

ECFs for 2025 Database

2 Year Sale Window: April 1st 2022 through March 31st, 2024.

Land rates must be reviewed before ECF calcs.

Class	ECF Table	Name / Description	Parcels in ECF Area	# of Sales	Old ECF	Indicated ECF	New ECF	2024 Total Assessment	Total Adjustment	% Change	Notes:
101	AG	Agricultural	294	-	1.001	1.066	1.066	\$121,292,200	\$408,600	0.34%	No sales in 2 year timeframe. Consider county-wide sales.
201	COM	Commercial	68	5	1.080	1.189	1.189	\$71,470,700	\$6,410,900	8.97%	Used sale-indicated ECF. County has mult rates & uses 1.170 for general com (supports).
301	IND	Industrial	45	-	0.932	1.115	1.115	\$28,843,500	\$5,703,300	19.77%	Considered County-wide sales. Line item on 08-100-031 was big adj.
401	RES01	Metes & Bounds	1,406	50	0.982	1.141	1.141	\$274,344,800	\$44,954,100	16.39%	Used sale-indicated ECF
401	RES02	Country Hills Village (MHP)	239	-	0.982	1.141	1.141	\$991,600	\$136,400	13.76%	Same as RES01 for MHP parcels
401	RES03	Metes & Bounds - Built 2010 & Newer	226	10	1.088	1.092	1.092	\$71,964,100	\$3,409,800	4.74%	Used sale-indicated ECF
401	RES04	Zandbergen Farms, Mason Stable, etc.	174	6	1.101	1.160	1.160	\$53,882,500	\$3,616,500	6.71%	Used sale-indicated ECF
401	RES05	Spring Meadows & JT Meadows Condos	140	4	1.061	1.127	1.127	\$17,190,400	\$689,100	4.01%	Used sale-indicated ECF
401	RES06	Spring Meadows, JT Estates, Rolling Meadows, Country Living Estates	354	38	1.125	1.288	1.288	\$64,522,400	\$4,775,200	7.40%	Sale-indicated ECF. Moved the Allen Edwin homes to NEW RES10 this yr.
401	RES07	Jamesfield, Greentree, Country Acres, Riley X-ing, SG Farms	558	83	1.058	1.072	1.072	\$117,643,600	\$1,831,800	1.56%	Used sale-indicated ECF
401	RES08	Bridlewood	173	13	1.022	1.008	1.008	\$41,442,900	-\$373,500	-0.90%	Used sale-indicated ECF
401	RES09	Trillium & Waterton Condos	95	28	1.081	1.190	1.190	\$12,235,100	\$1,233,100	10.08%	Used sale-indicated ECF
401	RES10	Allen Edwin in Rolling Meadows	72	36	-	1.159	1.159	\$12,510,300	-\$45,200	-0.36%	<i>New ECF created 2/10/25</i>

AG ECF

11/25/2024

No AG improved sales in local unit. Considered county-wide sales and last year's info.

<u>Parcel #</u>	<u>Bldg Sale Value</u>	<u>Bldg Appr Value</u>	<u>ECF</u>	<u>Municipality</u>	<u>Notes</u>
70-13-36-300-006	\$906,064	\$663,991	1.365		
70-04-04-200-018	\$81,874	\$103,745	0.789		
70-06-07-300-008	\$39,511	\$195,808	0.202		
	\$1,027,449	\$963,544	1.066	straight average	
			0.785	weighted average	
Outliers:					
70-12-36-200-001	\$4,903	\$68,708	0.071		
70-06-03-300-008	\$74,128	\$42,889	1.728		
70-17-31-100-004	\$567,269	\$341,745	1.660		
70-06-14-200-011	\$28,526	\$13,954	2.044		
70-17-35-100-032	\$108,789	\$57,736	1.884		

2017 DB:	0.810
2018 DB:	0.831
2019 DB:	0.830
2020 DB:	0.848
2021 DB:	0.925
2022 DB:	0.920
2023 DB:	0.920
2024 DB:	1.001

County Using in 2018:	0.870
County Using in 2019:	0.810
County Using in 2020:	0.850
County Using in 2021:	0.930
County Using in 2022:	0.920
County Using in 2023:	0.780
County Using in 2024:	1.084
County Using in 2025:	1.217

***Note - all of these sales could be deemed comparable per being in locations outside of metro areas, similar to Jamestown**

Jamestown list was run BUT those sales had mainly land value and no valid conclusions.

COMMERICAL ECF

11/25/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
70-18-05-300-033	3320 HUDSON TRAILS DR	03/10/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$338,500	41.79	\$676,911	\$358,891	\$451,109	\$294,463	1.532		
70-18-08-230-001	3364 QUINCY ST	06/16/22	\$3,144,000	WD	03-ARM'S LENGTH	\$3,144,000	\$1,325,100	42.15	\$2,650,231	\$568,767	\$2,575,233	\$1,927,281	1.336		
70-18-09-100-029	3912 32ND AVE	03/28/24	\$3,900,000	WD	03-ARM'S LENGTH	\$3,900,000	\$1,531,500	39.27	\$3,063,033	\$796,634	\$3,103,366	\$2,098,518	1.479		
70-18-10-360-036	2371 RILEY ST	07/28/22	\$738,000	WD	03-ARM'S LENGTH	\$738,000	\$394,000	53.39	\$787,824	\$183,700	\$554,300	\$637,262	0.870		
70-18-16-200-012	3097 24TH AVE	02/23/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$97,800	63.10	\$195,624	\$70,608	\$84,392	\$115,756	0.729		
Totals:			\$8,747,000			\$8,747,000	\$3,686,900		\$7,373,623		\$6,768,400	\$5,073,279			
								Sale. Ratio =>	42.15					E.C.F. =>	1.334
								Std. Dev. =>	10.07					Ave. E.C.F. =>	1.189

OUTLIER

70-18-16-200-012	3097 24TH AVE	04/20/23	\$106,251	WD	03-ARM'S LENGTH	\$106,251	\$97,800	92.05	\$195,624	\$70,608	\$35,643	\$115,756	0.308
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IND ECF

11/25/2024

Considered sales from neighboring cities and townships (not enough sales activity locally)

<u>Parcel #</u>	<u>Sale Date</u>	<u>Bldg Sale Residual</u>	<u>BS&A Cost Manual</u>	<u>BSA Val / Sale Val</u>	<u>ECF</u>	<u>Unit</u>	<u>Note</u>
70-17-31-120-005	8/15/2023	\$990,348	\$1,148,039		0.863	Zeeland Twp	
70-16-31-204-007	12/9/2022	\$638,364	\$655,935		0.973	Holland City	
70-10-24-484-017	12/20/2023	\$2,944,095	\$2,133,703		1.380	Tallmadge Twp	HS Tech bldg.
70-17-08-499-003	9/29/2023	\$3,122,787	\$2,353,460		1.327	Zeeland Twp	
70-17-18-200-009	9/19/2022	\$2,925,067	\$2,231,383		1.311	Zeeland City	
70-14-21-441-003	1/11/2024	\$911,722	\$776,041		1.175	Georgetown Twp	
70-14-22-349-008	12/29/2023	\$2,391,935	\$2,418,936		0.989	Georgetown Twp	
70-16-31-401-008	11/30/2022	\$2,090,651	\$1,906,175		1.097	Holland City	
		\$16,014,969	\$13,623,672		1.176	Avg	
					1.139	Avg of ECF's	

2018 DB:	0.670
2019 DB:	0.899
2020 DB:	0.920
2021 DB:	1.020
2022 DB:	1.041
2023 DB:	0.932
2024 DB:	0.932

County Using for 2018:	0.830
County Using for 2019:	0.960
County Using for 2020:	1.010
County Using for 2021:	1.060
County Using for 2022:	1.060
County Using for 2023:	1.012
County Using for 2024:	1.112
County Using for 2025:	1.190

