\$465,000	\$191,700	41.23	\$451,572	\$70,424	\$394,576	\$336,406	1.173	1,788	\$220.68	4105	9.3366	C	\$70,000	4103 NORTH SH
4711-22-101	5100 PENTWATE	05/31/23	\$425,500	\$425,500	\$183,500	43.13	\$427,195	\$70,000	\$355,500	\$315,265	1.128	1,960	\$181.38	4105	4.8073	C	\$70,000	4103 NORTH SH

Totals:	\$3,418,163	\$3,418,163	\$1,472,400	\$3,551,088	\$2,786,808	\$2,576,993	\$177.76	0.1868
			Sale. Ratio =>	43.08	E.C.F. =>	1.081	Std. Devia	0.0779715
			Std. Dev. =>	2.92	Ave. E.C.F. =>	1.080	Ave. Varia	6.3026 Coefficient 5.8

4103, 4105

2025 1.133

2026 1.081

OUTLIERS

4711-21-202	4751 NEW HAVE	10/08/24	\$327,000	\$327,000	\$168,600	51.56	\$401,255	\$70,000	\$257,000	\$292,370	0.879	1,504	\$170.88	4103	20.0527	C	\$70,000	4103 NORTH SH
4711-21-202	4935 NEW HAVE	10/23/23	\$290,000	\$290,000	\$174,300	60.10	\$370,510	\$70,000	\$220,000	\$265,234	0.829	1,609	\$136.73	4103	25.0094	C	\$70,000	4103 NORTH SH
4711-21-202	4893 NEW HAVE	09/06/24	\$437,500	\$437,500	\$151,600	34.65	\$376,648	\$70,414	\$367,086	\$270,286	1.358	1,512	\$242.78	4103	27.8589	C	\$70,000	4103 NORTH SH

**2026 ECF ANALYSIS
4104 LAKE VILLAS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. S	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	l. by Mean	ding S	Land Value	Land Table	
4711-36-103-001	7490 PINE VISTA DR	06/10/24	\$605,000	\$605,000	\$281,700	46.56	\$645,894	\$90,000	\$515,000	\$694,868	0.741	2,713	\$189.83	4104	2.5664	B	\$90,000	4104 LAKE VILLAS AT PINE
4711-36-103-008	7434 PINE VISTA DR	03/06/25	\$685,000	\$685,000	\$308,600	45.05	\$707,990	\$90,000	\$595,000	\$772,488	0.770	2,571	\$231.43	4104	0.3426	B	\$90,000	4104 LAKE VILLAS AT PINE
4711-36-103-015	7368 PINE VISTA DR	04/02/24	\$600,000	\$600,000	\$292,300	48.72	\$694,101	\$92,210	\$507,790	\$752,364	0.675	2,569	\$197.66	4104	9.1887	B	\$90,000	4104 LAKE VILLAS AT PINE
4711-36-103-018	7336 PINE VISTA DR	07/31/24	\$525,000	\$525,000	\$239,200	45.56	\$560,184	\$90,000	\$435,000	\$587,730	0.740	2,024	\$214.92	4104	2.6677	B	\$90,000	4104 LAKE VILLAS AT PINE
4711-36-103-027	7357 PINE VISTA DR	06/27/24	\$825,000	\$825,000	\$294,200	35.66	\$762,937	\$115,949	\$709,051	\$808,735	0.877	2,553	\$277.73	4104	10.9928	B	\$115,000	4104 LAKE VILLAS AT PINE
4711-36-103-027	7357 PINE VISTA DR	12/11/24	\$775,000	\$775,000	\$294,200	37.96	\$762,937	\$115,949	\$659,051	\$808,735	0.815	2,553	\$258.15	4104	4.8103	B	\$115,000	4104 LAKE VILLAS AT PINE
4711-36-103-032	7397 PINE VISTA DR	05/31/24	\$750,000	\$750,000	\$320,300	42.71	\$731,809	\$116,356	\$633,644	\$769,316	0.824	2,523	\$251.15	4104	5.6833	B	\$115,000	4104 LAKE VILLAS AT PINE
4711-36-103-040	7224 PINE VISTA DR	04/03/23	\$625,000	\$625,000	\$279,200	44.67	\$707,827	\$90,000	\$535,000	\$772,284	0.693	2,569	\$208.25	4104	7.4062	B	\$90,000	4104 LAKE VILLAS AT PINE
Totals:			\$5,390,000	\$5,390,000	\$2,309,700		\$5,573,679		\$4,589,536	\$5,966,519			\$228.64		0.2402			
						Sale. Ratio =>	42.85				E.C.F. =>	0.769	Std. Deviat	0.0686				
						Std. Dev. =>	4.43				Ave. E.C.F. =>	0.767	Ave. Varian	5.4573	Coefficient	7.12		

4104

2025 0.800

2026 0.769

2026 ECF ANALYSIS
4200 PINE CREEK BROOKDALE/WOODWIND, 4209 HAMPTON, 4210 AUGUSTA, 4211 BROADMOOR
4212 COLONIAL, 4213 DORAL, 4214 SUNSEEKER, 4215 STRATFORD, 4216 FAIRWAYS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Are	\$/Sq.Ft.	ECF Area sv. by Mean (ding S	Land Value	Land Table		
4711-28-303-012	4823 FAIRWAYS DR	02/24/25	\$360,000	\$360,000	\$165,000	45.83	\$386,288	\$110,000	\$250,000	\$368,384	0.679	1,622	\$154.13	4216	5.9113 B	\$110,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-303-028	4963 FAIRWAYS DR	11/29/23	\$385,000	\$385,000	\$187,200	48.62	\$421,129	\$113,366	\$271,634	\$410,351	0.662	1,622	\$167.47	4216	7.5797 B	\$110,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-402-012	4782 PINE EAGLES DR	05/10/24	\$400,000	\$400,000	\$204,700	51.18	\$447,820	\$110,000	\$290,000	\$450,427	0.644	1,526	\$190.04	4210	9.3919 B	\$110,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-402-024	4704 PINE EAGLES DR	09/15/23	\$489,900	\$489,900	\$196,200	40.05	\$457,579	\$88,429	\$401,471	\$492,200	0.816	1,906	\$210.64	4213	7.7914 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-402-034	4665 PINE EAGLES DR	11/14/23	\$370,000	\$370,000	\$164,000	44.32	\$412,346	\$85,000	\$285,000	\$436,461	0.653	1,990	\$143.22	4212	8.4774 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-403-059	4564 GOLF VIEW DR	05/18/23	\$400,000	\$400,000	\$176,300	44.08	\$420,826	\$110,000	\$290,000	\$414,435	0.700	1,990	\$145.73	4212	3.8004 B	\$110,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-403-062	4556 GOLF VIEW DR	10/16/24	\$400,000	\$400,000	\$200,900	50.23	\$430,981	\$110,000	\$290,000	\$427,975	0.678	1,848	\$156.93	4211	6.0143 B	\$110,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-403-064	4552 GOLF VIEW DR	06/19/23	\$477,000	\$477,000	\$202,100	42.37	\$480,868	\$110,000	\$367,000	\$494,491	0.742	1,906	\$192.55	4213	0.4425 B	\$110,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-403-076	4532 GOLF VIEW DR	02/12/24	\$508,500	\$508,500	\$219,700	43.21	\$507,457	\$110,000	\$398,500	\$529,943	0.752	1,906	\$209.08	4213	1.4215 B	\$110,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-403-090	4561 GOLF VIEW DR	01/24/25	\$465,000	\$465,000	\$178,800	38.45	\$415,873	\$90,000	\$375,000	\$434,497	0.863	1,848	\$202.92	4211	12.5314 B	\$90,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-403-091	4563 GOLF VIEW DR	12/15/23	\$407,000	\$407,000	\$178,700	43.91	\$429,896	\$90,000	\$317,000	\$453,195	0.699	1,990	\$159.30	4212	3.8274 B	\$90,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-403-093	4549 GOLF VIEW DR	07/21/23	\$505,900	\$505,900	\$177,900	35.17	\$469,880	\$90,000	\$415,900	\$506,507	0.821	1,906	\$218.21	4213	8.3362 B	\$90,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-403-097	4535 GOLF VIEW DR	07/25/23	\$374,000	\$374,000	\$179,900	48.10	\$427,586	\$115,000	\$259,000	\$416,781	0.621	1,526	\$169.72	4210	11.6324 B	\$90,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-403-102	4596 GOLF VIEW DR	05/12/23	\$430,000	\$430,000	\$173,100	40.26	\$401,124	\$85,000	\$345,000	\$421,499	0.819	1,990	\$173.37	4212	8.0755 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-405-010	4526 GOLF VIEW DR	12/16/24	\$403,500	\$403,500	\$195,000	48.33	\$430,435	\$115,000	\$288,500	\$420,580	0.686	1,990	\$144.97	4212	5.1795 B	\$115,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-405-016	4512 GOLF VIEW DR	04/14/23	\$460,000	\$460,000	\$203,200	44.17	\$473,694	\$115,000	\$345,000	\$478,259	0.721	1,906	\$181.01	4213	1.6386 B	\$115,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-405-022	4490 GOLF VIEW DR	09/30/24	\$465,000	\$465,000	\$176,300	37.91	\$418,873	\$115,000	\$350,000	\$405,164	0.864	1,990	\$175.88	4212	12.6095 B	\$115,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-405-029	4514 OAK POINTE DR	10/22/24	\$510,000	\$510,000	\$188,600	36.98	\$465,184	\$115,000	\$395,000	\$466,912	0.846	1,906	\$207.24	4213	10.8231 B	\$115,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-405-032	4524 OAK POINTE DR	02/27/25	\$480,000	\$480,000	\$218,200	45.46	\$482,085	\$115,000	\$365,000	\$489,447	0.746	1,990	\$183.42	4212	0.7987 B	\$115,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-405-048	4465 GOLF VIEW DR	02/20/25	\$445,000	\$445,000	\$172,500	38.76	\$382,847	\$91,208	\$353,792	\$388,852	0.910	1,848	\$191.45	4211	17.2084 B	\$90,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-405-049	4467 GOLF VIEW DR	06/28/24	\$440,000	\$440,000	\$170,700	38.80	\$391,036	\$85,000	\$355,000	\$408,048	0.870	1,990	\$178.39	4212	13.2243 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-405-051	4458 GOLF VIEW DR	06/16/23	\$486,500	\$486,500	\$206,100	42.36	\$487,577	\$90,000	\$396,500	\$530,103	0.748	1,906	\$208.03	4213	1.0216 B	\$90,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-405-063	4475 GOLF VIEW DR	02/14/25	\$435,000	\$435,000	\$170,100	39.10	\$440,359	\$85,000	\$350,000	\$473,812	0.739	2,248	\$155.69	4215	0.0937 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-36-103-061	7554 WOODWIND CT	10/15/24	\$535,000	\$535,000	\$249,700	46.67	\$542,293	\$85,000	\$450,000	\$609,724	0.738	2,417	\$186.18	4200	0.0286 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-36-103-064	7570 WOODWIND CT	06/27/23	\$505,500	\$505,500	\$222,900	44.09	\$536,746	\$85,000	\$420,500	\$602,328	0.698	2,417	\$173.98	4200	3.9628 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-36-103-068	7559 WOODWIND CT	08/30/24	\$500,000	\$500,000	\$249,500	49.90	\$541,750	\$85,000	\$415,000	\$609,000	0.681	2,417	\$171.70	4200	5.6308 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-36-103-091	7548 BROOKDALE CT	04/04/24	\$475,000	\$475,000	\$241,700	50.88	\$565,649	\$85,000	\$390,000	\$640,865	0.609	2,011	\$193.93	4200	12.9201 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-36-103-093	7536 BROOKDALE CT	05/03/23	\$510,000	\$510,000	\$201,600	39.53	\$572,868	\$85,000	\$425,000	\$650,491	0.653	2,011	\$211.34	4200	8.4400 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
Totals:			\$12,622,800	\$12,622,800	\$5,470,600	43.34	\$12,841,049		\$9,854,797	\$13,430,728	0.734		\$180.59		0.4003		
					Sale. Ratio =>	43.34				E.C.F. =>	0.734		Std. Deviat	0.08326			
					Std. Dev. =>	4.57				Ave. E.C.F. =>	0.738		Ave. Variati	6.7433	Coefficient o	9.14	

