RESIDENTIAL PROPERTY 2024 ECF STUDY

	2024 ECF Study For:			METES & BOUNDS AND															- "" -
Parcel Number 08-04-200-024	Street Address 10163 W FRANCES RD	Sale Date 04/22/22	Sale Price Instr \$185.000 PTA	. Terms of Sale 03-ARM'S LENGTH	Adj. Sale \$ \$185,000	Asd. when Sold A \$80,900	sd/Adj. Sale Cu 43.73	ur. Appraisal L \$195.569	S51.084	Bldg. Residual \$133.916	Cost Man. \$ \$186.915	E.C.F. 0.716	Floor Area 1.484	\$/Sq.Ft. E	CF Area Dev Z1	v. by Mean (%) Building Style 149,5631 TRI-LEVEL	Land Value Other Parcels in Sale \$20,000	Property Class 401	Building Depr 78
08-04-200-044	8391 N SEYMOUR RD	05/13/22		03-ARM'S LENGTH	\$175,000	\$88,800	50.74	\$189,742	\$20,000	\$155,000	\$219,589	0.706	1,674	\$92.59	Z1	70.5865 MANUFACTURED	\$20,000	401	85
8-04-400-014	8047 N SEYMOUR RD	01/25/23		03-ARM'S LENGTH	\$210,000	\$75,900	36.14	\$186,084	\$20,000	\$190,000	\$214,856	0.884	1,664	\$114.18	Z1	88.4312 RANCH	\$20,000	401	70
08-04-400-015 08-04-400-016	8035 N SEYMOUR RD 10048 W MT MORRIS RD	11/15/22 02/03/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$237,500 \$180.000	\$85,500 \$78.300	36.00 43.50	\$226,864	\$31,831 \$23.035	\$205,669	\$252,307	0.815 0.676	1,346 1,288	\$152.80 \$121.87	Z1 Z1	81.5155 RANCH 67.6211 RANCH	\$20,000 \$20.000	401 401	95 87
08-04-400-018 08-04-400-028	8213 N SEYMOUR RD	02/03/22	1	03-ARM'S LENGTH	\$234,900	\$84.800	43.50 36.10	\$202,467 \$201.139	\$20,000	\$156,965 \$214,900	\$232,124 \$234.332	0.676	1,368	\$157.09	Z1 Z1	91.7073 RANCH	\$20,000	401	92
08-05-100-008	11375 W FRANCES RD	08/13/21	\$218,752 PTA	03-ARM'S LENGTH	\$218,752	\$70,200	32.09	\$174,989	\$34,400	\$184,352	\$181,875	1.014	1,748	\$105.46	Z1	101.3622 RANCH	\$34,400	401	62
08-05-200-001	11267 W FRANCES RD	08/15/22		03-ARM'S LENGTH	\$399,900	\$153,900	38.48	\$392,348	\$58,070	\$341,830	\$408,383	0.837	2,420	\$141.25	Z1	83.7032 TRI-LEVEL	\$49,000	401	86
08-05-400-001	8223 NICHOLS RD	08/25/22		03-ARM'S LENGTH	\$172,000	\$92,100	53.55	\$182,074	\$25,848	\$146,152	\$202,104	0.723	1,140	\$128.20	Z1	72.3154 RANCH	\$20,000	401	76
08-05-400-026 08-05-400-028	8101 NICHOLS RD 8177 NICHOLS RD	05/12/22 03/04/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$415,000 \$246,500	\$138,500 \$110,000	33.37 44.62	\$380,900 \$277,582	\$48,260 \$40,940	\$366,740 \$205,560	\$410,286 \$306.135	0.894 0.671	1,616 2,484	\$226.94 \$82.75	Z1 Z1	89.3865 RANCH 67.1469 RANCH	\$45,260 \$40,940	401 401	95 75
08-05-400-031	8073 NICHOLS RD	09/12/22		03-ARM'S LENGTH	\$260,000	\$136,900	52.65	\$305,427	\$22,310	\$237,690	\$366,257	0.649	2,100	\$113.19	Z1	64.8970 RANCH	\$22,310	401	84
08-06-300-002	8134 SHERIDAN RD	07/29/21		03-ARM'S LENGTH	\$210,000	\$92,200	43.90	\$233,858	\$40,273	\$169,727	\$250,433	0.678	2,704	\$62.77	Z1	67.7733 2 STORY	\$30,000	401	70
08-06-400-005	12136 W MT MORRIS RD	09/01/21		03-ARM'S LENGTH	\$130,000	\$73,600	56.62	\$190,265	\$20,000	\$110,000	\$220,265	0.499	1,316	\$83.59	Z1	49.9398 RANCH	\$20,000	401	83
08-07-100-012 08-07-100-023	12393 W MT MORRIS RD 12305 W MT MORRIS RD	12/03/21 09/19/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$285,000 \$390,000	\$101,900 \$169,900	35.75 43.56	\$259,383 \$412,166	\$20,000 \$23,000	\$265,000 \$367,000	\$309,680 \$493,888	0.856	1,256 2,074	\$210.99 \$176.95	Z1 Z1	85.5721 RANCH 74.3083 2 STORY	\$20,000 \$20,000	401 401	98 95