RES01 - Metes & Bounds

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-18-24-200-014	252 BYRON RD	03/07/24	\$665,000	\$665,000	\$253,300	38.09	\$506,681	\$225,390	\$439,610	\$286,447	1.535
70-18-29-100-010	1563 36TH AVE	06/28/22	\$237,000	\$237,000	\$83,100	35.06	\$166,247	\$36,195	\$200,805	\$132,436	1.516
70-18-10-100-003	3700 24TH AVE	05/17/22	\$471,550	\$471,550	\$182,500	38.70	\$365,037	\$166,061	\$305,489	\$202,623	1.508
70-18-09-100-046	2975 GREENLY ST	11/11/22	\$400,000	\$400,000	\$154,000	38.50	\$307,995	\$118,321	\$281,679	\$193,151	1.458
70-18-25-200-007	18 PERRY ST	05/04/22	\$300,000	\$300,000	\$116,800	38.93	\$233,646	\$95,000	\$205,000	\$141,187	1.452
70-18-23-400-037	1787 8TH AVE	10/31/22	\$650,000	\$650,000	\$282,200	43.42	\$564,464	\$348,191	\$301,809	\$220,237	1.370
70-18-32-200-015	3374 ADAMS ST	05/25/23	\$390,000	\$390,000	\$163,400	41.90	\$326,798	\$165,331	\$224,669	\$164,427	1.366
70-18-15-100-008	2270 RILEY ST	10/06/22	\$336,000	\$336,000	\$128,000	38.10	\$256,090	\$45,315	\$290,685	\$214,639	1.354
70-18-10-360-007	2315 RILEY CT	04/29/22	\$215,000	\$215,000	\$81,500	37.91	\$163,047	\$23,750	\$191,250	\$141,850	1.348
70-18-02-300-009	1281 QUINCY ST	07/06/23	\$361,000	\$361,000	\$144,900	40.14	\$289,711	\$97,353	\$263,647	\$195,884	1.346
70-18-01-200-077	4525 KENOWA AVE	05/30/23	\$290,000	\$290,000	\$121,900	42.03	\$243,769	\$110,459	\$179,541	\$135,754	1.323
70-18-22-100-021	2120 24TH AVE	04/28/23	\$750,000	\$750,000	\$327,500	43.67	\$655,030	\$371,117	\$378,883	\$289,117	1.310
70-18-09-300-036	3029 RILEY ST	04/12/22	\$259,000	\$259,000	\$108,400	41.85	\$216,745	\$90,250	\$168,750	\$128,814	1.310
70-18-20-100-003	3942 BYRON RD	09/16/22	\$305,000	\$305,000	\$119,300	39.11	\$238,653	\$35,625	\$269,375	\$206,749	1.303
70-18-06-300-015	4210 48TH AVE	04/15/22	\$500,000	\$500,000	\$219,200	43.84	\$438,449	\$244,920	\$255,080	\$197,076	1.294
70-18-11-300-035	1400 GREENLY ST	09/08/23	\$620,000	\$620,000	\$266,600	43.00	\$533,135	\$249,315	\$370,685	\$289,022	1.283
70-18-11-100-056	1431 GREENLY ST	10/18/22	\$1,450,000	\$1,450,000	\$610,600	42.11	\$1,221,121	\$455,034	\$994,966	\$780,129	1.275
70-18-29-300-018	1159 36TH AVE	09/29/23	\$379,500	\$379,500	\$167,100	44.03	\$334,269	\$171,769	\$207,731	\$165,479	1.255
70-18-14-200-029	2807 8TH AVE	06/17/22	\$1,250,000	\$1,250,000	\$550,500	44.04	\$1,101,052	\$521,855	\$728,145	\$589,814	1.235
70-18-13-200-023	3079 KENOWA AVE	11/18/22	\$347,000	\$347,000	\$158,300	45.62	\$316,623	\$187,705	\$159,295	\$131,281	1.213
70-18-22-300-018	2055 PERRY ST	12/18/23	\$534,500	\$534,500	\$234,100	43.80	\$468,281	\$186,615	\$347,885	\$286,829	1.213
70-18-29-200-023	3288 PERRY ST	08/09/23	\$455,000	\$455,000	\$195,600	42.99	\$391,278	\$79,079	\$375,921	\$317,922	1.182
70-18-02-400-030	4028 12TH AVE	05/04/22	\$400,000	\$400,000	\$181,900	45.48	\$363,770	\$165,064	\$234,936	\$202,348	1.161
70-18-09-498-010	3247 LOTUS AVE	04/14/23	\$185,000	\$185,000	\$81,200	43.89	\$162,309	\$36,860	\$148,140	\$127,748	1.160
70-18-20-400-003	3326 GORDON ST	09/07/22	\$497,000	\$497,000	\$217,700	43.80	\$447,060	\$115,917	\$381,083	\$337,213	1.130
70-18-04-300-023	2965 QUINCY ST	09/19/23	\$375,000	\$375,000	\$173,800	46.35	\$347,661	\$162,828	\$212,172	\$188,221	1.127
70-18-23-400-024	1815 8TH AVE	08/24/22	\$470,000	\$470,000	\$220,500	46.91	\$440,952	\$241,884	\$228,116	\$202,717	1.125
70-18-03-100-048	4668 22ND AVE	07/24/23	\$239,000	\$239,000	\$110,100	46.07	\$220,107	\$70,300	\$168,700	\$152,553	1.106
70-18-28-100-016	2886 PERRY ST	11/30/22	\$705,000	\$705,000	\$325,400	46.16	\$650,814	\$219,628	\$485,372	\$439,090	1.105
70-18-13-100-002	684 RILEY ST	07/27/22	\$360,000	\$360,000	\$170,600	47.39	\$341,145	\$182,976	\$177,024	\$161,068	1.099
70-18-02-200-031	1106 JACKSON ST	04/28/23	\$750,000	\$750,000	\$360,600	48.08	\$721,122	\$462,431	\$287,569	\$263,433	1.092
70-18-33-200-053	2614 ADAMS ST	03/28/23	\$762,000	\$762,000	\$355,000	46.59	\$710,027	\$204,815	\$557,185	\$514,473	1.083
70-18-29-200-057	1498 36TH AVE	07/20/22	\$300,000	\$300,000	\$141,900	47.30	\$283,730	\$123,917	\$176,083	\$162,742	1.082
70-18-02-100-067	1655 ANGLING RD	09/21/22	\$385,000	\$385,000	\$182,800	47.48	\$365,681	\$172,738	\$212,262	\$196,480	1.080
70-18-27-200-011	1920 PERRY ST	09/16/22	\$580,352	\$580,352	\$275,500	47.47	\$551,082	\$132,819	\$447,533	\$425,930	1.051
70-18-07-400-016	3273 40TH AVE	04/20/23	\$395,000	\$395,000	\$192,500	48.73	\$385,096	\$240,973	\$154,027	\$146,765	1.049
70-18-10-300-035	2104 GREENLY ST	12/22/23	\$450,000	\$450,000	\$222,200	49.38	\$444,357	\$255,325	\$194,675	\$192,497	1.011
70-18-18-400-023	2669 40TH AVE	08/28/23	\$650,000	\$650,000	\$321,500	49.46	\$643,089	\$212,092	\$437,908	\$438,897	0.998
70-18-01-100-044	790 JACKSON ST	01/03/23	\$392,600	\$392,600	\$194,200	49.47	\$388,476	\$117,689	\$274,911	\$275,751	0.997
70-18-18-400-013	4081 BYRON RD	07/19/22	\$320,000	\$320,000	\$161,800	50.56	\$323,575	\$147,143	\$172,857	\$179,666	0.962
70-18-07-200-012	4182 QUINCY ST	09/06/23	\$435,000	\$435,000	\$219,700	50.51	\$439,423	\$225,725	\$209,275	\$217,615	0.962
70-18-21-200-015	2518 BYRON RD	09/16/22	\$362,500	\$362,500	\$188,000	51.86	\$376,060	\$174,509	\$187,991	\$205,245	0.916
70-18-20-400-017	3409 PERRY ST	08/31/22	\$154,250	\$154,250	\$81,100	52.58	\$162,114	\$47,595	\$106,655	\$116,618	0.915
70-18-02-100-047	1362 JACKSON ST	11/01/22	\$470,000	\$470,000	\$248,200	52.81	\$496,315	\$172,386	\$297,614	\$329,867	0.902