4200, 4209, 4210, 4211, 4212, 4213, 4214, 4215, 4216

2025 0.750

2026 0.734

OUTLIER

4711-28-402-015	4762 PINE EAGLES DR	07/13/23	\$355,000	\$355,000	\$172,100	48.48	\$415,807	\$110,000	\$245,000	\$407,743	0.601	1,848	\$132.58	4211	13.6884 B	\$110,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-403-090	4561 GOLF VIEW DR	09/06/24	\$290,000	\$290,000	\$178,800	61.66	\$415,873	\$90,000	\$200,000	\$434,497	0.460	1,848	\$108.23	4211	27.7451 B	\$90,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-28-405-026	4509 GOLF VIEW DR	04/27/23	\$310,000	\$310,000	\$155,400	50.13	\$361,088	\$85,000	\$225,000	\$368,117	0.611	1,990	\$113.07	4212	12.6535 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-36-103-065	7575 WOODWIND CT	06/28/23	\$434,000	\$434,000	\$214,000	49.31	\$525,550	\$85,000	\$349,000	\$587,400	0.594	2,158	\$161.72	4200	14.3609 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-36-103-067	7563 WOODWIND CT	01/12/24	\$482,900	\$482,900	\$222,700	46.12	\$583,140	\$85,000	\$397,900	\$664,187	0.599	2,419	\$164.49	4200	13.8674 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-36-103-081	7608 BROOKDALE CT	02/16/24	\$415,000	\$415,000	\$207,800	50.07	\$554,095	\$85,000	\$330,000	\$625,460	0.528	2,011	\$164.10	4200	21.0141 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK
4711-36-103-096	7520 BROOKDALE CT	06/07/23	\$400,000	\$400,000	\$200,200	50.05	\$523,157	\$85,000	\$318,000	\$584,209	0.539	2,011	\$156.64	4200	53.9190 B	\$85,000	4203 ATTACHED CONDO OAK P/PINECREEK

2026 ECF ANALYSIS
4201 LAKE EDGEWOOD 1 1/2 STORY, 4205 LAKE EDGEWOOD RANCHES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. S Cur.	Appraisal and + Yr Bldg. Residua	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area v. by Mean	Building Style and Value	Land Table
4711-13-402 2763 BRECKENRID	10/04/24	\$335,000	\$335,000	\$156,500	46.72	\$347,723	\$55,857	\$279,143	\$355,934	0.784	1,583	\$176.34	4205 2.8451 EXTERIOR U \$55,000 4201 ATTACHED CONDO
4711-13-402 2823 BRECKENRID	11/01/24	\$375,000	\$375,000	\$165,800	44.21	\$348,263	\$55,000	\$320,000	\$357,638	0.895	1,900	\$168.42	4201 8.2054 INTERIOR UI \$55,000 4201 ATTACHED CONDO
4711-13-402 2795 MONTE VIST.	09/25/24	\$360,000	\$360,000	\$170,000	47.22	\$369,849	\$55,834	\$304,166	\$382,945	0.794	2,075	\$146.59	4201 1.8425 INTERIOR UI \$55,000 4201 ATTACHED CONDO
4711-13-402 7597 RADCLIFFE	06/28/24	\$329,000	\$329,000	\$149,500	45.44	\$332,062	\$56,225	\$272,775	\$336,387	0.811	1,576	\$173.08	4205 0.1808 EXTERIOR U \$55,000 4201 ATTACHED CONDO
4711-13-402 7579 RADCLIFFE	07/29/24	\$330,000	\$330,000	\$146,500	44.39	\$329,006	\$56,222	\$273,778	\$332,663	0.823	1,575	\$173.83	4205 1.0282 EXTERIOR U \$55,000 4201 ATTACHED CONDO
4711-13-402 7567 RADCLIFFE	03/17/25	\$380,000	\$380,000	\$146,500	38.55	\$341,895	\$58,697	\$321,303	\$345,363	0.930	1,576	\$203.87	4205 11.7628 EXTERIOR U \$55,000 4201 ATTACHED CONDO
4711-13-402 2959 BRECKENRID	11/15/24	\$352,000	\$352,000	\$179,100	50.88	\$374,826	\$55,834	\$296,166	\$389,015	0.761	2,075	\$142.73	4201 5.1382 EXTERIOR U \$55,000 4201 ATTACHED CONDO
4711-13-402 7698 GUNNISON C	10/12/23	\$345,000	\$345,000	\$144,100	41.77	\$353,011	\$59,933	\$285,067	\$357,412	0.798	1,739	\$163.93	4201 1.5119 INTERIOR UI \$55,000 4201 ATTACHED CONDO
4711-13-402 2861 E TELLURIDE	10/24/23	\$280,000	\$280,000	\$142,400	50.86	\$295,962	\$55,000	\$225,000	\$293,856	0.766	1,575	\$142.86	4205 4.7025 INTERIOR UI \$55,000 4201 ATTACHED CONDO
4711-13-402 3008 E TELLURIDE	04/07/23	\$310,000	\$310,000	\$138,800	44.77	\$324,805	\$59,127	\$250,873	\$323,998	0.774	1,583	\$158.48	4205 3.8400 INTERIOR UI \$55,000 4201 ATTACHED CONDO
4711-13-402 3056 W TELLURIDE	05/02/23	\$295,000	\$295,000	\$135,600	45.97	\$317,621	\$55,000	\$240,000	\$320,270	0.749	1,619	\$148.24	4205 6.3337 EXTERIOR U \$55,000 4201 ATTACHED CONDO
4711-13-402 2977 W TELLURIDE	05/08/24	\$360,000	\$360,000	\$154,900	43.03	\$338,944	\$56,751	\$303,249	\$344,138	0.881	1,583	\$191.57	4205 6.8479 INTERIOR UI \$55,000 4201 ATTACHED CONDO
4711-13-402 2990 W TELLURIDE	10/29/24	\$345,000	\$345,000	\$154,500	44.78	\$345,594	\$56,135	\$288,865	\$352,999	0.818	1,583	\$182.48	4205 0.5612 INTERIOR UI \$55,000 4201 ATTACHED CONDO
4711-13-402 2964 W TELLURIDE	07/19/23	\$320,000	\$320,000	\$141,300	44.16	\$341,790	\$55,000	\$265,000	\$349,744	0.758	1,583	\$167.40	4205 5.5008 EXTERIOR U \$55,000 4201 ATTACHED CONDO
4711-13-402 2956 W TELLURIDE	07/19/24	\$343,450	\$343,450	\$155,500	45.28	\$332,997	\$55,857	\$287,593	\$337,976	0.851	1,583	\$181.68	4205 3.8223 INTERIOR UI \$55,000 4201 ATTACHED CONDO
4711-13-402 2928 W TELLURIDE	02/15/24	\$354,050	\$354,050	\$141,300	39.91	\$357,973	\$55,000	\$299,050	\$369,479	0.809	1,583	\$188.91	4205 0.3323 EXTERIOR U \$55,000 4201 ATTACHED CONDO

Totals:	\$5,413,500	\$5,413,500	\$2,422,300	\$5,452,321	\$4,512,028	\$5,549,816	0.813	\$169.40	0.0299
			Sale. Ratio =>	44.75		E.C.F. =>	0.813	Std. Deviatio	0.05267
			Std. Dev. =>	3.28		Ave. E.C.F. =>	0.813	Ave. Varianc	4.0285 Coefficient 4.9568718

