

Std. Dev. => 2.68 Ave. E.C.F. => 0.860

2024 ECF Used: Average ECF .860

not used

Table with 20 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr. Rows include 08-22-553-014 and 08-22-526-049.

2024 ECF Study For: HYPE PARK PUD DEVELOPMENT PUD DEVELOPMENT LOCATED IN SE CORNER OF TWP, INC HYDE PARK ESTATES, HYDE PARK CONDOS, DEVONSHIRE COMMONS

Table with 20 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr. Rows include 08-36-676-081 to 08-36-678-059.

Std. Dev. => 0.49 Ave. E.C.F. => 0.844

2023 ECF: .807 2024 ECF Used: Average ECF .844

not used

Table with 20 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr. Row includes 08-36-678-029.

2024 ECF Study For: MEADOWBROOK MANOR LOCATED EAST TWP, NEAR CITY, NEWER DEVELOPMENT, BUILT OUT, MEDIUM QUALITY HOMES

Table with 20 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr. Rows include 08-23-578-009 to 08-23-579-041.

Std. Dev. => 2.20 Ave. E.C.F. => 0.728

2023 ECF: .663 2024 ECF Used: Average ECF .728

2024 ECF Study For: RIVER RIDGE ESTATES WEST SIDE OF RIVER, OLDER DEVELOPMENT, AVERAGE HOMES, BUILT OUT

Table with 20 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr. Rows include 08-22-501-006 to 08-22-502-059.

Std. Dev. => 0.84 Ave. E.C.F. => 0.854

2023 ECF: .800 2024 ECF Used: Average ECF .854

2024 ECF Study For: TOWNSHIP RIVER PARCELS TWP PARCELS WITH RIVER FRONTAGE

Table with 20 columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr. Rows include 08-04-200-012 to 08-36-577-003.

Std. Dev. => 10.43 Ave. E.C.F. => 0.799

2023 ECF: .775 2024 ECF Used: Average ECF .799

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, PTA, Instr., Terms of Sale, 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 (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr.

2024 ECF Study For:

AMBLESIDE/TWIN OAKS/PLEASANT WOODS/HIDDEN LAKE DEVELOPMENTS

HIGHER END DEVELOPMENTS OF SIMILAR STYLE, AGE AND QUALITY

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr.

Sale. Ratio => 41.05
Std. Dev. => 2.40

E.C.F. => 0.715
Ave. E.C.F. => 0.715

2023 ECF: .676
2024 ECF Used: Average ECF .715

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, PTA, Instr., Terms of Sale, 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 (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr.

2024 ECF Study For:

KRYSTAL KREEK/THORNRIIDGE/NEEDLES/SMALL SITE CONDOS

HIGH END DEVELOPMENTS OF SIMILAR STYLE, AGE AND QUALITY

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr.

Sale. Ratio => 43.56
Std. Dev. => 7.63

E.C.F. => 0.595
Ave. E.C.F. => 0.603

2023 ECF: .603
2024 ECF Used: Average ECF .603

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, PTA, Instr., Terms of Sale, 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 (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr.

2024 ECF Study For:

ZONE 3 RIVER RD AREA, MUD CREEK SITE CONDO

ROADSIDE PLATTS AND SUBDIVISIONS OFF RIVER RD, JUST SOUTH OF RIVER, SIMILAR QUALITY AND STYLE

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Other Parcels in Sale, Property Class, Building Depr.

Sale. Ratio => 39.51
Std. Dev. => 2.20

E.C.F. => 0.752
Ave. E.C.F. => 0.777

2023 ECF: .755
2024 ECF Used: Average ECF .777

AGRICULTURAL PROPERTY 2024 ECF STUDY

Some properties from out of municipality used

Table with columns: 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.

.915 ECF Used For 2024 AGRICULTURAL ECF AREA

COMMERCIAL/INDUSTRIAL PROPERTY 2024 ECF STUDY

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, ms of s, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Fl Area, \$/Sq.Ft., ECF Area, by Mean, Land Value, Other in Sale, Property Class

08-23-300-003	5034 N MCKINLEY RD	05/14/21	\$912,000	03-ARI	\$912,000	\$421,800	46.25	\$949,334	\$132,422	\$779,578	\$1,129,892	0.690	11,088	\$70.31	COMM	1.3411	\$132,422	201		
08-27-502-005	4359 N SEYMOUR RD	08/26/21	\$450,000	33-TO	\$450,000	\$199,500	44.33	\$428,447	\$117,522	\$332,478	\$430,048	0.773	4,230	\$78.60	COMM	6.9749	\$117,522	201		
Totals:			\$11,967,000		\$7,807,000	\$3,002,300		\$7,489,465		\$5,061,207	\$6,561,095			\$283.97		6.8028				
							Sale. Ratio =>	38.46	E.C.F. =>			0.771	Std. Deviatio	0.255670925						
							Std. Dev. =>	18.38	Ave. E.C.F. =>			0.703	Ave. Varianc	17.2779	Coefficient	24.56453755				

.703 AVERAGE ECF Used For 2024 COMMERCIAL/INDUSTRIAL ECF AREA

Not Used	Reason																	
08-02-300-009	8490 W MT MORRIS RD Outlier, Many Zoning Issues	09/14/22	\$204,000		\$204,000	\$20,800	10.20	\$113,482	\$45,503	\$158,497	\$94,024	1.686	312	\$508.00	COMM	168.5717	\$45,503	201
08-24-200-011	5519 N ELMS RD Purchased Price is after many Zoning and legas issues were resolved as a stipulation of the sale	01/10/23	\$250,000		\$250,000	\$56,900	22.76	\$116,883	\$25,661	\$224,339	\$126,172	1.778	1,692	\$132.59	COMM	#####	\$19,988	201
08-23-200-015	8163 W COLDWATER RD	01/09/23	\$600,000	03-ARI	\$600,000	\$321,400	53.57	\$627,772	\$85,158	\$514,842	\$542,614	0.949	7,698	\$66.88	ZS	94.8818	\$75,158	201