70-18-11-200-039	3737 8TH AVE	10/18/22	\$490,000	\$490,000	\$263,100	53.69	\$526,121	\$164,175	\$325,825	\$368,580	0.884
70-18-26-200-020	1060 PERRY ST	10/02/23	\$280,000	\$280,000	\$148,200	52.93	\$296,448	\$152,500	\$127,500	\$146,587	0.870
70-18-03-400-032	1635 QUINCY ST	10/06/22	\$351,000	\$351,000	\$191,200	54.47	\$382,383	\$230,528	\$120,472	\$154,639	0.779
70-18-18-400-003	2765 40TH AVE	07/29/22	\$400,000	\$400,000	\$223,400	55.85	\$446,734	\$223,145	\$176,855	\$227,687	0.777
70-18-11-100-036	1265 GREENLY ST	12/15/23	\$540,000	\$540,000	\$292,300	54.13	\$584,548	\$404,419	\$135,581	\$183,431	0.739
70-18-21-400-023	1889 24TH AVE	08/19/22	\$450,000	\$450,000	\$260,900	57.98	\$521,868	\$232,045	\$217,955	\$295,135	0.738
Totals:			\$23,314,252	\$23,314,252	\$10,674,100		\$21,360,188		\$13,997,176	\$12,263,861	
						Sale. Ratio =>	45.78			E.C.F. =>	1.141
						Std. Dev. =>	5.31			Ave. E.C.F. =>	1.147

OUTLIERS

70-18-23-200-006	1184 BYRON RD	10/25/22	\$555,000	\$555,000	\$499,100	89.93	\$1,033,181	\$374,942	\$180,058	\$670,305	0.269
70-18-33-200-051	2714 ADAMS ST	04/25/23	\$419,000	\$419,000	\$278,900	66.56	\$659,145	\$203,464	\$215,536	\$464,034	0.464
70-18-18-200-013	2875 40TH AVE	05/31/22	\$245,000	\$245,000	\$157,300	64.20	\$314,577	\$148,627	\$96,373	\$168,992	0.570
70-18-16-100-011	2898 32ND AVE	03/22/23	\$247,540	\$247,540	\$144,700	58.46	\$289,413	\$158,823	\$88,717	\$132,984	0.667
70-18-29-200-086	3554 PERRY ST	09/21/23	\$190,000	\$190,000	\$53,500	28.16	\$106,922	\$44,365	\$145,635	\$63,704	2.286
70-18-09-400-012	3383 24TH AVE	11/18/22	\$220,000	\$220,000	\$57,500	26.14	\$115,078	\$12,255	\$207,745	\$104,708	1.984
70-18-02-400-014	4013 8TH AVE	03/20/23	\$360,000	\$360,000	\$119,200	33.11	\$238,343	\$112,304	\$247,696	\$128,349	1.930
70-18-20-100-002	3958 BYRON RD	07/28/22	\$170,000	\$170,000	\$50,700	29.82	\$101,419	\$21,755	\$148,245	\$81,124	1.827
70-18-10-360-029	2309 RILEY ST	12/18/23	\$284,900	\$284,900	\$87,600	30.75	\$175,160	\$37,240	\$247,660	\$140,448	1.763
70-18-15-400-015	2653 16TH AVE	10/16/23	\$1,450,000	\$1,450,000	\$513,000	35.38	\$1,025,949	\$480,106	\$969,894	\$555,848	1.745
70-18-03-400-067	2730 ANGLING RD	04/22/22	\$325,000	\$325,000	\$120,500	37.08	\$241,058	\$131,200	\$193,800	\$111,872	1.732
70-18-10-360-021	2265 RILEY ST	07/21/22	\$320,000	\$320,000	\$107,300	33.53	\$214,629	\$75,620	\$244,380	\$141,557	1.726
70-18-29-200-029	1506 36TH AVE	06/29/23	\$235,000	\$235,000	\$78,900	33.57	\$157,862	\$47,120	\$187,880	\$112,772	1.666
70-18-09-498-016	2548 FRANKLIN ST	06/29/22	\$265,000	\$265,000	\$85,900	32.42	\$171,763	\$37,810	\$227,190	\$136,408	1.666
70-18-10-300-071	3350 24TH AVE	05/27/22	\$245,000	\$245,000	\$101,100	41.27	\$202,139	\$137,036	\$107,964	\$65,103	1.658

RES03 Metes & Bounds - Built 2010 & Newer

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-18-10-400-025	3231 16TH AVE	10/13/22	\$575,000	\$575,000	\$339,000	58.96	\$677,982	\$158,978	\$416,022	\$477,026	0.872
70-18-10-360-038	2345 RILEY ST	01/30/23	\$680,000	\$680,000	\$400,700	58.93	\$801,485	\$125,827	\$554,173	\$621,009	0.892
70-18-35-100-016	1364 ADAMS ST	04/11/22	\$479,900	\$479,900	\$272,900	56.87	\$545,731	\$159,550	\$320,350	\$354,946	0.903
70-18-35-400-011	1185 OTTOGAN ST	03/14/23	\$556,000	\$556,000	\$317,700	57.14	\$635,361	\$165,237	\$390,763	\$432,099	0.904
70-18-02-100-061	1406 JACKSON ST	05/20/22	\$540,000	\$540,000	\$283,400	52.48	\$566,853	\$211,072	\$328,928	\$327,005	1.006
70-18-31-200-026	4339 MASON ST	07/14/22	\$865,000	\$865,000	\$447,400	51.72	\$894,715	\$365,484	\$499,516	\$486,426	1.027
70-18-27-300-029	1190 24TH AVE	10/16/23	\$388,000	\$388,000	\$200,000	51.55	\$400,012	\$114,375	\$273,625	\$262,534	1.042
70-18-15-400-028	1649 BYRON RD	10/13/22	\$534,900	\$534,900	\$257,600	48.16	\$515,251	\$152,500	\$382,400	\$333,411	1.147
70-18-10-400-053	3471 16TH AVE	07/10/23	\$949,000	\$949,000	\$425,200	44.81	\$850,394	\$216,955	\$732,045	\$582,205	1.257
70-18-29-100-034	1492 40TH AVE	06/27/22	\$1,485,000	\$1,485,000	\$573,800	38.64	\$1,147,589	\$385,267	\$1,099,733	\$700,664	1.570
Totals:			\$7,052,800	\$7,052,800	\$3,517,700		\$7,035,373		\$4,997,555	\$4,577,324	
						Sale. Ratio =>	49.88			E.C.F. =>	1.092
						Std. Dev. =>	6.60			Ave. E.C.F. =>	1.062

vac lot

70-18-03-100-050	4630 22ND AVE	05/23/22	\$85,000	\$85,000	\$247,900	291.65	\$495,813	\$65,075	\$19,925	\$395,899	0.050
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RES04 - Zandbergen Farms, Mason Stable, etc.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-18-15-200-080	2821 16TH AVE	05/16/22	\$620,000	\$620,000	\$281,100	45.34	\$562,289	\$183,000	\$437,000	\$344,495	1.269
70-18-21-301-001	3179 SEBE ST	05/26/22	\$463,500	\$463,500	\$189,700	40.93	\$379,452	\$93,564	\$369,936	\$259,662	1.425
70-18-35-412-003	275 OTTOGAN HILLS CT (PVT)	04/16/24	\$850,000	\$850,000	\$399,500	47.00	\$799,012	\$171,000	\$679,000	\$570,401	1.190
70-18-21-303-005	1850 LESTER LN	04/15/24	\$615,000	\$615,000	\$296,200	48.16	\$592,353	\$134,128	\$480,872	\$416,190	1.155
70-18-07-100-016	3670 RUBY RUN TRAIL	06/29/23	\$750,000	\$750,000	\$382,300	50.97	\$764,508	\$209,770	\$540,230	\$503,849	1.072
70-18-21-302-007	1809 LESTER LN	06/17/22	\$532,000	\$532,000	\$291,600	54.81	\$583,179	\$117,852	\$414,148	\$422,640	0.980
Totals:			\$3,830,500	\$3,830,500	\$1,840,400		\$3,680,793		\$2,921,186	\$2,517,238	
						Sale. Ratio =>	48.05			E.C.F. =>	1.160
						Std. Dev. =>	4.76			Ave. E.C.F. =>	1.182
Partial AV's on new builds:											
70-18-35-400-018	181 OTTOGAN HILLS CT (PVT)	05/30/24	\$1,100,000	\$1,100,000	\$433,400	39.40	\$866,856	\$194,387	\$905,613	\$610,780	1.483
70-18-35-412-012	228 OTTOGAN HILLS CT (PVT)	02/16/24	\$1,359,000	\$1,359,000	\$532,300	39.17	\$1,064,612	\$171,000	\$1,188,000	\$811,637	1.464