4201, 4205

2025 0.820

2026 0.813

OUTLIERS

4711-13-402 2827 MONTE VIST.	07/11/23	\$345,000	\$345,000	\$162,700	47.16	\$379,317	\$55,834	\$289,166	\$394,491	0.733	1,819	\$158.97	4201 7.9696 INTERIOR UI \$55,000 4201 ATTACHED CONDO
4711-13-402 2779 MONTE VIST.	04/04/23	\$299,900	\$299,900	\$160,900	53.65	\$378,264	\$55,834	\$244,066	\$393,207	0.621	1,819	\$134.18	4201 19.2000 EXTERIOR U \$55,000 4201 ATTACHED CONDO
4711-13-402 7690 GUNNISON C	10/02/23	\$310,000	\$310,000	\$148,500	47.90	\$362,404	\$58,309	\$251,691	\$370,848	0.679	1,739	\$144.73	4201 13.4014 EXTERIOR U \$55,000 4201 ATTACHED CONDO
4711-13-402 2967 W TELLURIDE	09/28/23	\$300,000	\$300,000	\$140,600	46.87	\$342,560	\$56,652	\$243,348	\$348,668	0.698	1,583	\$153.73	4205 11.4770 EXTERIOR U \$55,000 4201 ATTACHED CONDO

**2026 ECF ANALYSIS
4202 ARYSHIRE HIGHLANDS, 4206 HAMPTON RIDGE**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	loor Arc	\$/Sq.Ft.	ECF Area	% by Mean	Building Style	Land Value	Land Table	
4711-04-303-001	4007 HAMPTON RIDGE BLVD	03/12/25	\$217,900	\$217,900	\$100,300	46.03	\$212,283	\$45,000	\$172,900	\$157,665	1.097	1,228	\$140.80	4206	3.1616	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-003	4023 HAMPTON RIDGE BLVD	09/20/24	\$229,900	\$229,900	\$110,100	47.89	\$235,917	\$45,000	\$184,900	\$179,941	1.028	1,366	\$135.36	4206	3.7449	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-019	4101 HAMPTON RIDGE BLVD	02/19/25	\$210,000	\$210,000	\$100,400	47.81	\$212,283	\$45,000	\$165,000	\$157,665	1.047	1,228	\$134.36	4206	1.8490	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-024	4061 HAMPTON RIDGE BLVD	12/19/23	\$200,000	\$200,000	\$88,200	44.10	\$212,283	\$45,000	\$155,000	\$157,665	0.983	1,228	\$126.22	4206	8.1916	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-046	4179 HAMPTON RIDGE BLVD	02/28/25	\$227,000	\$227,000	\$111,300	49.03	\$235,917	\$45,000	\$182,000	\$179,941	1.011	1,366	\$133.24	4206	5.3565	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-049	4062 HAMPTON RIDGE BLVD	10/15/24	\$224,900	\$224,900	\$100,400	44.64	\$212,283	\$45,000	\$179,900	\$157,665	1.141	1,228	\$146.50	4206	7.6014	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-050	4070 HAMPTON RIDGE BLVD	08/29/23	\$230,000	\$230,000	\$101,500	44.13	\$248,173	\$45,000	\$185,000	\$191,492	0.966	1,539	\$120.21	4206	9.8912	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-054	4102 HAMPTON RIDGE BLVD	02/07/25	\$215,000	\$215,000	\$100,900	46.93	\$212,283	\$45,000	\$170,000	\$157,665	1.078	1,228	\$138.44	4206	1.3223	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-056	4090 HAMPTON RIDGE BLVD	07/17/24	\$232,000	\$232,000	\$117,900	50.82	\$250,607	\$45,000	\$187,000	\$193,786	0.965	1,539	\$121.51	4206	10.0028	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-065	4146 HAMPTON RIDGE BLVD	09/01/23	\$226,500	\$226,500	\$101,500	44.81	\$251,011	\$45,000	\$181,500	\$194,167	0.935	1,539	\$117.93	4206	13.0247	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-070	4126 HAMPTON RIDGE BLVD	01/03/24	\$230,000	\$230,000	\$95,600	41.57	\$233,079	\$45,000	\$185,000	\$177,266	1.044	1,366	\$135.43	4206	2.1379	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-071	4118 HAMPTON RIDGE BLVD	12/11/24	\$227,500	\$227,500	\$116,200	51.08	\$250,607	\$45,000	\$182,500	\$193,786	0.942	1,539	\$118.58	4206	12.3250	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-096	4165 KIRKWAY CT	08/06/24	\$218,000	\$218,000	\$100,900	46.28	\$212,283	\$45,000	\$173,000	\$157,665	1.097	1,228	\$140.88	4206	3.2250	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-097	4111 KIRKWAY CT	03/05/24	\$230,000	\$230,000	\$87,700	38.13	\$212,283	\$45,000	\$185,000	\$157,665	1.173	1,228	\$150.65	4206	10.8361	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-116	4087 KIRKWAY CT	04/12/24	\$244,000	\$244,000	\$112,700	46.19	\$238,519	\$45,000	\$199,000	\$182,393	1.091	1,528	\$130.24	4206	2.6040	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-119	4063 KIRKWAY CT	03/18/25	\$230,000	\$230,000	\$105,600	45.91	\$221,391	\$45,000	\$185,000	\$166,250	1.113	1,279	\$144.64	4206	4.7773	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-130	4241 HAMPTON RIDGE BLVD	07/10/23	\$240,000	\$240,000	\$98,300	40.96	\$238,519	\$45,000	\$195,000	\$182,393	1.069	1,528	\$127.62	4206	0.4110	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-149	4281 HAMPTON RIDGE BLVD	04/04/24	\$250,000	\$250,000	\$112,100	44.84	\$237,512	\$45,000	\$205,000	\$181,444	1.130	1,534	\$133.64	4206	6.4816	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-152	4248 HAMPTON RIDGE BLVD	09/16/24	\$243,000	\$243,000	\$112,100	46.13	\$237,512	\$45,000	\$198,000	\$181,444	1.091	1,534	\$129.07	4206	2.6236	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-159	4236 HAMPTON RIDGE BLVD	07/21/23	\$234,000	\$234,000	\$98,300	42.01	\$238,519	\$45,000	\$189,000	\$182,393	1.036	1,528	\$123.69	4206	2.8786	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-166	4284 HAMPTON RIDGE BLVD	04/12/24	\$255,000	\$255,000	\$113,700	44.59	\$240,742	\$45,000	\$210,000	\$184,488	1.138	1,528	\$137.43	4206	7.3274	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-168	4268 HAMPTON RIDGE BLVD	09/09/24	\$228,000	\$228,000	\$106,500	46.71	\$223,421	\$45,000	\$183,000	\$168,163	1.088	1,279	\$143.08	4206	2.3219	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-170	4280 HAMPTON RIDGE BLVD	07/21/23	\$244,000	\$244,000	\$98,800	40.49	\$239,725	\$45,000	\$199,000	\$183,530	1.084	1,534	\$129.73	4206	1.9283	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-189	4456 ASTER BLVD	03/29/24	\$259,000	\$259,000	\$99,200	38.30	\$240,742	\$45,000	\$214,000	\$184,488	1.160	1,528	\$140.05	4206	9.4956	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-192	4428 ASTER BLVD	07/25/24	\$220,000	\$220,000	\$106,500	48.41	\$223,421	\$45,000	\$175,000	\$168,163	1.041	1,279	\$136.83	4206	2.4353	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-196	4460 ASTER BLVD	06/28/23	\$252,500	\$252,500	\$99,200	39.29	\$240,742	\$45,000	\$207,500	\$184,488	1.125	1,528	\$135.80	4206	5.9723	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-199	733 ABBINGTON CT	03/11/25	\$212,000	\$212,000	\$106,300	50.14	\$222,898	\$45,000	\$167,000	\$167,670	0.996	1,279	\$130.57	4206	6.9007	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-206	769 ABBINGTON CT	06/14/24	\$254,900	\$254,900	\$113,100	44.37	\$239,725	\$45,000	\$209,900	\$183,530	1.144	1,534	\$136.83	4206	7.8674	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-208	753 ABBINGTON CT	11/15/24	\$250,000	\$250,000	\$113,700	45.48	\$240,742	\$45,000	\$205,000	\$184,488	1.111	1,528	\$134.16	4206	4.6172	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-213	697 ABBINGTON CT	06/20/24	\$250,000	\$250,000	\$113,700	45.48	\$240,742	\$45,000	\$205,000	\$184,488	1.111	1,528	\$134.16	4206	4.6172	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-215	713 ABBINGTON CT	12/14/23	\$249,000	\$249,000	\$98,800	39.68	\$239,725	\$45,000	\$204,000	\$183,530	1.112	1,534	\$132.99	4206	4.6527	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-223	637 ABBINGTON CT	04/04/24	\$260,000	\$260,000	\$113,100	43.50	\$239,725	\$45,000	\$215,000	\$183,530	1.171	1,534	\$140.16	4206	10.6462	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-227	669 ABBINGTON CT	12/11/24	\$210,000	\$210,000	\$106,500	50.71	\$223,421	\$45,000	\$165,000	\$168,163	0.981	1,279	\$129.01	4206	8.3820	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-228	673 ABBINGTON CT	11/01/23	\$220,000	\$220,000	\$93,300	42.41	\$223,421	\$45,000	\$175,000	\$168,163	1.041	1,279	\$136.83	4206	2.4353	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-234	4351 ASTER BLVD	08/08/23	\$216,000	\$216,000	\$93,000	43.06	\$223,421	\$45,000	\$171,000	\$168,163	1.017	1,279	\$133.70	4206	4.8140	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-242	605 ABBINGTON CT	11/20/23	\$230,000	\$230,000	\$99,200	43.13	\$240,742	\$45,000	\$185,000	\$184,488	1.003	1,528	\$121.07	4206	6.2236	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-34-101-001	5084 KINTYRE LN	05/01/23	\$199,900	\$199,900	\$80,100	40.07	\$202,115	\$45,000	\$154,900	\$148,082	1.046	1,494	\$103.68	4202	1.8968	C	\$45,000	4202 ATTACHED CONDO