08-07-100-025	12281 W MT MORRIS RD	10/28/21		03-ARM'S LENGTH	\$145.500	\$105,500	0.00	\$147,974	\$23,000	\$123,752	\$154.550	0.801	936	\$170.93	Z1 Z1	80.0727 1 STORY	\$20,000	401	70
08-08-300-005	11270 W STANLEY RD	07/08/22	\$209,900 PTA	03-ARM'S LENGTH	\$209,900	\$76,100	36.26	\$223,058	\$20,000	\$189,900	\$262,688	0.723	1,908	\$99.53	Z1	72.2910 MODULAR	\$20,000	401	92
08-08-400-004	7221 NICHOLS RD	03/30/22		03-ARM'S LENGTH	\$174,000	\$67,800	38.97	\$170,845	\$27,094	\$146,906	\$185,965	0.790	1,120	\$131.17	Z1	78.9966 RANCH	\$25,000	401	80
08-08-400-023 08-08-400-026	11212 W STANLEY RD 11060 W STANLEY RD	05/11/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$361,000	\$142,100 \$210.900	39.36 40.17	\$351,413 \$507.740	\$33,219 \$89.810	\$327,781	\$411,635	0.796 0.841	2,028 1,861	\$161.63 \$233.85	Z1 Z1	79.6290 1 3/4 STORY 84.0665 RANCH	\$26,000 \$70.340	401 401	98 92
08-08-400-026	9020 ASPEN LN	12/22/22 09/30/21	1	03-ARM'S LENGTH	\$525,000 \$550,000	\$190,500	34.64	\$494,457	\$89,810	\$435,190 \$468.084	\$517,674 \$518.355	0.903	2,309	\$202.72	Z1 Z1	4.0526 RANCH	\$68.550	401	98
08-09-100-008	10515 W MT MORRIS RD	01/14/22		03-ARM'S LENGTH	\$196,000	\$50,900	25.97	\$147,829	\$29,083	\$166,917	\$153,617	1.087	1,645	\$101.47	Z2	112.5508 1 3/4 STORY	\$28,280	401	75
08-09-100-024	7392 NICHOLS RD	12/30/22		03-ARM'S LENGTH	\$175,000	\$67,100	38.34	\$154,690	\$20,200	\$154,800	\$173,984	0.890	1,040	\$148.85	Z2	132.2351 RANCH	\$20,200	401	90
08-09-200-015	10255 W MT MORRIS RD	04/06/21	1	03-ARM'S LENGTH	\$185,000	\$88,100	47.62	\$216,215	\$31,108	\$153,892	\$239,466	0.643	1,620	\$95.00	Z2	156.9439 MODULAR	\$31,108	401	93
08-09-400-027 08-10-200-011	10166 W STANLEY RD 7290 GILLETTE RD	07/21/22 12/30/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$189,000 \$210,000	\$85,900 \$0	45.45 0.00	\$200,501 \$180,796	\$21,880 \$21.420	\$167,120 \$188,580	\$231,075 \$206.179	0.723 0.915	1,728 1,446	\$96.71 \$130.41	Z2 Z2	148.8858 TRI-LEVEL 129.7442 1 STORY	\$21,880 \$20,480	401 401	72 90
08-10-200-011	7101 GILLETTE RD	02/18/22		03-ARM'S LENGTH	\$190,700	\$36,800	19.30	\$165,553	\$51,700	\$139,000	\$147,287	0.915	1,446	\$93.67	Z2 Z2	126.8352 MANUFACTURED	\$51,700	401	70
08-10-300-028	9412 W STANLEY RD	04/01/22		03-ARM'S LENGTH	\$174,900	\$47,500	27.16	\$172,323	\$20,200	\$154,700	\$196,796	0.786	1,240	\$124.76	Z2	142.5991 RANCH	\$20,200	401	80
08-10-300-041	7011 N SEYMOUR RD	03/18/22	\$183,500 PTA	03-ARM'S LENGTH	\$183,500	\$70,200	38.26	\$171,110	\$42,439	\$141,061	\$166,457	0.847	1,917	\$73.58	Z2	136.4652 2 STORY	\$20,200	401	62
08-10-300-068	7233 GILLETTE RD	03/08/22		03-ARM'S LENGTH	\$195,000	\$83,200	42.67	\$205,667	\$20,200	\$174,800	\$239,931	0.729	1,664	\$105.05	Z2	148.3545 1 STORY	\$20,200	401	90
08-15-100-020 08-15-100-022	6345 N SEYMOUR RD 6367 N SEYMOUR RD	12/05/22 04/22/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$255,000 \$154,500	\$98,900 \$60.900	38.78 39.42	\$231,887 \$139,777	\$20,200 \$21.121	\$234,800 \$133,379	\$273,851 \$153,501	0.857 0.869	1,696 1,500	\$138.44 \$88.92	Z2 Z2	4.9341 TRI-LEVEL 3.7826 2 STORY	\$20,200 \$21.121	401 401	78 68