RES05 - Spring Meadows & JT Meadows Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-18-09-115-040	3143 RAIN TREE CT	07/20/22	\$370,000	\$370,000	\$183,400	49.57	\$366,760	\$49,153	\$320,847	\$299,347	1.072
70-18-09-165-015	3683 ANDOVER LN	07/17/23	\$240,000	\$240,000	\$121,500	50.63	\$242,953	\$39,000	\$201,000	\$192,227	1.046
70-18-09-165-024	3657 ANDOVER LN	08/15/22	\$302,000	\$302,000	\$131,300	43.48	\$262,680	\$39,000	\$263,000	\$210,820	1.248
70-18-09-165-033	3619 ANDOVER LN	05/20/22	\$275,000	\$275,000	\$127,400	46.33	\$254,810	\$42,682	\$232,318	\$199,932	1.162
Totals:			\$1,187,000	\$1,187,000	\$563,600		\$1,127,203		\$1,017,165	\$902,326	
						Sale. Ratio =>	47.48			E.C.F. =>	1.127
						Std. Dev. =>	3.25			Ave. E.C.F. =>	1.132

Outlier

70-18-09-165-006	3682 OXFORD CT	04/22/22	\$215,000	\$215,000	\$137,000	63.72	\$273,969	\$39,000	\$176,000	\$221,460	0.795
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RES06 - Spring Meadows, JT Estates, Rolling Meadows, Country Living Estates

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-18-09-133-008	3863 SUNTREE AVE	01/15/25	\$469,900	\$469,900	\$188,300	40.07	\$376,598	\$69,000	\$400,900	\$251,100	1.597
70-18-03-374-003	4165 JESSLEE DR	07/18/24	\$370,000	\$370,000	\$150,500	40.68	\$301,014	\$73,277	\$296,723	\$185,908	1.596
70-18-03-389-001	4170 FRIESIAN DR	05/06/22	\$357,000	\$357,000	\$151,200	42.35	\$302,341	\$73,407	\$283,593	\$186,885	1.517
70-18-03-368-015	2266 MARY BETH LN	09/20/22	\$423,000	\$423,000	\$178,500	42.20	\$357,018	\$73,310	\$349,690	\$231,598	1.510
70-18-09-106-004	3944 SUNDIAL AVE	08/01/23	\$375,900	\$375,900	\$159,800	42.51	\$319,554	\$69,000	\$306,900	\$204,534	1.500
70-18-03-373-009	2031 JACLYN DR	05/19/22	\$362,000	\$362,000	\$155,300	42.90	\$310,513	\$73,227	\$288,773	\$193,703	1.491
70-18-03-389-006	4118 FRIESIAN DR	09/17/24	\$357,500	\$357,500	\$154,600	43.24	\$309,154	\$69,000	\$288,500	\$196,044	1.472
70-18-09-134-002	3958 SUNTREE AVE	07/10/23	\$489,000	\$489,000	\$209,400	42.82	\$418,805	\$69,000	\$420,000	\$285,555	1.471
70-18-09-106-001	3998 SUNDIAL AVE	05/10/24	\$415,000	\$415,000	\$180,000	43.37	\$359,990	\$69,000	\$346,000	\$237,543	1.457
70-18-09-105-011	3819 SUNDIAL AVE	03/01/23	\$440,000	\$440,000	\$191,000	43.41	\$382,013	\$70,277	\$369,723	\$254,478	1.453
70-18-03-367-001	2313 MARY BETH LN	05/16/22	\$395,000	\$395,000	\$174,500	44.18	\$349,076	\$69,576	\$325,424	\$228,163	1.426
70-18-03-100-056	1912 MORGAN RUN	10/11/24	\$445,065	\$445,065	\$198,000	44.49	\$395,917	\$69,000	\$376,065	\$266,871	1.409
70-18-03-388-011	2005 WALER DR	10/18/24	\$389,900	\$389,900	\$177,200	45.45	\$354,406	\$73,261	\$316,639	\$229,506	1.380
70-18-03-374-008	4107 JESSLEE DR	05/31/22	\$382,000	\$382,000	\$174,400	45.65	\$348,766	\$73,244	\$308,756	\$224,916	1.373
70-18-03-374-020	4027 FRIESIAN DR	11/10/22	\$337,000	\$337,000	\$156,900	46.56	\$313,820	\$73,253	\$263,747	\$196,381	1.343
70-18-03-374-020	4027 FRIESIAN DR	12/21/22	\$337,000	\$337,000	\$156,900	46.56	\$313,820	\$73,253	\$263,747	\$196,381	1.343
70-18-03-389-009	4096 FRIESIAN DR	08/17/22	\$360,000	\$360,000	\$167,700	46.58	\$335,423	\$73,234	\$286,766	\$214,032	1.340
70-18-09-109-007	3852 SUN CHASE AVE	12/03/24	\$416,000	\$416,000	\$194,800	46.83	\$389,502	\$71,878	\$344,122	\$259,285	1.327
70-18-09-178-002	3010 SUN CHASE AVE	07/07/22	\$475,000	\$475,000	\$222,500	46.84	\$444,963	\$72,507	\$402,493	\$304,046	1.324
70-18-09-203-005	2760 SUNBROOK DR	05/17/22	\$479,000	\$479,000	\$224,600	46.89	\$449,184	\$74,072	\$404,928	\$306,214	1.322
70-18-09-100-064	2907 GREENLY ST	05/19/22	\$436,000	\$436,000	\$207,200	47.52	\$414,389	\$70,857	\$365,143	\$280,434	1.302
70-18-09-181-002	3725 SUN RIDGE DR	08/08/24	\$410,000	\$410,000	\$197,400	48.15	\$394,860	\$69,000	\$341,000	\$266,008	1.282
70-18-03-368-001	2308 MARY BETH LN	06/30/22	\$335,000	\$335,000	\$162,900	48.63	\$325,797	\$69,672	\$265,328	\$209,082	1.269
70-18-09-100-055	3996 SUN CHASE AVE	05/28/24	\$440,000	\$440,000	\$215,900	49.07	\$431,702	\$69,000	\$371,000	\$296,083	1.253
70-18-09-109-008	3832 SUN CHASE AVE	11/01/24	\$400,000	\$400,000	\$198,800	49.70	\$397,501	\$69,000	\$331,000	\$268,164	1.234
70-18-09-203-001	2806 SUNBROOK DR	07/14/23	\$484,500	\$484,500	\$243,700	50.30	\$487,445	\$70,852	\$413,648	\$340,076	1.216
70-18-09-109-006	3888 SUN CHASE AVE	12/27/23	\$450,000	\$450,000	\$228,100	50.69	\$456,237	\$69,000	\$381,000	\$316,112	1.205
70-18-09-203-004	2772 SUNBROOK DR	07/28/22	\$450,000	\$450,000	\$228,400	50.76	\$456,849	\$70,929	\$379,071	\$315,037	1.203
70-18-03-388-005	2051 WALER DR	09/03/24	\$367,000	\$367,000	\$188,800	51.44	\$377,509	\$69,000	\$298,000	\$251,844	1.183
70-18-09-176-004	3007 SUN CHASE AVE	04/08/22	\$465,000	\$465,000	\$240,600	51.74	\$481,197	\$71,864	\$393,136	\$334,149	1.177
70-18-03-412-004	1975 ORLOV DR	12/08/23	\$361,000	\$361,000	\$186,700	51.72	\$373,473	\$69,000	\$292,000	\$248,549	1.175
70-18-03-366-012	4239 ALLIE CT	04/24/24	\$455,000	\$455,000	\$244,300	53.69	\$488,659	\$69,000	\$386,000	\$342,579	1.127
70-18-09-100-055	3996 SUN CHASE AVE	06/24/22	\$399,900	\$399,900	\$215,900	53.99	\$431,702	\$69,000	\$330,900	\$296,083	1.118
70-18-09-184-010	2944 SUN RIDGE LN	06/01/23	\$525,000	\$525,000	\$287,700	54.80	\$575,441	\$69,000	\$456,000	\$413,421	1.103
70-18-03-100-053	1911 MORGAN RUN	10/28/24	\$429,900	\$429,900	\$244,000	56.76	\$487,987	\$69,000	\$360,900	\$342,030	1.055
70-18-03-390-010	2010 WALER DR	03/24/23	\$320,000	\$320,000	\$181,400	56.69	\$362,895	\$73,311	\$246,689	\$236,395	1.044
70-18-03-390-003	2090 WALER DR	08/23/22	\$315,100	\$315,100	\$179,100	56.84	\$358,202	\$69,086	\$246,014	\$236,013	1.042
70-18-03-388-005	2051 WALER DR	08/04/22	\$320,000	\$320,000	\$188,800	59.00	\$377,509	\$69,000	\$251,000	\$251,844	0.997
Totals:			\$15,438,665	\$15,438,665	\$7,405,800		\$14,811,231		\$12,751,318	\$9,897,048	
						Sale. Ratio =>	47.97			E.C.F. =>	1.288
						Std. Dev. =>	4.96			Ave. E.C.F. =>	1.306