Totals: \$8,570,000 \$8,570,000 \$3,826,700 \$8,548,734 \$6,905,000 \$6,487,968 \$132.57 0.0732
Sale. Ratio => 44.65 E.C.F. => 1.064 Std. Devia| 0.06551
Std. Dev. => 3.49 Ave. E.C.F. => 1.065 Ave. Varia| 5.5400 Coefficien 5.20183103

4202, 4206

2025 1.061
2026 1.064

RESOLD

4711-04-303-192	4428 ASTER BLVD	08/24/23	\$218,000	\$218,000	\$93,000	42.66	\$223,421	\$45,000	\$173,000	\$168,163	1.029	1,279	\$135.26	4206	3.6247	EXTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-206	769 ABBINGTON CT	05/01/23	\$240,000	\$240,000	\$98,800	41.17	\$239,725	\$45,000	\$195,000	\$183,530	1.062	1,534	\$127.12	4206	0.2512	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO

OUTLIERS

4711-04-303-005	4039 HAMPTON RIDGE BLVD	05/28/24	\$213,000	\$213,000	\$117,500	55.16	\$250,607	\$45,000	\$168,000	\$193,786	0.867	1,539	\$109.16	4206	19.8075	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-040	4183 HAMPTON RIDGE BLVD	04/10/23	\$192,000	\$192,000	\$97,100	50.57	\$236,190	\$45,000	\$147,000	\$180,198	0.816	1,366	\$107.61	4206	24.9240	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-098	4119 KIRKWAY CT	11/07/23	\$230,000	\$230,000	\$108,500	47.17	\$263,896	\$45,000	\$185,000	\$206,311	0.897	1,539	\$120.21	4206	16.8306	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO
4711-04-303-184	4404 ASTER BLVD	02/21/25	\$270,000	\$270,000	\$113,700	42.11	\$240,742	\$45,000	\$225,000	\$184,488	1.220	1,528	\$147.25	4206	15.4580	INTERIOR UNI	\$45,000	4202 ATTACHED CONDO

2026 ECF ANALYSIS
4203 COVINGTON GREEN

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area / by Mean	Building Style	Land Value	Land Table			
4711-03-304-013	671 OLDE IVY LN	08/23/23	\$320,000	\$320,000	\$136,300	42.59	\$344,688	\$56,249	\$263,751	\$379,525	0.695	2,043	\$129.10	4203	4.4198	INTERIOR UNIT	\$55,000	4201 ATTACHED CONDO	
4711-03-304-017	646 OLDE IVY LN	04/18/24	\$360,000	\$360,000	\$162,600	45.17	\$370,202	\$56,393	\$303,607	\$412,907	0.735	2,061	\$147.31	4203	0.3856	EXTERIOR UNIT	\$55,000	4201 ATTACHED CONDO	
4711-03-304-039	5399 IVY CT	05/26/23	\$353,000	\$353,000	\$144,900	41.05	\$352,071	\$59,672	\$293,328	\$384,736	0.762	1,460	\$200.91	4203	2.3267	EXTERIOR UNIT	\$55,000	4201 ATTACHED CONDO	
4711-03-304-048	5435 IVY CT	10/31/24	\$350,000	\$350,000	\$158,200	45.20	\$373,194	\$55,663	\$294,337	\$417,804	0.704	2,043	\$144.07	4203	3.4662	INTERIOR UNIT	\$55,000	4201 ATTACHED CONDO	
4711-03-304-051	5438 IVY CT	05/06/24	\$388,500	\$388,500	\$148,800	38.30	\$345,015	\$55,380	\$333,120	\$381,099	0.874	1,460	\$228.16	4203	13.4956	EXTERIOR UNIT	\$55,000	4201 ATTACHED CONDO	
4711-03-304-061	5396 IVY CT	06/19/24	\$320,000	\$320,000	\$156,000	48.75	\$358,422	\$55,380	\$264,620	\$398,739	0.664	1,912	\$138.40	4203	7.5507	INTERIOR UNIT	\$55,000	4201 ATTACHED CONDO	
Totals:			\$2,091,500	\$2,091,500	\$906,800		\$2,143,592		\$1,752,763	\$2,374,809		\$164.66		0.1083					
										Sale. Ratio =>	43.36			E.C.F. =>	0.738	Std. Deviat	0.0743		
										Std. Dev. =>	3.66			Ave. E.C.F. =>	0.739	Ave. Variar	5.2741	Coefficien'	7.135362829

4203

2025 0.760

2026 0.740 (ROUNDED)

**2026 ECF ANALYSIS
4204 THE KNOLLS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Std. when Sold/Adj. S	Cur. Appraisal	and + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	floor Area	\$/Sq.Ft.	ECF Area	% by Mean	Building Style	Land Value	Land Table	
4711-04-101-012	4406 WILLOW VIEW CT	06/30/23	\$223,500	\$223,500	\$96,800	43.31	\$226,235	\$45,000	\$178,500	\$179,618	0.994	1,376	\$129.72	4204	0.9314	INTERIOR UI	\$45,000	4202 ATTACHED CONDO
4711-04-101-013	4408 WILLOW VIEW CT	03/15/24	\$250,000	\$250,000	\$116,900	46.76	\$282,520	\$45,348	\$204,652	\$235,056	0.871	1,721	\$118.91	4204	11.3809	INTERIOR UI	\$45,000	4202 ATTACHED CONDO
4711-04-101-022	4604 WILLOW VIEW CT	03/31/25	\$285,000	\$285,000	\$122,100	42.84	\$260,256	\$45,000	\$240,000	\$213,336	1.125	1,574	\$152.48	4204	14.0527	INTERIOR UI	\$45,000	4202 ATTACHED CONDO
4711-04-101-027	4519 WILLOW VIEW CT	04/11/23	\$227,300	\$227,300	\$105,000	46.19	\$261,515	\$45,538	\$181,762	\$214,051	0.849	1,574	\$115.48	4204	13.5304	INTERIOR UI	\$45,000	4202 ATTACHED CONDO
4711-04-101-030	4459 WILLOW VIEW CT	01/05/24	\$280,000	\$280,000	\$125,000	44.64	\$290,908	\$45,000	\$235,000	\$243,715	0.964	1,247	\$188.45	4204	2.0216	EXTERIOR UI	\$45,000	4202 ATTACHED CONDO
4711-04-101-037	4419 WILLOW VIEW CT	09/06/24	\$240,000	\$240,000	\$127,300	53.04	\$271,474	\$45,276	\$194,724	\$224,180	0.869	1,574	\$123.71	4204	11.5855	INTERIOR UI	\$45,000	4202 ATTACHED CONDO
4711-04-101-053	469 LILLY VIEW CT	09/30/24	\$332,000	\$332,000	\$134,700	40.57	\$312,221	\$45,000	\$287,000	\$264,837	1.084	1,721	\$166.76	4204	9.9224	EXTERIOR UI	\$45,000	4202 ATTACHED CONDO
4711-04-101-065	445 LILLY VIEW CT	05/22/23	\$275,000	\$275,000	\$107,300	39.02	\$261,017	\$45,662	\$229,338	\$213,434	1.075	1,574	\$145.70	4204	9.0055	INTERIOR UI	\$45,000	4202 ATTACHED CONDO
4711-04-101-072	421 LILLY VIEW CT	10/31/23	\$332,500	\$332,500	\$143,900	43.28	\$334,940	\$46,183	\$286,317	\$286,181	1.000	1,721	\$166.37	4204	1.6015	EXTERIOR UI	\$45,000	4202 ATTACHED CONDO
4711-04-101-099	498 LILLY VIEW CT	06/30/23	\$311,000	\$311,000	\$123,200	39.61	\$309,556	\$45,000	\$266,000	\$262,196	1.015	1,721	\$154.56	4204	3.0048	EXTERIOR UI	\$45,000	4202 ATTACHED CONDO

Totals:	\$2,756,300	\$2,756,300	\$1,202,200	\$2,810,642	\$2,303,293	\$2,336,606	\$146.22	0.1284
			Sale. Ratio => 43.62			E.C.F. => 0.986	Std. Deviat 0.09663	
			Std. Dev. => 4.12			Ave. E.C.F. => 0.984	Ave. Variat 7.7037	Coefficien 7.8253

4204

2025 1.009

2026 0.986

RESOLD

4711-04-101-022	4604 WILLOW VIEW CT	02/16/24	\$267,500	\$267,500	\$111,900	41.83	\$260,256	\$45,000	\$222,500	\$213,336	1.043	1,574	\$141.36	4204	5.8497	INTERIOR UI	\$45,000	4202 ATTACHED CONDO
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OUTLIERS

4711-04-101-048	497 LILLY VIEW CT	09/23/24	\$215,000	\$215,000	\$128,600	59.81	\$270,527	\$45,000	\$170,000	\$223,515	0.761	1,721	\$98.78	4204	22.3885	INTERIOR UI	\$45,000	4202 ATTACHED CONDO
4711-04-101-011	4404 WILLOW VIEW CT	04/15/24	\$324,900	\$324,900	\$121,500	37.40	\$258,856	\$45,000	\$279,900	\$211,948	1.321	1,574	\$177.83	4204	33.6145	INTERIOR UI	\$45,000	4202 ATTACHED CONDO