08-15-100-022	6517 N SEYMOUR RD	11/21/22		03-ARM'S LENGTH	\$154,500	\$69,500	57.20	\$140,661	\$25,080	\$96,421	\$153,501	0.645	1,628	\$59.23	Z2 Z2	26.1882 MODULAR	\$20,200	401	65
08-15-300-030	6255 N SEYMOUR RD	05/12/22	\$273,200 PTA	03-ARM'S LENGTH	\$273,200	\$89,900	32.91	\$240,988	\$37,700	\$235,500	\$251,791	0.935	1,607	\$146.55	Z2	0.5926 1 1/4 STORY	\$37,700	401	80
08-16-200-019	6266 TURNER RD	07/01/21		03-ARM'S LENGTH	\$130,000	\$56,200	43.23	\$134,765	\$30,668	\$99,332	\$134,666	0.738	1,232	\$80.63	Z2	1.5169 RANCH	\$23,000	401	70
08-17-100-006	11407 W STANLEY RD	07/20/22	1	03-ARM'S LENGTH	\$280,000	\$92,800	33.14	\$232,837	\$23,420	\$256,580	\$270,915	0.947	2,080	\$123.36	Z2	8.7664 2 STORY	\$23,420	401	74
08-17-100-008 08-17-200-005	11311 W STANLEY RD 11153 W STANLEY RD	03/30/22 04/15/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$77,000 \$270,000	\$39,800 \$87,500	51.69 32.41	\$100,498 \$252,010	\$20,200 \$33,294	\$56,800 \$236,706	\$103,878 \$249.880	0.547 0.947	1,004 1,498	\$56.57 \$158.01	Z2 Z2	31.2631 1 3/4 STORY 8.7856 1 1/2 STORY	\$20,200 \$31,750	401 401	60 70
08-17-300-008	6130 DUFFIELD RD	10/28/22		03-ARM'S LENGTH	\$120,000	\$65,400	54.50	\$127,830	\$23,553	\$96,447	\$134,899	0.715	1,056	\$91.33	Z2	14.4468 MANUFACTURED	\$20,200	401	82
08-17-400-017	11242 W COLDWATER RD	12/01/22		03-ARM'S LENGTH	\$150,123	\$81,200	54.09	\$189,402	\$23,700	\$126,423	\$209,297	0.604	1,372	\$92.15	Z2	25.5388 RANCH	\$23,700	401	70
08-18-100-014	6370 SHERIDAN RD	08/08/22		19-MULTI PARCEL ARM'S		\$124,500	63.88	\$301,940	\$64,900	\$130,000	\$250,677	0.519	1,568	\$82.91	Z2	34.0829 1 STORY	\$64,900 08-18-100-015	401	88
08-19-100-021 08-19-300-011	5470 SHERIDAN RD 12418 W CARPENTER RD	04/04/22 11/04/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$230,000 \$204.000	\$93,700 \$75,600	40.74 37.06	\$219,681 \$192,266	\$24,075 \$26,605	\$205,925 \$177,395	\$253,048 \$207.087	0.814	1,344 1,330	\$153.22 \$133.38	Z2 Z2	17.4496 RANCH 13.1656 1 1/2 STORY	\$24,075 \$26,605	401 401	77 70
08-19-300-011 08-19-300-016	12418 W CARPENTER RD	09/19/22		03-ARM'S LENGTH	\$319,300	\$132.800	41.59	\$333.073	\$51,651	\$267,649	\$350,708	0.763	2,082	\$133.38	Z2 Z2	22.5106 1 3/4 STORY	\$20,005	401	70 75
08-19-400-012	5089 DUFFIELD RD	04/06/21	1	03-ARM'S LENGTH	\$109,900	\$48,300	43.95	\$123,883	\$20,200	\$89,700	\$134,131	0.669	922	\$97.29	Z2	31.9524 RANCH	\$20,200	401	73
08-20-200-005	5384 DILLON RD	03/31/23		03-ARM'S LENGTH	\$272,000	\$77,300	28.42	\$186,313	\$87,285	\$184,715	\$125,065	1.477	1,325	\$139.41	Z2	48.8682 1+ STORY	\$87,285	401	55
08-20-200-022	11017 W COLDWATER RD	06/23/22		03-ARM'S LENGTH	\$193,000	\$69,100	35.80	\$160,647	\$32,892	\$160,108	\$165,272	0.969	1,120	\$142.95	Z2	1.9519 RANCH	\$29,720	401	70
08-20-400-027 08-22-100-016	11150 W CARPENTER RD 5301 N SEYMOUR RD	05/27/22 07/28/21	1 /	03-ARM'S LENGTH 03-ARM'S LENGTH	\$330,000 \$187,000	\$108,500 \$56,000	32.88 29.95	\$325,147 \$134,792	\$28,640 \$22,055	\$301,360 \$164,945	\$383,580 \$145,843	0.786 1.131	1,720 1,184	\$175.21 \$139.31	Z2 Z2	20.2623 RANCH 37.5414 RANCH	\$24,890 \$22,055	401 401	90 65