OUTLIERS

70-18-03-373-002	2117 JACLYN DR	05/08/24	\$420,000	\$420,000	\$140,300	33.40	\$280,645	\$79,760	\$340,240	\$163,988	2.075
70-18-03-374-002	2172 WALER DR	05/10/23	\$354,000	\$354,000	\$133,500	37.71	\$267,044	\$73,351	\$280,649	\$158,117	1.775
70-18-03-388-002	2077 WALER DR	07/11/23	\$355,000	\$355,000	\$142,800	40.23	\$285,521	\$75,952	\$279,048	\$171,077	1.631
70-18-03-368-008	4075 CARLIE CT	03/21/23	\$399,900	\$399,900	\$159,300	39.83	\$318,564	\$69,000	\$330,900	\$203,726	1.624

RES07 - Jamesfield, Greentree, Country Acres, Riley X-ing, SG Farms

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-18-03-352-002	2381 MARY BETH LN	04/14/23	\$362,000	\$362,000	\$231,900	64.06	\$463,848	\$74,500	\$287,500	\$368,004	0.781
70-18-10-378-011	3390 DOWNHAM DR	06/28/22	\$579,900	\$579,900	\$334,900	57.75	\$669,895	\$95,400	\$484,500	\$543,001	0.892
70-18-04-476-009	4147 SPRINGLINE DR	07/20/22	\$437,001	\$437,001	\$250,900	57.41	\$501,874	\$74,500	\$362,501	\$403,945	0.897
70-18-04-441-003	4224 SPRINGLINE DR	08/12/22	\$426,015	\$426,015	\$241,900	56.78	\$483,878	\$74,500	\$351,515	\$386,936	0.908
70-18-10-419-003	1891 RED BARN RD	08/18/22	\$637,065	\$637,065	\$355,300	55.77	\$710,525	\$115,000	\$522,065	\$562,878	0.927
70-18-09-333-014	3548 JAMESRIDGE DR	07/21/22	\$365,000	\$365,000	\$201,800	55.29	\$403,650	\$83,847	\$281,153	\$302,271	0.930
70-18-04-440-004	4225 SPRINGLINE DR	07/29/22	\$482,717	\$482,717	\$267,500	55.42	\$534,939	\$74,500	\$408,217	\$435,198	0.938
70-18-04-439-006	4199 SPRINGHILL DR	06/10/22	\$376,000	\$376,000	\$206,400	54.89	\$412,801	\$74,500	\$301,500	\$319,755	0.943
70-18-04-476-003	4181 SPRINGLINE DR	07/15/22	\$444,025	\$444,025	\$244,600	55.09	\$489,129	\$74,500	\$369,525	\$391,899	0.943
70-18-03-363-008	4020 SPRINGMIST DR	05/12/22	\$345,176	\$345,176	\$184,100	53.34	\$368,153	\$74,500	\$270,676	\$277,555	0.975
70-18-04-441-005	4196 SPRINGLINE DR	11/18/22	\$431,818	\$431,818	\$228,900	53.01	\$457,858	\$74,500	\$357,318	\$362,342	0.986
70-18-10-489-005	3222 ROCAWAY DR	11/17/22	\$534,900	\$534,900	\$282,200	52.76	\$564,386	\$115,000	\$419,900	\$424,750	0.989
70-18-04-476-002	4187 SPRINGLINE DR	06/28/22	\$459,355	\$459,355	\$242,200	52.73	\$484,324	\$74,500	\$384,855	\$387,357	0.994
70-18-10-195-001	3634 WATERTON DR	06/16/23	\$470,400	\$470,400	\$246,200	52.34	\$492,450	\$94,000	\$376,400	\$376,607	0.999
70-18-10-419-019	3368 ROCAWAY DR	06/17/22	\$594,000	\$594,000	\$309,800	52.15	\$619,538	\$130,790	\$463,210	\$461,955	1.003
70-18-10-420-002	3415 ROCAWAY DR	09/15/23	\$677,060	\$677,060	\$353,800	52.26	\$707,649	\$115,000	\$562,060	\$560,160	1.003
70-18-09-333-009	2851 ARDELLA CT	10/21/22	\$365,000	\$365,000	\$190,000	52.05	\$380,052	\$83,847	\$281,153	\$279,967	1.004
70-18-01-278-007	4483 FLOYD DR	11/29/22	\$443,335	\$443,335	\$231,000	52.11	\$461,961	\$74,500	\$368,835	\$366,220	1.007
70-18-10-419-018	3382 ROCAWAY DR	10/07/22	\$621,140	\$621,140	\$322,700	51.95	\$645,362	\$115,000	\$506,140	\$501,287	1.010
70-18-03-363-005	4050 SPRINGMIST DR	01/08/24	\$470,000	\$470,000	\$242,800	51.66	\$485,509	\$74,500	\$395,500	\$388,477	1.018
70-18-10-420-001	1865 RED BARN RD	05/10/23	\$602,225	\$602,225	\$310,600	51.58	\$621,296	\$115,000	\$487,225	\$478,541	1.018
70-18-10-413-003	1920 RED BARN RD	07/22/22	\$599,900	\$599,900	\$309,200	51.54	\$618,437	\$115,000	\$484,900	\$475,838	1.019
70-18-10-413-002	1936 RED BARN RD	01/26/23	\$703,697	\$703,697	\$363,000	51.58	\$726,067	\$115,000	\$588,697	\$577,568	1.019
70-18-10-188-008	3657 WATERTON DR	01/30/24	\$613,000	\$613,000	\$315,500	51.47	\$630,907	\$94,000	\$519,000	\$507,474	1.023
70-18-10-188-005	3693 WATERTON DR	09/29/23	\$657,653	\$657,653	\$334,400	50.85	\$668,748	\$94,000	\$563,653	\$543,240	1.038
70-18-10-419-004	1875 RED BARN RD	06/30/22	\$669,862	\$669,862	\$337,600	50.40	\$675,117	\$115,000	\$554,862	\$529,411	1.048
70-18-10-488-004	3237 ROCAWAY DR	03/28/24	\$570,000	\$570,000	\$287,100	50.37	\$574,186	\$115,000	\$455,000	\$434,013	1.048
70-18-04-441-009	4170 SPRINGLINE DR	10/12/22	\$424,793	\$424,793	\$213,800	50.33	\$427,635	\$74,500	\$350,293	\$333,776	1.049
70-18-15-165-009	2841 KEYSTONE DR	12/15/22	\$440,000	\$440,000	\$220,900	50.20	\$441,820	\$88,120	\$351,880	\$334,310	1.053
70-18-10-419-016	3406 ROCAWAY DR	06/22/23	\$615,000	\$615,000	\$308,700	50.20	\$617,494	\$115,000	\$500,000	\$474,947	1.053
70-18-10-420-003	3401 ROCAWAY DR	12/02/22	\$564,900	\$564,900	\$283,500	50.19	\$566,902	\$115,000	\$449,900	\$427,129	1.053
70-18-10-420-004	3389 ROCAWAY DR	02/03/23	\$625,000	\$625,000	\$313,600	50.18	\$627,164	\$115,000	\$510,000	\$484,087	1.054
70-18-04-439-008	4183 SPRINGHILL DR	03/07/23	\$460,000	\$460,000	\$230,800	50.17	\$461,578	\$74,500	\$385,500	\$365,858	1.054
70-18-10-194-006	3718 WATERTON DR	03/14/24	\$509,900	\$509,900	\$255,600	50.13	\$511,252	\$94,000	\$415,900	\$394,378	1.055
70-18-04-441-004	4210 SPRINGLINE DR	04/28/23	\$445,000	\$445,000	\$223,000	50.11	\$445,994	\$74,500	\$370,500	\$351,129	1.055
70-18-04-438-010	4236 SPRINGHILL DR	03/15/23	\$480,000	\$480,000	\$239,300	49.85	\$478,536	\$74,500	\$405,500	\$381,887	1.062
70-18-09-333-011	3534 JAMESRIDGE DR	08/05/22	\$415,000	\$415,000	\$205,800	49.59	\$411,557	\$74,500	\$340,500	\$318,579	1.069
70-18-10-489-005	3222 ROCAWAY DR	10/16/23	\$569,000	\$569,000	\$282,200	49.60	\$564,386	\$115,000	\$454,000	\$424,750	1.069