**2026 ECF ANALYSIS
4207 SUMMERFIELD POINT**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold	sd./Adj. Sale	Cur. Appraisal	and + Yr	ldg. Residu	Cost Man. \$	E.C.F.	floor Are	\$/Sq.Ft.	ECF Area	r. by Mean	Building Styl	Land Value	
4711-04-401-010	4605 SUMMER RIDGE DR	09/06/24	\$325,000	\$325,000	\$129,600	39.88	\$304,773	\$46,226	\$278,774	\$342,901	0.813	1,714	\$162.65	4207	7.5194	INTERIOR UI	\$45,000	
4711-04-401-021	4685 SUMMER RIDGE DR	03/29/24	\$265,000	\$265,000	\$120,500	45.47	\$281,141	\$45,000	\$220,000	\$313,184	0.702	1,305	\$168.58	4207	3.5332	EXTERIOR UI	\$45,000	
4711-04-401-022	4689 SUMMER RIDGE DR	06/16/23	\$299,000	\$299,000	\$121,700	40.70	\$293,112	\$45,000	\$254,000	\$329,061	0.772	1,714	\$148.19	4207	3.4100	INTERIOR UI	\$45,000	
4711-04-401-041	4684 SUMMER RIDGE DR	11/14/24	\$265,000	\$265,000	\$130,500	49.25	\$294,831	\$45,381	\$219,619	\$330,836	0.664	1,305	\$168.29	4207	7.3962	EXTERIOR UI	\$45,000	
Totals:			\$1,154,000	\$1,154,000	\$502,300		\$1,173,857		\$972,393	\$1,315,981			\$161.93		0.1117			
						Sale. Ratio =	43.53				E.C.F. =>	0.739	Std. Deviatio		0.06717			
						Std. Dev. =>	4.38				Ave. E.C.F. =>	0.738	Ave. Varianc	5.4647	Coefficient	7.4068233		

4207

2025 0.754

2026 0.740 (ROUNDED)

2026 ECF ANALYSIS
4207 SUMMERFIELD POINT

Land Table
4202 ATTACHED CONDO

**2026 ECF ANALYSIS
4208 GENOA WOODS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + YardBldg. Residua	Cost Man. \$	E.C.F.	Floor Area: \$/Sq.Ft.	ECF Area ev. by Mean (%)	Building Style	Land Value	Land Table				
4711-10-303-010	1954 GENOA CIRCLE	05/06/24	\$389,900	\$389,900	\$165,800	42.52	\$392,489	\$55,000	\$334,900	\$444,064	0.754	1,394	\$240.24	4208	2.5148	INTERIOR UNIT	\$55,000	4201 ATTACHED
4711-10-303-027	1925 EGRET POINTE	11/07/24	\$378,000	\$378,000	\$191,200	50.58	\$414,882	\$55,518	\$322,482	\$472,847	0.682	1,394	\$231.34	4208	4.7021	INTERIOR UNIT	\$55,000	4201 ATTACHED
4711-10-303-078	1821 GENOA CIRCLE	05/31/23	\$349,900	\$349,900	\$146,900	41.98	\$353,476	\$55,000	\$294,900	\$392,732	0.751	1,394	\$211.55	4208	2.1873	INTERIOR UNIT	\$55,000	4201 ATTACHED
Totals:			\$1,117,800	\$1,117,800	\$503,900		\$1,160,847		\$952,282	\$1,309,643			\$227.71		0.1891			
						Sale. Ratio =>	45.08			E.C.F. =>	0.727	Std. Devial		0.040755				
						Std. Dev. =>	4.82			Ave. E.C.F. =>	0.729	Ave. Variat	3.1348	Coefficient of	4.29994663			

4208

2025 0.760

2026 0.730 (ROUNDED)

2026 ECF ANALYSIS
4217 CORTLAND

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	sd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	ldg. Residua	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	ev. by Mean (f	Building Style	Land Value	Land Table	
4711-14-203-013	6597 CORTLAND AVE	08/18/23	\$331,000	\$331,000	\$133,700	40.39	\$330,352	\$55,345	\$275,655	\$271,210	1.016	1,436	\$191.96	4217	0.8449	INTERIOR UNIT	\$55,000	4201 ATTACHED CONDO AREA 1
4711-14-203-030	6729 CORTLAND AVE	10/20/23	\$329,000	\$329,000	\$134,200	40.79	\$337,409	\$55,000	\$274,000	\$278,510	0.984	1,913	\$143.23	4217	4.1031	EXTERIOR UNIT	\$55,000	4201 ATTACHED CONDO AREA 1
4711-14-203-034	6711 CORTLAND AVE	06/21/24	\$380,000	\$380,000	\$162,900	42.87	\$361,753	\$55,000	\$325,000	\$302,518	1.074	1,913	\$169.89	4217	4.9479	INTERIOR UNIT	\$55,000	4201 ATTACHED CONDO AREA 1
Totals:			\$1,040,000	\$1,040,000	\$430,800		\$1,029,514		\$874,655	\$852,238		\$168.36		0.1466				
					Sale. Ratio	41.42			E.C.F. =>	1.026		Std. Deviatio	0.0458427					
					Std. Dev. =:	1.33			Ave. E.C.F. =	1.025		Ave. Varianc	3.2986	Coefficient of	3.218673903			

4217

2025 1.014

2026 1.026

2026 ECF ANALYSIS
4218 LANDINGS OF ROLLING RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	floor Are.	\$/Sq.Ft.	ECF Area v. by Mean	Building Style	Land Value	Land Table	
4711-05-101-009	3349 DEWDROP LN	03/22/24	\$345,000	\$345,000	\$136,200	39.48	\$322,769	\$56,661	\$288,339	\$248,699	1.159	1,400	\$205.96	4218	8.5268	C	\$55,000	4201 ATTACHED CONDO AREA 1
4711-05-101-011	3361 DEWDROP LN	08/21/24	\$350,000	\$350,000	\$142,800	40.80	\$308,590	\$55,311	\$294,689	\$236,709	1.245	1,394	\$211.40	4218	17.0820	C	\$55,000	4201 ATTACHED CONDO AREA 1
4711-05-101-016	3389 DEWDROP LN	07/12/24	\$362,500	\$362,500	\$150,500	41.52	\$326,358	\$56,520	\$305,980	\$252,185	1.213	1,711	\$178.83	4218	13.9195	C	\$55,000	4201 ATTACHED CONDO AREA 1
4711-05-101-021	3420 DEWDROP LN	06/07/24	\$297,500	\$297,500	\$141,800	47.66	\$311,241	\$55,276	\$242,224	\$239,220	1.013	1,394	\$173.76	4218	6.1562	C	\$55,000	4201 ATTACHED CONDO AREA 1
4711-05-101-023	3421 DEWDROP LN	12/12/23	\$318,000	\$318,000	\$127,900	40.22	\$322,602	\$55,441	\$262,559	\$249,683	1.052	1,394	\$188.35	4218	2.2552	C	\$55,000	4201 ATTACHED CONDO AREA 1
4711-05-101-034	3480 DEWDROP LN	04/22/24	\$300,000	\$300,000	\$152,800	50.93	\$331,552	\$55,364	\$244,636	\$258,120	0.948	1,711	\$142.98	4218	12.6359	C	\$55,000	4201 ATTACHED CONDO AREA 1
4711-05-101-043	585 SNOWFALL CT	01/03/25	\$312,500	\$312,500	\$159,400	51.01	\$343,363	\$55,000	\$257,500	\$269,498	0.955	1,394	\$184.72	4218	11.8641	C	\$55,000	4201 ATTACHED CONDO AREA 1
4711-05-101-047	573 SNOWFALL CT	03/05/25	\$306,400	\$306,400	\$149,200	48.69	\$321,876	\$55,000	\$251,400	\$249,417	1.008	1,394	\$180.34	4218	6.6169	C	\$55,000	4201 ATTACHED CONDO AREA 1
Totals:			\$2,591,900	\$2,591,900	\$1,160,600		\$2,588,351		\$2,147,327	\$2,003,531			\$183.29			0.2349		
				Sale. Ratio =>	44.78					E.C.F. =>	1.072	Std. Deviat		0.11622				
				Std. Dev. =>	5.00					Ave. E.C.F. =>	1.074	Ave. Varian		9.8821	Coefficient	9.200146839		

4218

2025 1.070

2026 1.072

2026 ECF ANALYSIS
4302 SUNRISE PARK LAKE FRONT 4307 W LK CHEMUNG LAKE FRONT 4309 LK CHEMUNG LAKE FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Sol./Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	floor Are	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Styl	Land Value	Land Table
4711-03-302-002	604 BLACK OAKS TRL	11/21/24	\$1,100,000	\$1,100,000	\$415,600	37.78	\$934,755	\$243,886	\$856,114	\$481,442	1.778	3,054	\$280.33	4309	28.7445	C	\$241,200	4300 LAKE CHEMUNG LAK
4711-09-201-068	821 SUNRISE PARK	06/28/24	\$317,800	\$317,800	\$125,800	39.58	\$306,464	\$172,017	\$145,783	\$93,691	1.556	1,122	\$129.93	4302	6.5209	D	\$171,200	4300 LAKE CHEMUNG LAK
4711-10-202-008	1366 ELMHURST DR	09/19/23	\$645,000	\$645,000	\$223,700	34.68	\$572,390	\$240,502	\$404,498	\$231,281	1.749	1,590	\$254.40	4307	25.8163	C	\$238,400	4300 LAKE CHEMUNG LAK
4711-10-202-009	1362 ELMHURST DR	08/30/23	\$373,000	\$373,000	\$165,100	44.26	\$422,827	\$230,000	\$143,000	\$134,374	1.064	1,092	\$130.95	4307	42.6592	CD	\$230,000	4300 LAKE CHEMUNG LAK
4711-10-301-190	5630 GLEN ECHO	03/01/24	\$359,900	\$359,900	\$162,200	45.07	\$365,715	\$169,400	\$190,500	\$136,805	1.392	1,680	\$113.39	4307	9.8290	D	\$169,400	4300 LAKE CHEMUNG LAK
4711-11-302-022	1776 S HUGHES RD	11/15/24	\$701,200	\$701,200	\$257,200	36.68	\$622,121	\$264,318	\$436,882	\$249,340	1.752	1,570	\$278.27	4309	26.1369	C	\$258,000	4300 LAKE CHEMUNG LAK
4711-11-305-023	6025 E GRAND RIVER	04/22/24	\$425,000	\$425,000	\$190,000	44.71	\$470,588	\$246,183	\$178,817	\$156,380	1.143	1,034	\$172.94	4309	34.7305	C	\$243,900	4300 LAKE CHEMUNG LAK
Totals:			\$3,921,900	\$3,921,900	\$1,539,600		\$3,694,860		\$2,355,594	\$1,483,313			\$194.32		9.7279			
						Sale. Ratio =>	39.26			E.C.F. =>	1.588	Std. Deviatio		0.29836				
						Std. Dev. =>	4.27			Ave. E.C.F. =>	1.491	Ave. Varianc		24.9196	Coefficient of V		16.71578	