08-22-200-010	5421 N MCKINLEY RD	10/27/21		03-ARM'S LENGTH	\$201,000	\$65,200	32.44	\$168,514	\$21,189	\$179,811	\$190,589	0.943	1,348	\$133.39	Z2	18.7892 2 STORY	\$20,200	401	83
08-22-200-039	9063 W COLDWATER RD	05/05/22		03-ARM'S LENGTH	\$80,000	\$37,500	46.88	\$88,555	\$22,124	\$57,876	\$85,939	0.673	866	\$66.83	Z2	16.9393 RANCH	\$20,200	401	60
08-22-200-067	5409 N MCKINLEY RD	09/21/21	1 /	03-ARM'S LENGTH	\$300,000	\$116,000	38.67	\$290,959	\$20,200	\$279,800	\$350,270	0.799	1,560	\$179.36	Z2	2.5940 RANCH	\$20,200	401	98
08-22-200-069	9139 W COLDWATER RD 4414 N SEYMOUR RD	09/10/21		03-ARM'S LENGTH	\$290,000	\$99,100	34.17	\$247,028	\$21,845	\$268,155	\$291,310 \$198.583	0.921 0.765	1,540	\$174.13	Z2 Z2	14.7642 RANCH	\$21,845	401	99 65
08-27-502-017 08-28-200-010	4573 N SEYMOUR RD	12/17/21 10/08/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$175,000 \$249,900	\$72,000 \$89,900	41.14 35.97	\$176,663 \$223,134	\$23,158 \$23,595	\$151,842 \$226,305	\$258,136	0.765	1,931 1,546	\$78.63 \$146.38	Z2 Z2	2.5150 1 1/2 STORY 8.6913 RANCH	\$23,158 \$23,595	401 401	76
08-28-200-022	10239 W CARPENTER RD	02/02/23		03-ARM'S LENGTH	\$240,000	\$0	0.00	\$223,474	\$23,980	\$216,020	\$251,703	0.858	1,965	\$109.93	Z2	6.8456 RANCH	\$23,980	401	75
08-29-200-022	4294 DILLON RD	04/22/21	\$315,000 PTA	03-ARM'S LENGTH	\$315,000	\$133,300	42.32	\$335,986	\$20,200	\$294,800	\$405,556	0.727	1,735	\$169.91	Z2	6.2873 RANCH	\$20,200	401	98
08-29-200-023	4308 DILLON RD	09/14/22		03-ARM'S LENGTH	\$400,000	\$119,500	29.88	\$306,388	\$49,250	\$350,750	\$332,649	1.054	2,086	\$168.14	Z2	26.4637 2 STORY	\$49,250	401	74
08-29-400-005 08-29-400-013	4182 DILLON RD 11155 ANDERSON DR	02/18/22		19-MULTI PARCEL ARM'S I 03-ARM'S LENGTH		\$110,300 \$77,500	46.94 39.74	\$321,669	\$57,900 \$43,392	\$177,100	\$281,503	0.629	1,534 1,746	\$115.45 \$86.83	Z2 Z2	16.0653 RANCH 4.1064 RANCH	\$57,900 08-29-400-029 \$20,200	401 401	70 66
08-29-400-013	4465 DUFFIELD RD	12/29/21 12/17/21	1	03-ARM'S LENGTH	\$195,000 \$340,000	\$77,500	39.74	\$199,918 \$328,742	\$43,392	\$151,608 \$300,958	\$202,492 \$374,774	0.749	1,746	\$86.83 \$168.98	Z2 Z2	4.1064 RANCH 1.3263 RANCH	\$35,635	401	90
08-30-300-001	4240 SHERIDAN RD	01/10/23		03-ARM'S LENGTH	\$380,000	\$114,800	30.21	\$359,583	\$135,700	\$244,300	\$274,666	0.889	2,190	\$111.55	Z2	9.9667 2 STORY	\$135,700	401	65
08-30-400-022	4173 DUFFIELD RD	11/21/22	\$195,000 PTA	03-ARM'S LENGTH	\$195,000	\$70,400	36.10	\$162,872	\$21,180	\$173,820	\$183,301	0.948	1,509	\$115.19	Z2	15.8498 1 1/2 STORY	\$21,180	401	70
08-10-501-007	7463 GILLETTE RD	07/22/22		03-ARM'S LENGTH	\$190,000	\$74,400	39.16	\$180,018	\$20,200	\$169,800	\$199,773	0.850	1,400	\$121.29	Z2	6.2114 MODULAR	\$20,200	401	90
08-10-501-022 08-10-551-008	7345 GILLETTE RD 7063 GILLETTE RD	01/20/22 01/27/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$150,000 \$310,000	\$71,900 \$104,900	47.93 33.84	\$179,404 \$296,367	\$22,566 \$29,158	\$127,434 \$280,842	\$196,048 \$334,011	0.650 0.841	1,400 1,424	\$91.02 \$197.22	Z2 Z2	26.2065 RANCH 7.1265 RANCH	\$22,566 \$20,200	401 401	80 92