70-18-03-363-014	2378 SPRINGMIST CT	11/04/22	\$365,000	\$365,000	\$180,700	49.51	\$361,372	\$74,500	\$290,500	\$271,146	1.071
70-18-10-194-011	3658 WATERTON DR	09/29/23	\$503,643	\$503,643	\$249,000	49.44	\$498,035	\$94,000	\$409,643	\$381,886	1.073
70-18-10-194-003	3748 WATERTON DR	01/16/24	\$495,751	\$495,751	\$245,000	49.42	\$490,082	\$94,000	\$401,751	\$374,369	1.073
70-18-10-194-005	3728 WATERTON DR	01/23/24	\$489,000	\$489,000	\$241,600	49.41	\$483,110	\$94,000	\$395,000	\$367,779	1.074
70-18-04-440-003	4243 SPRINGLINE DR	11/10/22	\$441,665	\$441,665	\$218,000	49.36	\$436,067	\$74,500	\$367,165	\$341,746	1.074
70-18-04-476-010	4137 SPRINGLINE DR	12/22/22	\$454,914	\$454,914	\$224,400	49.33	\$448,825	\$74,500	\$380,414	\$353,804	1.075
70-18-09-375-001	3274 JAMIESON DR	05/12/23	\$432,500	\$432,500	\$212,900	49.23	\$425,895	\$84,800	\$347,700	\$322,396	1.078
70-18-10-188-011	3621 WATERTON DR	06/16/23	\$597,000	\$597,000	\$292,800	49.05	\$585,687	\$94,000	\$503,000	\$464,733	1.082
70-18-10-488-001	3279 ROCAWAY DR	09/22/23	\$574,900	\$574,900	\$281,800	49.02	\$563,608	\$115,000	\$459,900	\$424,015	1.085
70-18-10-489-003	3250 ROCAWAY DR	08/28/23	\$585,000	\$585,000	\$286,500	48.97	\$573,096	\$115,000	\$470,000	\$432,983	1.085
70-18-01-277-004	4419 FLOYD DR	11/28/22	\$397,500	\$397,500	\$194,500	48.93	\$388,977	\$88,323	\$309,177	\$284,172	1.088
70-18-10-413-005	1866 ROUND BARN DR	08/03/23	\$639,900	\$639,900	\$312,400	48.82	\$624,734	\$115,000	\$524,900	\$481,790	1.089
70-18-04-439-005	4213 SPRINGHILL DR	06/24/22	\$369,900	\$369,900	\$180,600	48.82	\$361,103	\$80,532	\$289,368	\$265,190	1.091
70-18-10-420-008	3335 ROCAWAY DR	11/17/23	\$570,000	\$570,000	\$277,900	48.75	\$555,795	\$115,000	\$455,000	\$416,630	1.092
70-18-10-420-005	3375 ROCAWAY DR	11/17/23	\$619,900	\$619,900	\$301,400	48.62	\$602,795	\$115,000	\$504,900	\$461,054	1.095
70-18-04-441-007	4182 SPRINGLINE DR	08/31/22	\$424,710	\$424,710	\$205,000	48.27	\$409,975	\$74,500	\$350,210	\$317,084	1.104
70-18-09-371-003	3223 JAMESFIELD DR	11/20/23	\$435,000	\$435,000	\$209,600	48.18	\$419,298	\$84,800	\$350,200	\$316,161	1.108
70-18-04-476-008	4155 SPRINGLINE DR	05/26/23	\$470,000	\$470,000	\$226,100	48.11	\$452,126	\$74,500	\$395,500	\$356,924	1.108
70-18-10-419-002	1907 RED BARN RD	10/25/22	\$559,247	\$559,247	\$269,500	48.19	\$539,017	\$115,000	\$444,247	\$400,772	1.108
70-18-10-419-014	3430 ROCAWAY DR	01/03/24	\$610,000	\$610,000	\$292,800	48.00	\$585,683	\$115,000	\$495,000	\$444,880	1.113
70-18-04-438-008	4266 SPRINGHILL DR	06/27/23	\$370,000	\$370,000	\$177,600	48.00	\$355,251	\$74,500	\$295,500	\$265,360	1.114
70-18-10-194-008	3694 WATERTON DR	11/17/23	\$429,130	\$429,130	\$205,600	47.91	\$411,119	\$94,000	\$335,130	\$299,734	1.118
70-18-10-379-010	2109 GREDA CT	09/07/22	\$499,900	\$499,900	\$239,000	47.81	\$478,075	\$95,400	\$404,500	\$361,697	1.118
70-18-09-333-012	3542 JAMESRIDGE DR	01/23/24	\$390,000	\$390,000	\$186,100	47.72	\$372,221	\$74,500	\$315,500	\$281,400	1.121
70-18-10-121-004	3802 WATERTON DR	11/28/23	\$387,511	\$387,511	\$185,300	47.82	\$370,615	\$94,000	\$293,511	\$261,451	1.123
70-18-10-188-010	3633 WATERTON DR	08/23/23	\$559,900	\$559,900	\$266,300	47.56	\$532,630	\$94,000	\$465,900	\$414,584	1.124
70-18-09-333-001	2858 ARDELLA CT	05/12/22	\$381,995	\$381,995	\$181,200	47.44	\$362,384	\$74,500	\$307,495	\$272,102	1.130
70-18-15-165-003	2342 OUTBACK DR	12/02/22	\$387,000	\$387,000	\$182,800	47.24	\$365,606	\$84,800	\$302,200	\$265,412	1.139
70-18-10-188-004	3705 WATERTON DR	07/26/23	\$648,743	\$648,743	\$302,100	46.57	\$604,290	\$94,000	\$554,743	\$482,316	1.150
70-18-09-332-001	3537 JAMESRIDGE DR	06/16/23	\$398,000	\$398,000	\$185,700	46.66	\$371,365	\$74,500	\$323,500	\$280,591	1.153
70-18-04-439-005	4213 SPRINGHILL DR	03/10/23	\$389,000	\$389,000	\$180,600	46.43	\$361,103	\$80,532	\$308,468	\$265,190	1.163
70-18-10-195-002	3622 WATERTON DR	06/23/23	\$499,900	\$499,900	\$231,100	46.23	\$462,181	\$94,000	\$405,900	\$347,997	1.166
70-18-10-194-007	3706 WATERTON DR	02/16/24	\$598,320	\$598,320	\$275,200	46.00	\$550,367	\$94,000	\$504,320	\$431,349	1.169
70-18-09-372-007	3234 JAMESFIELD DR	05/18/23	\$500,000	\$500,000	\$229,800	45.96	\$459,568	\$84,800	\$415,200	\$354,223	1.172
70-18-04-441-008	4178 SPRINGLINE DR	12/01/22	\$475,180	\$475,180	\$214,600	45.16	\$429,160	\$74,500	\$400,680	\$335,217	1.195
70-18-10-194-009	3682 WATERTON DR	10/26/23	\$549,900	\$549,900	\$248,600	45.21	\$497,108	\$94,000	\$455,900	\$381,009	1.197
70-18-09-371-013	2969 JAMESVIEW CT	09/19/22	\$529,900	\$529,900	\$239,000	45.10	\$478,091	\$84,800	\$445,100	\$371,731	1.197
70-18-10-120-001	3817 WATERTON DR	12/21/23	\$449,900	\$449,900	\$204,200	45.39	\$408,414	\$94,000	\$355,900	\$297,178	1.198
70-18-10-419-022	3328 ROCAWAY DR	01/24/24	\$620,000	\$620,000	\$280,400	45.23	\$560,724	\$128,614	\$491,386	\$408,422	1.203
70-18-10-188-007	3669 WATERTON DR	06/14/23	\$577,449	\$577,449	\$250,000	43.29	\$499,957	\$94,000	\$483,449	\$383,702	1.260
70-18-01-278-020	101 RANSOM ST	11/03/23	\$412,000	\$412,000	\$179,800	43.64	\$359,520	\$86,387	\$325,613	\$258,160	1.261
70-18-10-194-010	3670 WATERTON DR	07/28/23	\$475,400	\$475,400	\$205,300	43.18	\$410,655	\$94,000	\$381,400	\$299,296	1.274