4302, 4307, 4309

2025 1.435

2026 1.588

4711-11-302-014	1700 S HUGHES RD	09/20/24	\$370,000	\$370,000	\$185,600	50.16	\$452,738	\$207,753	\$162,247	\$170,721	0.950	1,372	\$118.26	4309	54.0422	C	\$207,600	4300 LAKE CHEMUNG LAK
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2026 ECF ANALYSIS
4303 TRI LAKES NON LAKE FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Std. when Sold	Sold/Adj. S	Sur. Appraisa	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	v. by Mean (Building Style	Land Value	Land Table	
4711-27-101-029	4055 ANCHOR LN	03/17/23	\$500,000	\$500,000	\$176,800	35.36	\$516,566	\$135,600	\$364,400	\$305,997	1.191	1,943	\$187.55	4303	15.0562	C	\$135,600	4303 TRI LAK	
4711-27-103-026	4391 SKUSA DR	10/23/24	\$290,000	\$290,000	\$109,300	37.69	\$250,932	\$54,000	\$236,000	\$158,178	1.492	1,020	\$231.37	4303	15.0562	C	\$54,000	4303 TRI LAK	
Totals:			\$790,000	\$790,000	\$286,100		\$767,498		\$600,400	\$464,175			\$209.46		4.7947				
					Sale. Ratio =>	36.22						E.C.F. =>	1.293	Std. Deviatio	0.212927				
					Std. Dev. =>	1.65						Ave. E.C.F. =>	1.341	Ave. Varianci	15.0562	Coefficient o	11.22407027		

4303

2025 1.245

2026 1.293

**2026 ECF ANALYSIS
4305 SUNRISE PARK NON LAKE FRONT**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area v. by Mean	lding \$	Land Value	Land Table		
4711-09-201-122	846 SUNRISE PARK	10/02/23	\$225,000	\$225,000	\$80,000	35.56	\$231,496	\$47,500	\$177,500	\$131,426	1.351	876	\$202.63	4305	4.7710	C	\$47,500	4301 LAKE CHEMUNG NON LAKE FRONT
4711-09-201-134	948 SUNRISE PARK	08/04/23	\$200,000	\$200,000	\$75,100	37.55	\$199,089	\$47,500	\$152,500	\$108,278	1.408	800	\$190.63	4305	1.0131	C	\$47,500	4301 LAKE CHEMUNG NON LAKE FRONT
4711-09-201-157	1088 SUNRISE PARK	09/10/24	\$195,000	\$195,000	\$82,000	42.05	\$175,689	\$49,163	\$145,837	\$90,376	1.614	840	\$173.62	4305	21.5392	C	\$47,500	4301 LAKE CHEMUNG NON LAKE FRONT
4711-09-201-241	890 SUNRISE PARK	10/07/24	\$160,400	\$160,400	\$76,900	47.94	\$166,217	\$70,775	\$89,625	\$68,173	1.315	590	\$151.91	4305	8.3610	C	\$70,775	4301 LAKE CHEMUNG NON LAKE FRONT
4711-09-201-242	1146 SUNRISE PARK	10/14/24	\$265,000	\$265,000	\$125,800	47.47	\$279,607	\$66,409	\$198,591	\$152,284	1.304	904	\$219.68	4305	9.4202	C	\$64,112	4301 LAKE CHEMUNG NON LAKE FRONT
Totals:			\$1,045,400	\$1,045,400	\$439,800		\$1,052,098		\$764,053	\$550,536		\$187.69		1.0449				
					Sale. Ratio =>	42.07						E.C.F. =>	1.388	Std. Deviation=		0.12712		
					Std. Dev. =>	5.62						Ave. E.C.F. =>	1.398	Ave. Variance=		9.0209	Coefficient t 6.45	

4305

2025 1.400

2026 1.388

OUTLIERS

4711-09-201-131	924 SUNRISE PARK	06/21/23	\$200,000	\$200,000	\$72,100	36.05	\$247,953	\$48,830	\$151,170	\$142,231	1.063	830	\$182.13	4305	33.5432	C	\$48,830	4301 LAKE CHEMUNG NON LAKE FRONT
4711-09-201-136	964 SUNRISE PARK	03/01/24	\$215,000	\$215,000	\$54,300	25.26	\$166,928	\$48,341	\$166,659	\$84,705	1.968	736	\$226.44	4305	56.9240	CD	\$47,500	4301 LAKE CHEMUNG NON LAKE FRONT

**2026 ECF ANALYSIS
4310 ROUND LAKE**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean (ilding St	Use Code	Land Value	Land Table	
4711-22-302-094	4440 CLIFFORD RD	09/27/24	\$462,000	\$462,000	\$156,200	33.81	\$448,022	\$189,000	\$273,000	\$193,012	1.414	1,406	\$194.17	4310	1.5847	C	ROUND LK WEI	\$189,000	4310 ROUND LA
4711-22-302-097	4410 CLIFFORD RD	09/13/24	\$475,000	\$475,000	\$175,600	36.97	\$447,969	\$218,700	\$256,300	\$170,841	1.500	1,452	\$176.52	4310	10.1650	C	ROUND LK WEI	\$218,700	4310 ROUND LA
4711-22-302-128	4057 HIGHCREST DR	09/25/23	\$795,000	\$795,000	\$287,100	36.11	\$850,239	\$230,909	\$564,091	\$461,498	1.222	1,511	\$373.32	4310	17.6268	BC	ROUND LK WEI	\$218,700	4310 ROUND LA
4711-22-302-134	4105 HIGHCREST DR	07/07/23	\$751,000	\$751,000	\$244,500	32.56	\$706,974	\$194,747	\$556,253	\$381,689	1.457	2,074	\$268.20	4310	5.8772	C	ROUND LK WEI	\$193,200	4310 ROUND LA
Totals:			\$2,483,000	\$2,483,000	\$863,400		\$2,453,204		\$1,649,644	\$1,207,040			\$253.05		3.1888				
						Sale. Ratio =>	34.77			E.C.F. =>	1.367	Std. Deviatio		0.1226219					
						Std. Dev. =>	2.04			Ave. E.C.F. =>	1.399	Ave. Varianci		8.8134 Coefficient o 6.3017					
<hr/>																			
4310																			
						2025	1.342												
						2026	1.367												
OUTLIER																			
4711-22-302-090	4476 CLIFFORD RD	10/16/24	\$615,100	\$615,100	\$171,700	27.91	\$448,499	\$186,018	\$429,082	\$195,589	2.194	2,128	\$201.64	4310	79.5216	C	ROUND LK WEI	\$184,800	4310 ROUND LA

**2026 ECF ANALYSIS
4402 AND 4403 RED OAKS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Lsd. when Sol	sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area:	\$/Sq.Ft.	ECF Area	iv. by Mean	Building Style	Land Value	Land Table
4711-03-401-029	693 RED OAKS DR	12/17/24	\$170,000	\$170,000	\$67,500	39.71	\$190,123	\$35,000	\$135,000	\$127,568	1.058	1,344	\$100.45	4403	15.5856	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-03-402-082	515 CHEYENNE TRL	07/03/24	\$165,000	\$165,000	\$48,400	29.33	\$146,116	\$39,019	\$125,981	\$88,073	1.430	1,344	\$93.74	4403	21.6300	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-03-402-098	5757 COMANCHE LN	07/21/23	\$135,000	\$135,000	\$53,900	39.93	\$169,935	\$41,322	\$93,678	\$105,767	0.886	1,140	\$82.17	4402	32.8414	SINGLE WIDE	\$35,000	4403 RED OAKS
4711-03-402-100	5725 COMANCHE LN	03/05/24	\$148,250	\$148,250	\$62,400	42.09	\$178,633	\$35,000	\$113,250	\$118,119	0.959	1,296	\$87.38	4403	25.5336	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-03-402-128	5836 IROQUOIS DR	11/10/23	\$201,000	\$201,000	\$52,500	26.12	\$161,522	\$35,000	\$166,000	\$104,048	1.595	1,668	\$99.52	4403	38.1309	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-03-402-171	410 CHEYENNE TRL	11/30/23	\$115,000	\$115,000	\$33,200	28.87	\$109,430	\$46,639	\$68,361	\$51,637	1.324	1,338	\$51.09	4403	10.9755	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-03-403-194	375 CHEYENNE TRL	09/16/24	\$130,000	\$130,000	\$49,800	38.31	\$144,330	\$35,838	\$94,162	\$89,220	1.055	1,456	\$64.67	4403	15.8726	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-03-403-194	375 CHEYENNE TRL	09/16/24	\$160,000	\$160,000	\$49,800	31.13	\$144,330	\$35,838	\$124,162	\$89,220	1.392	1,456	\$85.28	4403	17.7520	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-03-405-236	724 MENOMINEE DR	08/29/23	\$325,000	\$325,000	\$89,300	27.48	\$346,616	\$35,000	\$290,000	\$267,711	1.083	2,379	\$121.90	4403	13.0857	SFR	\$35,000	4403 RED OAKS
4711-03-405-239	640 MENOMINEE DR	03/01/24	\$120,000	\$120,000	\$31,800	26.50	\$94,056	\$35,000	\$85,000	\$48,566	1.750	1,456	\$58.38	4403	53.6090	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-10-203-007	1060 APPLE BLOSSOM DR	08/02/24	\$135,000	\$135,000	\$67,000	49.63	\$151,488	\$45,273	\$89,727	\$87,348	1.027	1,200	\$74.77	4403	18.6875	DOUBLE WIDE	\$45,000	4403 RED OAKS
4711-10-203-018	926 RED OAKS DR	09/01/23	\$125,000	\$125,000	\$47,700	38.16	\$143,442	\$35,000	\$90,000	\$89,179	1.009	1,388	\$64.84	4403	20.4910	DOUBLE WIDE	\$35,000	4403 RED OAKS