08-10-551-008 08-16-501-006	6395 TURNER RD	11/15/21		03-ARM'S LENGTH	\$174,900	\$79,600	45.51	\$296,367	\$29,158	\$280,842	\$334,011	0.841	1,424	\$95.49	Z2 Z2	7.1265 RANCH 8.3305 RANCH	\$20,200	401	75
08-16-501-007	6405 TURNER RD	10/08/21		03-ARM'S LENGTH	\$145,000	\$59,500	41.03	\$150,183	\$22,917	\$122,083	\$159,083	0.767	1,056	\$115.61	Z2	0.2995 RANCH	\$20,200	401	75
08-18-576-014	6199 DUFFIELD RD	07/14/22	7-1-7-10-1	19-MULTI PARCEL ARM'S	7	\$66,200	38.49	\$181,103	\$44,659	\$127,341	\$158,305	0.804	1,040	\$122.44	Z2	1.2317 RANCH	\$40,400 08-18-576-013	401	70
08-21-526-005	10075 W COLDWATER RD	07/26/22		03-ARM'S LENGTH	\$249,900	\$86,200	34.49	\$219,171	\$38,877	\$211,023	\$225,368	0.936	1,316	\$160.35	Z2	93.6351 RANCH	\$33,500	401	75
08-21-526-019	10203 W COLDWATER RD	04/26/22	\$242,900 PTA	03-ARM'S LENGTH	\$242,900	\$148,000	60.93	\$270,581	\$21,075	\$221,825	\$308,231	0.720	3,528	\$62.88	Z2	71.9672 RANCH	\$21,075	401	70
					\$16,716,076	\$6,304,900		\$16,401,638		\$14,325,362	\$17,732,114	0.811							
						Sale. Ratio =>	37.72			1	E.C.F. =>	0.808	202	23 ECF: .773					
						Std. Dev. =>	12.16				Ave. E.C.F. =>	0.811	20:	24 ECF Used: Ave	rage ECF .811	1			
Not Used			4		4-	4.		4						4		Reason:			
	10172 WILLOWBROOK DR 10480 W MT MORRIS RD			03-ARM'S LENGTH	\$249,900	\$56,900	22.77	\$181,530	\$36,236	\$213,664	\$187,961	1.137	1,344	\$158.98	Z1	107.5341 Outlier	\$30,680	401	75 65
08-04-300-012 08-07-300-016	10480 W MT MORRIS RD 7198 SHERIDAN RD	05/10/21 09/16/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$72,000 \$165,000	\$45,200 \$122,400	62.78 74.18	\$116,255 \$257,654	\$20,000 \$26,000	\$52,000 \$139,000	\$124,521 \$291,781	0.418	1,499 2,128	\$34.69 \$65.32	Z1 Z1	41.7599 Outlier 47.6386 Outlier	\$20,000 \$23,000	401 401	65 90
	10232 W STANLEY RD			03-ARM'S LENGTH	\$130,000	\$85,900	66.08	\$211,718	\$51,807	\$78,193	\$206,871	0.378	1,616	\$48.39	Z2	183.4106 Outlier	\$20,200	401	75
		ZONE 2 DEC	IDENTIAL	Motor & Pounda lacata	d in the south -	rn most nertice of	ha Townshin	iral aras but d	avalored	200									
	2024 ECE \$4d., Fam.		SIDENTIAL	Metes & Bounds located		Asd. when Sold A					Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft. E	CF Area Dev	v. by Mean (%) Building Style	Land Value Other Parcels in Sale	Property Class	Building Depr
	2024 ECF Study For:						and the Co	- Appropria	Toru	- Brancoldida						,can (70) Dunuing Style	Tanac Salier Farceis III Sale	Toperty class	
Parcel Number	Street Address	Sale Date	Sale Price Instr				39.42	\$139.365	\$26.961	\$117.639	\$138.770	0.848	1,258	\$93.51	Z3	2.5815 1 1/2 STORY	\$26,961	401	66
Parcel Number 08-31-100-002			Sale Price Instr \$144,600 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH	\$144,600 \$302,000	\$57,000 \$98,100	39.42 32.48	\$139,365 \$318,687	\$26,961 \$32,975	\$117,639 \$269,025	\$138,770 \$345,069	0.848 0.780	1,258 2,352	\$93.51 \$114.38	Z3 Z3	2.5815 1 1/2 STORY 4.2283 MODULAR	\$26,961 \$26,899	401 401	66 94
Parcel Number 08-31-100-002 08-31-100-007 08-32-100-004	Street Address 12357 W PIERSON RD 3330 SHERIDAN RD 3346 DUFFIELD RD	Sale Date 11/10/21 09/21/21 11/18/21	\$144,600 PTA \$302,000 PTA \$199,900 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$144,600 \$302,000 \$199,900	\$57,000 \$98,100 \$84,500	32.48 42.27	\$318,687 \$210,039	\$32,975 \$38,400	\$269,025 \$161,500	\$345,069 \$211,900	0.780 0.762	2,352 1,772	\$114.38 \$91.14	Z3 Z3	4.2283 MODULAR 5.9757 TRI-LEVEL	\$26,899 \$38,400	401 401	94 71