70-18-10-412-004	1935 RED BARN RD	02/09/24	\$768,000	\$768,000	\$327,300	42.62	\$654,522	\$115,000	\$653,000	\$509,945	1.281
70-18-09-306-003	3557 JAMESFIELD DR	07/07/23	\$450,000	\$450,000	\$189,600	42.13	\$379,236	\$84,800	\$365,200	\$278,295	1.312
70-18-09-333-010	2859 ARDELLA CT	01/30/24	\$479,900	\$479,900	\$179,800	37.47	\$359,506	\$74,500	\$405,400	\$269,382	1.505
Totals:			\$41,749,395	\$41,749,395	\$20,653,000		\$41,305,805		\$34,080,303	\$31,792,734	
						Sale. Ratio =>	49.47			E.C.F. =>	1.072
						Std. Dev. =>	3.88			Ave. E.C.F. =>	1.080

RES08 - Bridlewood

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-18-03-151-022	4582 STABLE DR	09/14/23	\$400,000	\$400,000	\$233,100	58.28	\$466,284	\$97,500	\$302,500	\$360,845	0.838
70-18-03-151-018	4591 STABLE DR	10/10/23	\$450,000	\$450,000	\$249,700	55.49	\$499,428	\$98,543	\$351,457	\$392,255	0.896
70-18-03-151-001	4517 BRIDLEWOOD DR	03/03/23	\$441,000	\$441,000	\$242,200	54.92	\$484,358	\$102,331	\$338,669	\$373,803	0.906
70-18-03-251-001	4610 EQUESTRIAN DR	11/01/22	\$625,000	\$625,000	\$331,100	52.98	\$662,289	\$97,500	\$527,500	\$552,631	0.955
70-18-03-158-008	2064 BRIDLEWOOD DR	02/24/23	\$465,000	\$465,000	\$242,600	52.17	\$485,162	\$97,500	\$367,500	\$379,317	0.969
70-18-03-156-019	4590 CASPIAN DR	09/01/22	\$510,000	\$510,000	\$254,800	49.96	\$509,686	\$98,031	\$411,969	\$402,794	1.023
70-18-03-151-021	4594 STABLE DR	05/20/22	\$479,500	\$479,500	\$236,800	49.38	\$473,506	\$105,228	\$374,272	\$360,350	1.039
70-18-03-152-003	4544 BRIDLEWOOD DR	11/07/22	\$375,000	\$375,000	\$184,600	49.23	\$369,283	\$97,500	\$277,500	\$265,933	1.043
70-18-03-153-001	4494 STABLE DR	08/08/22	\$414,000	\$414,000	\$201,200	48.60	\$402,494	\$97,500	\$316,500	\$298,429	1.061
70-18-03-251-001	4610 EQUESTRIAN DR	02/16/24	\$690,500	\$690,500	\$331,100	47.95	\$662,289	\$97,500	\$593,000	\$552,631	1.073
70-18-03-251-002	4602 EQUESTRIAN DR	06/14/22	\$635,000	\$635,000	\$301,200	47.43	\$602,469	\$114,787	\$520,213	\$477,184	1.090
70-18-03-161-002	4486 SADDLEHORN DR	08/31/23	\$449,900	\$449,900	\$210,300	46.74	\$420,584	\$98,662	\$351,238	\$314,992	1.115
70-18-03-153-002	4490 STABLE DR	11/03/23	\$400,000	\$400,000	\$182,600	45.65	\$365,108	\$97,500	\$302,500	\$261,847	1.155
Totals:			\$6,334,900	\$6,334,900	\$3,201,300		\$6,402,940		\$5,034,818	\$4,993,012	
						Sale. Ratio =>	50.53			E.C.F. =>	1.008
						Std. Dev. =>	3.80			Ave. E.C.F. =>	1.013

RES09 - Trillium & Waterton Condos

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-18-03-138-009	2141 PERENNIAL DR	08/12/22	\$395,000	\$395,000	\$214,900	54.41	\$429,897	\$56,000	\$339,000	\$345,881	0.980
70-18-03-138-035	4677 RARE BLOOM DR	07/20/22	\$375,000	\$375,000	\$191,800	51.15	\$383,614	\$56,000	\$319,000	\$303,066	1.053
70-18-10-138-006	3783 Highbury Dr (PVT)	01/31/24	\$354,900	\$354,900	\$178,800	50.38	\$357,581	\$56,000	\$298,900	\$278,983	1.071
70-18-10-138-005	3789 Highbury Dr (PVT)	12/20/23	\$355,000	\$355,000	\$178,800	50.37	\$357,581	\$56,000	\$299,000	\$278,983	1.072
70-18-03-138-056	2046 FLOWERING DR	07/17/23	\$537,175	\$537,175	\$261,700	48.72	\$523,331	\$92,000	\$445,175	\$399,011	1.116
70-18-03-138-057	2062 FLOWERING DR	05/05/23	\$553,965	\$553,965	\$269,700	48.69	\$539,317	\$92,000	\$461,965	\$413,799	1.116
70-18-03-138-060	2086 FLOWERING DR	10/27/23	\$541,616	\$541,616	\$260,900	48.17	\$521,779	\$92,000	\$449,616	\$397,575	1.131
70-18-03-138-008	2147 PERENNIAL DR	06/28/23	\$475,991	\$475,991	\$228,700	48.05	\$457,328	\$56,000	\$419,991	\$371,256	1.131
70-18-03-138-007	2153 PERENNIAL DR	08/07/23	\$456,173	\$456,173	\$218,900	47.99	\$437,751	\$56,000	\$400,173	\$353,146	1.133
70-18-10-138-008	3786 Highbury Dr (PVT)	02/16/24	\$370,000	\$370,000	\$177,300	47.92	\$354,522	\$56,000	\$314,000	\$276,154	1.137
70-18-03-138-045	2123 FLOWERING DR	10/25/22	\$477,234	\$477,234	\$225,100	47.17	\$450,132	\$56,000	\$421,234	\$364,599	1.155
70-18-03-138-046	2117 FLOWERING DR	10/24/22	\$472,305	\$472,305	\$221,300	46.86	\$442,563	\$56,000	\$416,305	\$357,598	1.164
70-18-10-157-001	3779 Leenheer Dr (PVT)	03/11/24	\$429,000	\$429,000	\$200,100	46.64	\$400,167	\$61,000	\$368,000	\$313,753	1.173
70-18-03-138-014	4664 RARE BLOOM DR	10/12/22	\$481,150	\$481,150	\$223,700	46.49	\$447,382	\$56,000	\$425,150	\$362,056	1.174
70-18-03-138-047	2105 FLOWERING DR	06/28/23	\$412,630	\$412,630	\$189,700	45.97	\$379,409	\$56,000	\$356,630	\$299,176	1.192
70-18-03-138-053	2043 FLOWERING DR	01/30/23	\$534,837	\$534,837	\$243,800	45.58	\$487,661	\$92,000	\$442,837	\$366,014	1.210
70-18-10-157-014	3772 Leenheer Dr (PVT)	03/11/24	\$440,000	\$440,000	\$199,700	45.39	\$399,395	\$61,000	\$379,000	\$313,039	1.211
70-18-03-138-011	4694 RARE BLOOM DR	12/15/23	\$510,128	\$510,128	\$229,600	45.01	\$459,212	\$92,000	\$418,128	\$339,697	1.231
70-18-03-138-015	4650 RARE BLOOM DR	01/24/24	\$579,697	\$579,697	\$259,200	44.71	\$518,409	\$92,000	\$487,697	\$394,458	1.236
70-18-03-138-055	2044 FLOWERING DR	12/29/23	\$594,900	\$594,900	\$264,200	44.41	\$528,443	\$92,000	\$502,900	\$403,740	1.246
70-18-03-138-061	2104 FLOWERING DR	12/08/23	\$620,282	\$620,282	\$272,500	43.93	\$544,933	\$92,000	\$528,282	\$418,994	1.261
70-18-03-138-016	4636 RARE BLOOM DR	12/16/22	\$458,799	\$458,799	\$199,900	43.57	\$399,744	\$56,000	\$402,799	\$317,987	1.267
70-18-03-138-023	4629 RARE BLOOM DR	08/09/23	\$458,054	\$458,054	\$198,400	43.31	\$396,703	\$56,000	\$402,054	\$315,174	1.276
70-18-03-138-017	4634 RARE BLOOM DR	01/03/23	\$450,242	\$450,242	\$193,700	43.02	\$387,364	\$56,000	\$394,242	\$306,535	1.286
70-18-03-138-048	2099 FLOWERING DR	06/15/23	\$458,002	\$458,002	\$193,300	42.21	\$386,569	\$56,000	\$402,002	\$305,799	1.315
70-18-03-138-024	4631 RARE BLOOM DR	10/26/23	\$459,900	\$459,900	\$193,500	42.07	\$387,096	\$56,000	\$403,900	\$306,287	1.319
70-18-03-138-028	4647 RARE BLOOM DR	08/24/23	\$464,391	\$464,391	\$194,000	41.78	\$388,081	\$56,000	\$408,391	\$307,198	1.329
70-18-03-138-029	4651 RARE BLOOM DR	02/15/24	\$480,420	\$480,420	\$198,100	41.23	\$396,262	\$56,000	\$424,420	\$314,766	1.348
Totals:			\$13,196,791	\$13,196,791	\$6,081,300		\$12,162,226		\$11,330,791	\$9,524,723	
						Sale. Ratio =>	46.08			E.C.F. =>	1.190
						Std. Dev. =>	3.16			Ave. E.C.F. =>	1.190