Totals:	\$1,929,250	\$1,929,250	\$653,300		\$1,980,021		\$1,475,321	\$1,266,458		\$82.02		4.9194						
			Sale. Ratio =>		33.86		E.C.F. =>		1.165		Std. Deviat	0.276291						
			Std. Dev. =>		7.53		Ave. E.C.F. =>		1.214		Ave. Variat	23.6829		Coefficient	19.50633632			

4402, 4403

**2025 1.216 MOBILE HOMES
1.164 SFR**

2026 1.165 COMBINED FOR 2026

OUTLIERS

4711-03-401-051	692 RED OAKS DR	05/26/23	\$78,000	\$78,000	\$17,900	22.95	\$43,754	\$35,000	\$43,000	\$7,199	5.973	0	#DIV/0!	4402	475.8928	D	\$35,000	4403 RED OAKS
4711-03-402-073	5839 CHIPPEWA DR	05/17/24	\$50,000	\$50,000	\$58,100	116.20	\$163,863	\$35,000	\$15,000	\$105,973	0.142	1,248	\$12.02	4403	107.2567	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-03-402-106	5689 CHIPPEWA DR	10/25/24	\$45,000	\$45,000	\$35,400	78.67	\$95,909	\$35,000	\$10,000	\$50,090	0.200	1,568	\$6.38	4403	101.4471	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-03-404-219	5786 AZTEC LN	07/06/23	\$60,000	\$60,000	\$49,700	82.83	\$147,063	\$35,000	\$25,000	\$92,157	0.271	1,081	\$23.13	4403	94.2837	DOUBLE WIDE	\$35,000	4403 RED OAKS
4711-10-203-027	727 RED OAKS DR	06/02/23	\$61,000	\$61,000	\$27,100	44.43	\$140,791	\$35,000	\$26,000	\$86,999	0.299	924	\$28.14	4402	29.8853	SINGLE WIDE	\$35,000	4403 RED OAKS

2026 ECF ANALYSIS
4404 SUBURBAN MOBILE HOME ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table	
4711-12-401-033	1625 SKYVIEW DR	05/05/23	\$60,000	\$60,000	\$26,700	44.50	\$63,076	\$20,000	\$40,000	\$42,990	0.930	732	\$54.64	4404	5.8650	\$20,000	4404 SUBURBAN MOBILE HOME ESTATES	
4711-12-401-037	1719 SKYVIEW DR	07/11/24	\$128,000	\$128,000	\$33,100	25.86	\$112,407	\$20,845	\$107,155	\$91,379	1.173	1,170	\$91.59	4404	18.3542	\$20,000	4404 SUBURBAN MOBILE HOME ESTATES	
4711-12-401-050	1604 GREENMEADOWS DR	09/27/23	\$175,000	\$175,000	\$70,400	40.23	\$199,360	\$22,220	\$152,780	\$176,786	0.864	1,242	\$123.01	4404	12.4892	\$20,000	4404 SUBURBAN MOBILE HOME ESTATES	
Totals:			\$363,000	\$363,000	\$130,200		\$374,843		\$299,935	\$311,156			\$89.75		2.5160			
						Sale. Ratio =>	35.87			E.C.F. =>	0.964	Std. Deviation=>		0.162366039				
						Std. Dev. =>	9.77			Ave. E.C.F. =>	0.989	Ave. Variance=>		12.2361	Coefficient of Var=>	12.37099135		
<hr/>																		
4404																		
							2025	1.002										
							2026	0.964										
<hr/>																		
OUTLIERS																		
4711-12-401-003	1730 SANDY SHORE	08/02/24	\$15,000	\$15,000	\$35,100	234.00	\$71,918	\$25,000	(\$10,000)	\$46,824	(0.214)	1,022	(\$9.78)	4404	120.2663	\$25,000	4404 SUBURBAN MOBILE HOME ESTATES	