Parcel Number 08-31-100-002 08-31-100-007 08-32-100-004 08-32-100-023	Street Address 12357 W PIERSON RD 3330 SHERIDAN RD 3346 DUFFIELD RD 3290 DUFFIELD RD	Sale Date 11/10/21 09/21/21 11/18/21 09/20/22	\$144,600 PTA \$302,000 PTA \$199,900 PTA \$520,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$144,600 \$302,000 \$199,900 \$520,000	\$57,000 \$98,100 \$84,500 \$211,100	32.48 42.27 40.60	\$318,687 \$210,039 \$515,788	\$32,975 \$38,400 \$73,038	\$269,025 \$161,500 \$446,962	\$345,069 \$211,900 \$546,605	0.780 0.762 0.818	2,352 1,772 2,648	\$114.38 \$91.14 \$168.79	Z3 Z3 Z3	4.2283 MODULAR 5.9757 TRI-LEVEL 0.4203 RANCH	\$26,899 \$38,400 \$51,110	401 401 401	94 71 98
Parcel Number 08-31-100-002 08-31-100-007 08-32-100-004 08-32-100-023 08-32-200-020	Street Address 12357 W PIERSON RD 3330 SHERIDAN RD 3346 DUFFIELD RD 3290 DUFFIELD RD 11247 W PIERSON RD	Sale Date 11/10/21 09/21/21 11/18/21 09/20/22 12/15/21	\$144,600 PTA \$302,000 PTA \$199,900 PTA \$520,000 PTA \$247,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$144,600 \$302,000 \$199,900 \$520,000 \$247,000	\$57,000 \$98,100 \$84,500 \$211,100 \$93,500	32.48 42.27 40.60 37.85	\$318,687 \$210,039 \$515,788 \$249,827	\$32,975 \$38,400 \$73,038 \$44,490	\$269,025 \$161,500 \$446,962 \$202,510	\$345,069 \$211,900 \$546,605 \$253,502	0.780 0.762 0.818 0.799	2,352 1,772 2,648 1,264	\$114.38 \$91.14 \$168.79 \$160.21	Z3 Z3 Z3 Z3	4.2283 MODULAR 5.9757 TRI-LEVEL 0.4203 RANCH 2.3061 RANCH	\$26,899 \$38,400 \$51,110 \$26,000	401 401 401 401	94 71 98 99
Parcel Number 8-31-100-002 8-31-100-007 8-32-100-004 8-32-100-023 8-32-200-020	Street Address 12357 W PIERSON RD 3330 SHERIDAN RD 3346 DUFFIELD RD 3290 DUFFIELD RD	Sale Date 11/10/21 09/21/21 11/18/21 09/20/22	\$144,600 PTA \$302,000 PTA \$199,900 PTA \$520,000 PTA \$247,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$144,600 \$302,000 \$199,900 \$520,000	\$57,000 \$98,100 \$84,500 \$211,100	32.48 42.27 40.60	\$318,687 \$210,039 \$515,788	\$32,975 \$38,400 \$73,038	\$269,025 \$161,500 \$446,962	\$345,069 \$211,900 \$546,605	0.780 0.762 0.818	2,352 1,772 2,648	\$114.38 \$91.14 \$168.79	Z3 Z3 Z3	4.2283 MODULAR 5.9757 TRI-LEVEL 0.4203 RANCH	\$26,899 \$38,400 \$51,110	401 401 401	94 71 98

08-32-400-001	3259 DILLON RD	06/02/21	\$221,500 PTA	03-ARM'S LENGTH	\$221,500	\$88,700	40.05	\$224,755	\$26,000	\$195,500	\$245,377	0.797	1,816	\$107.65	Z3	2.5175 TRI-LEVEL	\$26,000	401	69
08-32-578-024	3203 DILLON RD	12/30/21	\$175,900 PTA	03-ARM'S LENGTH	\$175,900	\$52,700	29.96	\$142,455	\$35,870	\$140,030	\$131,586	1.064	1,110	\$126.15	Z3	25.9987 RANCH	\$26,000	401	68
08-33-100-006	10401 W PIERSON RD	06/01/22	\$150,000 PTA	03-ARM'S LENGTH	\$150,000	\$69,100	46.07	\$159,392	\$74,050	\$75,950	\$105,360	0.721	961	\$79.03	Z3	8.3322 RANCH	\$74,050	401	55
08-33-400-009	10108 W POTTER RD	06/17/22	\$174,900 PTA	03-ARM'S LENGTH	\$174,900	\$74,100	42.37	\$174,473	\$26,062	\$148,838	\$183,223	0.812	1,208	\$123.21	Z3	0.8150 RANCH	\$26,062	401	64