RES10 - Allen Edwin in Rolling Meadows

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
70-18-03-346-006	2034 ORLOV DR	07/19/23	\$307,425	\$307,425	\$185,100	60.21	\$370,254	\$69,000	\$238,425	\$301,254	0.791
70-18-03-326-005	2143 MORGAN RUN	11/18/22	\$279,607	\$279,607	\$157,800	56.44	\$315,602	\$69,000	\$210,607	\$246,602	0.854
70-18-03-346-007	2028 ORLOV DR	09/05/23	\$327,492	\$327,492	\$181,000	55.27	\$362,059	\$69,000	\$258,492	\$293,059	0.882
70-18-03-346-012	1996 ORLOV DR	07/28/23	\$340,215	\$340,215	\$171,900	50.53	\$343,799	\$69,000	\$271,215	\$274,799	0.987
70-18-03-345-002	2085 ORLOV DR	05/26/23	\$369,000	\$369,000	\$183,400	49.70	\$366,876	\$69,000	\$300,000	\$297,876	1.007
70-18-03-345-008	2027 ORLOV DR	10/06/23	\$414,900	\$414,900	\$205,700	49.58	\$411,415	\$69,000	\$345,900	\$342,415	1.010
70-18-03-338-006	4237 SHETLAND DR	09/22/22	\$425,000	\$425,000	\$201,900	47.51	\$403,784	\$69,000	\$356,000	\$334,784	1.063
70-18-03-346-006	2034 ORLOV DR	11/16/23	\$389,900	\$389,900	\$185,100	47.47	\$370,254	\$69,000	\$320,900	\$301,254	1.065
70-18-03-328-002	4384 EQUESTRIAN DR	01/26/23	\$386,000	\$386,000	\$180,700	46.81	\$361,418	\$69,000	\$317,000	\$292,418	1.084
70-18-03-326-002	4327 SHETLAND DR	02/28/23	\$339,900	\$339,900	\$159,100	46.81	\$318,139	\$69,000	\$270,900	\$249,139	1.087
70-18-03-333-001	2032 MORGAN RUN	04/16/24	\$399,900	\$399,900	\$185,100	46.29	\$370,254	\$69,000	\$330,900	\$301,254	1.098
70-18-03-338-008	4213 SHETLAND DR	01/04/23	\$405,000	\$405,000	\$186,100	45.95	\$372,295	\$69,000	\$336,000	\$303,295	1.108
70-18-03-326-003	4339 SHETLAND DR	03/14/23	\$349,900	\$349,900	\$156,200	44.64	\$312,441	\$69,000	\$280,900	\$243,441	1.154
70-18-03-326-009	2095 MORGAN RUN	01/05/24	\$417,500	\$417,500	\$184,900	44.29	\$369,786	\$69,000	\$348,500	\$300,786	1.159
70-18-03-326-004	4351 SHETLAND DR	02/24/23	\$369,900	\$369,900	\$162,700	43.98	\$325,420	\$69,000	\$300,900	\$256,420	1.173
70-18-03-346-003	2060 ORLOV DR	10/27/23	\$399,900	\$399,900	\$174,200	43.56	\$348,379	\$69,000	\$330,900	\$279,379	1.184
70-18-03-346-003	2060 ORLOV DR	05/08/24	\$402,550	\$402,550	\$174,200	43.27	\$348,379	\$69,000	\$333,550	\$279,379	1.194
70-18-03-345-005	2049 ORLOV DR	02/16/24	\$379,900	\$379,900	\$163,700	43.09	\$327,319	\$69,000	\$310,900	\$258,319	1.204
70-18-03-326-008	2107 MORGAN RUN	09/08/23	\$401,765	\$401,765	\$172,600	42.96	\$345,268	\$69,000	\$332,765	\$276,268	1.205
70-18-03-346-004	2050 ORLOV DR	02/08/24	\$384,900	\$384,900	\$164,300	42.69	\$328,511	\$69,000	\$315,900	\$259,511	1.217
70-18-03-346-008	2020 ORLOV DR	06/20/23	\$375,225	\$375,225	\$159,100	42.40	\$318,139	\$69,000	\$306,225	\$249,139	1.229
70-18-03-346-009	2014 ORLOV DR	07/05/23	\$384,900	\$384,900	\$162,900	42.32	\$325,805	\$69,000	\$315,900	\$256,805	1.230
70-18-03-328-002	4384 EQUESTRIAN DR	11/22/22	\$432,480	\$432,480	\$180,700	41.78	\$361,418	\$69,000	\$363,480	\$292,418	1.243
70-18-03-346-010	2008 ORLOV DR	11/17/23	\$379,900	\$379,900	\$159,200	41.91	\$318,495	\$69,000	\$310,900	\$249,495	1.246
70-18-03-333-004	1986 MORGAN RUN	03/04/24	\$384,900	\$384,900	\$161,100	41.86	\$322,115	\$69,000	\$315,900	\$253,115	1.248
70-18-03-345-010	2019 ORLOV DR	01/20/23	\$339,900	\$339,900	\$142,800	42.01	\$285,636	\$69,000	\$270,900	\$216,636	1.250
70-18-03-345-003	2069 ORLOV DR	05/10/23	\$344,900	\$344,900	\$142,900	41.43	\$285,731	\$69,000	\$275,900	\$216,731	1.273
70-18-03-333-007	1938 MORGAN RUN	02/22/24	\$429,900	\$429,900	\$175,900	40.92	\$351,749	\$69,000	\$360,900	\$282,749	1.276
70-18-03-333-002	2020 MORGAN RUN	09/14/23	\$389,900	\$389,900	\$160,200	41.09	\$320,347	\$69,000	\$320,900	\$251,347	1.277
70-18-03-345-004	2059 ORLOV DR	03/06/24	\$379,900	\$379,900	\$156,200	41.12	\$312,358	\$69,000	\$310,900	\$243,358	1.278
70-18-03-333-006	1956 MORGAN RUN	03/26/24	\$400,000	\$400,000	\$164,000	41.00	\$328,056	\$69,000	\$331,000	\$259,056	1.278
70-18-03-345-009	2023 ORLOV DR	12/01/23	\$399,900	\$399,900	\$162,800	40.71	\$325,551	\$69,000	\$330,900	\$256,551	1.290
70-18-03-332-001	2003 MORGAN RUN	03/05/24	\$399,900	\$399,900	\$161,500	40.39	\$323,084	\$69,000	\$330,900	\$254,084	1.302
70-18-03-326-012	4383 EQUESTRIAN DR	10/14/22	\$406,025	\$406,025	\$161,400	39.75	\$322,832	\$69,000	\$337,025	\$253,832	1.328
70-18-03-338-005	4249 SHETLAND DR	06/06/24	\$400,000	\$400,000	\$158,100	39.53	\$316,258	\$69,000	\$331,000	\$247,258	1.339
70-18-03-326-006	2131 MORGAN RUN	09/16/22	\$418,630	\$418,630	\$161,500	38.58	\$322,973	\$69,000	\$349,630	\$253,973	1.377
Totals:			\$13,757,014	\$13,757,014	\$6,106,000		\$12,212,199		\$11,273,014	\$9,728,199	
						Sale. Ratio =>	44.38			E.C.F. =>	1.159
						Std. Dev. =>	4.91			Ave. E.C.F. =>	1.166