2026 ECF ANALYSIS
4500 HOWELL, 4501 BRIGHTON, 4502 HARTLAND, 4503 PINCKNEY METES AND BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table
4711-01-200-003	274 S HACKER RD	10/26/23	\$291,400	\$291,400	\$119,800	41.11	\$354,604	\$77,857	\$213,543	\$263,569	0.810	1,449	\$147.37	4502	23,0157	\$77,300 4502 (47060) HARTI
4711-01-200-067	7534 GOLF CLUB RD	11/01/24	\$250,000	\$250,000	\$107,800	43.12	\$263,872	\$103,307	\$146,693	\$152,919	0.959	960	\$152.81	4502	8.1071	\$89,200 4502 (47060) HARTI
4711-01-400-038	730 DEADWOOD	07/21/23	\$425,000	\$425,000	\$216,800	51.01	\$501,899	\$74,089	\$350,911	\$407,438	0.861	2,595	\$135.23	4502	17.9094	\$68,795 4502 (47060) HARTI
4711-02-100-005	6152 GOLF CLUB RD	02/26/25	\$540,000	\$540,000	\$264,900	49.06	\$605,071	\$291,382	\$248,618	\$298,751	0.832	2,486	\$100.01	4502	20.8166	\$271,720 4502 (47060) HARTI
4711-03-100-009	5444 GOLF CLUB RD	06/20/23	\$290,000	\$290,000	\$129,900	35.76	\$251,944	\$75,000	\$168,518	\$103,706	1.276	1,536	\$139.97	4500	23.5471	\$75,000 4500 (47070) HOWE
4711-03-100-008	249 S HUGHES RD	02/15/24	\$295,000	\$295,000	\$129,900	41.03	\$314,436	\$74,861	\$220,139	\$228,167	0.965	1,671	\$131.74	4500	7.5540	\$73,100 4500 (47070) HOWE
4711-03-200-003	5600 GOLF CLUB RD	11/21/24	\$281,500	\$281,500	\$87,500	34.08	\$236,241	\$60,938	\$220,562	\$166,955	1.321	1,428	\$154.46	4502	28.0728	\$60,000 4502 (47060) HARTI
4711-03-200-003	5600 GOLF CLUB RD	11/01/23	\$249,000	\$249,000	\$80,100	32.17	\$236,241	\$60,938	\$188,062	\$166,955	1.126	1,428	\$131.70	4502	8.6065	\$60,000 4502 (47060) HARTI
4711-03-200-013	5920 GOLF CLUB RD	02/10/25	\$290,000	\$290,000	\$136,400	47.03	\$331,178	\$111,136	\$178,864	\$209,564	0.854	2,032	\$88.02	4502	18.6850	\$102,953 4502 (47060) HARTI
4711-03-200-016	5656 GOLF CLUB RD	06/23/23	\$497,000	\$497,000	\$265,900	53.50	\$608,054	\$54,432	\$442,568	\$527,240	0.839	2,516	\$175.90	4502	20.9951	\$54,150 4502 (47060) HARTI
4711-06-100-009	344 CHILSON RD	11/09/23	\$340,000	\$340,000	\$138,000	40.59	\$346,037	\$67,821	\$272,179	\$264,968	1.027	1,464	\$185.91	4500	1.3140	\$67,200 4500 (47070) HOWE
4711-06-200-028	95 CHILSON RD	03/21/25	\$295,000	\$295,000	\$110,000	37.29	\$251,622	\$55,000	\$240,000	\$187,259	1.282	1,300	\$184.62	4500	24.1291	\$55,000 4500 (47070) HOWE
4711-07-200-030	2889 BECK RD	01/09/25	\$380,000	\$380,000	\$192,000	50.53	\$442,045	\$169,858	\$210,142	\$259,206	0.811	2,072	\$101.42	4500	22.9704	\$161,317 4500 (47070) HOWE
4711-07-200-025	1544 CHILSON RD	03/17/25	\$300,000	\$300,000	\$107,900	35.97	\$237,202	\$72,500	\$227,500	\$156,859	1.450	960	\$236.98	4500	40.9990	\$72,500 4500 (47070) HOWE
4711-11-400-028	1930 S KELLOGG RD	08/15/24	\$625,000	\$625,000	\$264,400	42.30	\$631,082	\$81,918	\$543,082	\$523,013	1.038	2,420	\$224.41	4500	0.1985	\$80,000 4500 (47070) HOWE
4711-12-400-020	1452 S HACKER RD	12/21/23	\$549,000	\$549,000	\$191,400	34.86	\$496,665	\$78,400	\$470,600	\$398,348	1.181	2,627	\$179.14	4500	14.1024	\$72,960 4500 (47070) HOWE
4711-13-200-002	2550 S HACKER RD	04/09/24	\$350,000	\$350,000	\$137,900	39.40	\$310,845	\$81,430	\$268,570	\$218,490	1.229	1,476	\$181.96	4500	18.8851	\$70,000 4500 (47070) HOWE
4711-13-300-030	2900 OAK LANE TRL	06/06/24	\$499,900	\$499,900	\$201,600	40.33	\$483,980	\$76,904	\$422,996	\$387,691	1.091	3,363	\$125.78	4501	5.0707	\$75,800 4501 (47010) BRIGH
4711-13-300-053	7401 HERBST DR	03/14/24	\$327,000	\$327,000	\$101,300	30.98	\$282,445	\$60,857	\$266,143	\$211,036	1.261	1,750	\$152.08	4501	22.0769	\$60,000 4501 (47010) BRIGH
4711-14-300-012	2511 LITTLE SUNSET TRL	02/26/24	\$317,000	\$317,000	\$131,500	41.48	\$349,644	\$82,669	\$266,331	\$254,262	0.922	1,300	\$180.25	4501	11.8744	\$81,800 4501 (47010) BRIGH
4711-16-100-003	4260 SWEET RD	03/07/24	\$380,000	\$380,000	\$131,400	34.58	\$386,154	\$145,725	\$234,275	\$228,980	1.023	1,170	\$200.24	4500	1.7232	\$135,000 4500 (47070) HOWE
4711-16-100-016	4130 SWEET RD	01/09/24	\$413,402	\$413,402	\$142,800	34.50	\$397,140	\$119,500	\$397,140	\$264,419	1.112	1,400	\$209.93	4500	7.1144	\$119,500 4500 (47070) HOWE
4711-16-300-006	4141 CROOKED LAKE RD	12/23/24	\$550,000	\$550,000	\$253,100	46.02	\$563,461	\$216,188	\$333,812	\$330,736	1.009	2,047	\$163.07	4500	3.1057	\$200,000 4500 (47070) HOWE
4711-16-400-022	2786 FISHECK RD	11/06/23	\$590,000	\$590,000	\$170,100	28.83	\$633,135	\$172,435	\$461,565	\$438,762	0.952	2,372	\$176.04	4500	8.8667	\$130,600 4500 (47070) HOWE
4711-16-400-031	2935 SPRING HILL DR	06/05/24	\$255,000	\$255,000	\$113,400	44.47	\$273,170	\$70,000	\$185,000	\$203,170	0.911	1,650	\$112.12	4500	12.9789	\$70,000 4500 (47070) HOWE
4711-17-200-001	2482 S LATSON RD	10/03/24	\$850,000	\$850,000	\$393,600	46.31	\$1,003,280	\$229,827	\$620,173	\$736,622	0.842	3,105	\$199.73	4500	19.8441	\$173,246 4500 (47070) HOWE
4711-17-400-002	2620 S LATSON RD	05/25/23	\$440,000	\$440,000	\$131,800	29.95	\$470,462	\$155,027	\$284,973	\$300,414	0.949	1,871	\$152.31	4500	9.1756	\$135,000 4500 (47070) HOWE
4711-18-400-008	2777 ACORN LANE	06/09/23	\$350,000	\$350,000	\$161,400	46.11	\$399,889	\$94,263	\$255,737	\$291,072	0.879	1,585	\$161.35	4500	16.1754	\$93,100 4500 (47070) HOWE
4711-18-400-009	2833 ACORN LN	06/07/24	\$472,000	\$472,000	\$217,900	46.17	\$473,835	\$111,990	\$360,010	\$344,614	1.045	2,621	\$137.36	4500	0.4319	\$85,300 4500 (47070) HOWE
4711-19-300-013	3838 KIPLING CIR	01/08/24	\$845,000	\$845,000	\$376,600	44.57	\$952,456	\$160,409	\$684,591	\$754,331	0.908	2,517	\$271.99	4500	13.2809	\$135,100 4500 (47070) HOWE
4711-19-301-010	2318 PARDEE RD	11/29/23	\$280,000	\$280,000	\$113,800	40.64	\$303,416	\$83,236	\$196,764	\$209,695	0.938	1,326	\$148.39	4500	10.2023	\$79,100 4500 (47070) HOWE
4711-20-400-005	3860 S LATSON RD	12/17/24	\$250,000	\$250,000	\$115,600	46.24	\$252,187	\$72,413	\$171,587	\$171,213	1.037	1,080	\$164.43	4500	0.3130	\$70,000 4500 (47070) HOWE
4711-21-300-014	4460 SEIM	02/28/25	\$850,000	\$850,000	\$355,500	41.62	\$790,453	\$221,288	\$628,712	\$542,062	1.160	2,007	\$313.26	4500	11.9496	\$200,000 4500 (47070) HOWE
4711-21-300-021	4010 SEIM RD	04/28/23	\$275,000	\$275,000	\$113,200	41.16	\$293,342	\$63,700	\$211,300	\$218,707	0.966	1,488	\$142.00	4500	7.4222	\$63,700 4500 (47070) HOWE
4711-24-200-045	2447 SPRING GROVE DR	10/06/23	\$545,000	\$545,000	\$245,300	45.38	\$590,894	\$84,600	\$460,400	\$482,185	0.955	2,586	\$178.04	4501	8.5536	\$84,600 4501 (47010) BRIGH
4711-26-300-020	6399 BRIGHTON RD	12/01/23	\$380,500	\$380,500	\$145,400	38.21	\$367,793	\$77,723	\$302,777	\$276,257	1.096	2,060	\$146.98	4501	5.5641	\$70,000 4501 (47010) BRIGH
4711-26-300-047	4851 BRIGHTON OAKS TRL	09/20/24	\$609,000	\$609,000	\$223,300	36.72	\$496,278	\$80,000	\$529,000	\$396,455	1.334	2,232	\$237.01	4501	29.3968	\$80,000 4501 (47010) BRIGH
4711-29-400-036	3580 E COON LAKE	05/02/24	\$464,500	\$464,500	\$160,600	34.57	\$400,046	\$97,816	\$366,684	\$287,338	1.274	1,889	\$194.12	4500	23.3568	\$76,000 4500 (47070) HOWE
4711-31-100-002	2488 BRIGHTON RD	01/28/25	\$345,000	\$345,000	\$154,300	44.72	\$339,387	\$91,294	\$253,706	\$236,279	1.074	2,080	\$121.97	4500	3.3399	\$88,000 4500 (47070) HOWE
4711-31-400-006	2829 E SCHAFFER RD	09/27/24	\$410,000	\$410,000	\$159,400	38.88	\$409,660	\$221,613	\$188,387	\$179,992	1.052	1,242	\$151.68	4503	1.1542	\$158,933 4503 (47080) PINCK
4711-32-100-014	5400 RICHARDSON RD	06/17/24	\$429,000	\$429,000	\$239,600	55.85	\$516,260	\$80,600	\$348,400	\$414,914	0.840	2,698	\$129.13	4500	20.0665	\$80,600 4500 (47070) HOWE
4711-32-200-012	3598 BRIGHTON RD	03/14/25	\$475,000	\$475,000	\$218,700	46.04	\$484,247	\$102,258	\$372,747	\$363,804	1.025	2,086	\$178.69	4500	1.5774	\$100,000 4500 (47070) HOWE
4711-32-200-035	5133 RICHARDSON RD	09/05/23	\$492,000	\$492,000	\$175,000	35.57	\$431,167	\$80,000	\$412,000	\$311,588	1.243	1,966	\$209.56	4500	20.2151	\$80,000 4500 (47070) HOWE
4711-32-200-039	5234 KING RD	06/14/24	\$670,000	\$670,000	\$276,400	41.25	\$595,962	\$80,755	\$589,245	\$490,673	1.201	3,517	\$167.54	4500	16.0534	\$77,087 4500 (47070) HOWE
4711-33-100-013	5107 KING RD	10/29/24	\$385,000	\$385,000	\$131,800	34.23	\$362,439	\$81,633	\$303,367	\$267,434	1.134	1,537	\$197.38	4501	9.4004	\$73,500 4501 (47010) BRIGH
4711-33-200-032	4674 BRIGHTON RD	10/04/24	\$704,040	\$704,040	\$364,200	51.73	\$771,284	\$80,652	\$623,388	\$657,745	0.948	2,036	\$306.18	4501	9.2591	\$73,600 4501 (47010) BRIGH
4711-33-300-018	4177 RICHMAN FARMS DR	07/05/23	\$805,000	\$805,000	\$382,100	47.47	\$889,536	\$149,586	\$655,414	\$704,714	0.930	3,807	\$172.16	4503	11.0314	\$135,000 4503 (47080) PINCK
4711-33-400-011	5899 CHILSON RD	01/31/25	\$689,900	\$689,900	\$356,100	51.62	\$761,102	\$107,500	\$582,400	\$622,478	0.936	2,408	\$241.86	4503	10.4741	\$107,500 4503 (47080) PINCK
4711-34-200-010	5804 BRIGHTON RD	08/16/24	\$521,000	\$521,000	\$208,300	39.98	\$474,324	\$75,100	\$445,900	\$380,213	1.173	2,202	\$202.50	4501	13.2406	\$75,100 4501 (47010) BRIGH
4711-35-200-006	6790 BRIGHTON RD	12/30/24	\$331,350	\$331,350	\$146,600	44.24	\$331,057	\$171,373	\$259,977	\$247,318	1.051	1,334	\$194.89	4501	1.0828	\$70,000 4501 (47010) BRIGH
4711-35-300-012	6297 WAGON DR	06/09/23	\$925,000	\$925,000	\$389,300	42.09	\$936,449	\$151,033	\$773,967	\$748,015	1.035	3,401	\$227.57	4501	0.5662	\$108,250 4501 (47010) BRIGH
4711-36-300-009	5981 BAUER RD	12/07/23	\$950,000	\$950,000	\$421,900	44.41	\$1,050,967	\$136,833	\$813,167	\$870,604	0.934	3,407	\$238.68	4501	10.6330	\$132,400 4501 (47010) BRIGH
Totals:			\$24,323,492	\$24,323,492	\$10,279,600		\$24,933,319		\$18,745,830	\$18,443,634	1.016		\$176.11		2.3972	
					Sale. Ratio =>	42.26			E.C.F. =>	1.040		Std. Deviation=>	0.1559291			
					Std. Dev. =>	6.35			Ave. E.C.F. =>		Ave. Variance=>	12.6073	Coefficient of Var=>			
						2025									1.050	