08-34-300-013	3241 N SEYMOUR RD	07/16/21	\$191,000 PTA	03-ARM'S LENGTH	\$191,000	\$61,700	32.30	\$161,335	\$32,955	\$158,045	\$158,494	0.997	1,384	\$114.19	Z3	19.2988 1 STORY	\$26,000	401	65
08-34-400-007	9110 W POTTER RD	03/04/22	\$209,900 PTA	03-ARM'S LENGTH	\$209,900	\$85,200	40.59	\$215,533	\$28,317	\$181,583	\$231,131	0.786	1,728	\$105.08	Z3	1.8552 BI-LEVEL	\$26,000	401	80
08-36-100-005	7571 RIVER RD	07/02/21	\$265,000 PTA	03-ARM'S LENGTH	\$265,000	\$86,500	32.64	\$215,294	\$54,212	\$210,788	\$198,867	1.060	1,496	\$140.90	Z3	26.5501 RANCH	\$26,000	401	65
08-36-300-024	3305 LONGVIEW DR	05/13/22	\$277,500 PTA	03-ARM'S LENGTH	\$277,500	\$115,600	41.66	\$271,875	\$43,732	\$233,768	\$281,658	0.830	2,646	\$88.35	Z3	3.5525 2 STORY	\$43,732	401	71
					\$3,489,200	\$1,288,000		\$3,343,942		\$2,925,115	\$3,424,261	0.861							
					Si	ale. Ratio =>	36.91			1	E.C.F. =>	0.854	20	23 ECF: .810					
					St	td. Dev. =>	1.58				Ave. E.C.F. =>	0.861	20	24 ECF Used: Ave	erage ECF .861				
Not Used																Reason:			
08-33-100-003	10469 W PIERSON RD	07/13/21	\$250.000 PTA	03-ARM'S LENGTH	\$250,000	\$60,000	24.00	\$146,962	\$29,100	\$220,900	\$145,509	1.518	1.641	\$134.61	Z3	71.3942 Outlier	\$29,100	401	60

08-33-100-003	10469 W PIERSON RD	07/13/21	\$250,000 PTA	03-ARM'S LENGTH	\$250,000	\$60,000	24.00	\$146,962	\$29,100	\$220,900	\$145,509	1.518	1,641	\$134.61	Z3	71.3942 Outlier	\$29,100	401	60
Parcel Number	2024 ECF Study For: Street Address	ZONES 4 & Sale Date	5 RESIDENTIAL Sale Price Instr	METES & BOUNDS AND S		DE PLATS LOCATED Asd. when Sold A							TY, RURAL BU Floor Area			Dev. by Mean (%) Building S	tyle Land Value Other Parcels in	Sale Property Class	Building Depr.
08-11-200-004	8191 W MT MORRIS RD	06/11/21	\$130,000 PTA	03-ARM'S LENGTH	\$130,000	\$63,600	48.92	\$161,464	\$32,009	\$97,991	\$160,686	0.610	1,372	\$71.42	Z5	#VALUE! RANCH	\$28,500	401	70
08-11-300-008 08-11-300-015	7160 N MCKINLEY RD 8270 W STANLEY RD	08/04/22 04/12/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$270,000 \$277.450	\$89,800 \$103.600	33.26 37.34	\$237,081 \$275.951	\$39,000 \$44.601	\$231,000 \$232.849	\$252,332 \$294,713	0.915 0.790	2,376 1.971	\$97.22 \$118.14	Z5 Z5	#VALUE! 1 1/2 STORY #VALUE! 2 STORY	\$39,000 \$39.000	401 401	70 75
08-11-400-002	8240 W STANLEY RD	07/28/21	\$220,000 PTA	03-ARM'S LENGTH	\$220,000	\$89,800	40.82	\$232,099	\$29,445	\$190,555	\$258,158	0.738	1,400	\$136.11	Z5	#VALUE! RANCH	\$29,445	401	73
08-11-400-011 08-11-400-015	8094 W STANLEY RD 8008 W STANLEY RD	01/21/22 07/20/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$285,000 \$210,000	\$97,200 \$62,900	34.11 29.95	\$247,629 \$204,020	\$28,500 \$55,326	\$256,500 \$154,674	\$279,145 \$189,419	0.919 0.817	1,936 1,920	\$132.49 \$80.56	Z5 Z5	#VALUE! RANCH #VALUE! BI-LEVEL	\$28,500 \$39,000	401 401	87 85
08-11-400-013	8058 W STANLEY RD	08/27/21		03-ARM'S LENGTH	\$145,000	\$59,700	41.17	\$163,487	\$25,326	\$154,674	\$176,015	0.680	990	\$120.89	Z5 Z5	#VALUE! BI-LEVEL #VALUE! 1 1/2 STORY	\$25,315	401	85 75
08-12-100-019	7335 JOHNSON RD	09/26/22		03-ARM'S LENGTH	\$315,000	\$93,500	29.68	\$302,522	\$39,000	\$276,000	\$335,697	0.822	1,863	\$148.15	Z5	#VALUE! MANUFACTI		401	95
08-12-300-007 08-12-300-041	7208 JOHNSON RD 7245 JOHNSON RD	02/16/22 10/28/21	,	03-ARM'S LENGTH 03-ARM'S LENGTH	\$210,000 \$389.900	\$70,200 \$167,200	33.43 42.88	\$201,303 \$408.686	\$39,420 \$44,545	\$170,580 \$345,355	\$200,949 \$457,120	0.849	1,100 2.058	\$155.07 \$167.81	Z5 Z5	#VALUE! RANCH #VALUE! RANCH	\$39,420 \$29,970	401 401	75 88
08-12-300-045	7306 W STANLEY RD	07/01/21		03-ARM'S LENGTH	\$370,000	\$166,200	44.92	\$427,115	\$108,190	\$261,810	\$400,672	0.653	2,624	\$99.78	Z5	#VALUE! 2 STORY	\$46,875	401	84
08-13-100-003 08-13-100-009	7373 W STANLEY RD 6450 JOHNSON RD	10/08/21 03/10/23		03-ARM'S LENGTH 03-ARM'S LENGTH	\$210,000 \$253,000	\$87,500 \$81,600	41.67 32.25	\$231,068 \$193,738	\$32,913 \$26,820	\$177,087 \$226,180	\$252,427 \$212,634	0.702 1.064	1,354 1,148	\$130.79 \$197.02	Z5 Z5	11.0493 RANCH 25.1672 RANCH	\$25,000 \$26,820	401 401	92 93
08-13-200-011	7067 W STANLEY RD	11/23/22		03-ARM'S LENGTH	\$206,000	\$76,700	37.23	\$193,821	\$27,345	\$178,655	\$212,071	0.842	1,728	\$103.39	Z5	3.0397 TRI-LEVEL	\$27,345	401	75
08-13-200-012 08-13-200-043	7055 W STANLEY RD 6277 N FLMS RD	12/21/21 11/18/22	+===,=== :	03-ARM'S LENGTH 03-ARM'S LENGTH	\$250,000 \$595,000	\$125,900 \$246,900	50.36 41.50	\$300,011 \$609,316	\$26,820 \$134,060	\$223,180 \$460,940	\$348,014 \$595,596	0.641	2,352 3,440	\$94.89 \$133.99	Z5 Z5	17.0735 RANCH 3.8117 1 3/4 STORY	\$26,820 \$134,060	401 401	75 90
08-13-300-022	7460 W COLDWATER RD	08/16/22		03-ARM'S LENGTH	\$215,000	\$65,200	30.33	\$186,677	\$29,739	\$185,261	\$199,921	0.774	1,832	\$101.13	Z5 Z5	11.4639 2 STORY	\$25,819	401	70
08-13-501-011	7513 W STANLEY RD	03/25/22		19-MULTI PARCEL ARM'S L		\$85,300	36.93	\$213,201	\$75,550	\$155,450	\$175,352	0.887	1,120	\$138.79	Z5	7.4473 RANCH	\$75,550 08-13-501-001	401	63
08-13-501-011 08-13-552-005	7513 W STANLEY RD 7482 W COLDWATER RD	12/28/22 03/25/22		19-MULTI PARCEL ARM'S LI 03-ARM'S LENGTH	\$243,000 \$180,000	\$89,200 \$77,900	36.71 43.28	\$244,586 \$197.687	\$75,550 \$28,496	\$167,450 \$151.504	\$175,352 \$215.530	0.955	1,120 1,232	\$149.51 \$122.97	Z5 Z5	14.2907 RANCH 10.9094 RANCH	\$75,550 08-13-501-001 \$25,000	401 401	63 83
08-13-552-023	6169 JOHNSON RD	11/11/22	,	03-ARM'S LENGTH	\$148,500	\$72,800	49.02	\$172,118	\$25,077	\$123,423	\$187,313	0.659	1,380	\$89.44	Z5	15.3120 RANCH	\$25,077	401	69
08-14-300-008 08-14-300-009	6058 N MCKINLEY RD 6048 N MCKINLEY RD	05/14/21 09/13/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$166,827 \$139,900	\$51,200 \$48,100	30.69 34.38	\$126,004 \$117.791	\$26,877 \$25,000	\$139,950 \$114.900	\$126,276 \$118,205	1.108 0.972	1,050 906	\$133.29 \$126.82	Z5 Z5	29.6251 RANCH 16.0008 RANCH	\$25,000 \$25.000	401 401	60 70
08-14-400-019	8158 W COLDWATER RD	01/31/23		03-ARM'S LENGTH	\$192,500	\$73,400	38.13	\$178,033	\$25,000	\$167,500	\$194,947	0.859	1,360	\$123.16	Z5	4.7179 RANCH	\$25,000	401	66
08-14-551-013	6035 DELAND RD	01/27/22		03-ARM'S LENGTH	\$135,000	\$40,500	30.00	\$123,712	\$25,839	\$109,161	\$124,679	0.876	992	\$110.04	Z5	6.3505 RANCH	\$25,000	401	70
08-22-400-018 08-22-400-019	5225 N MCKINLEY RD 5235 N MCKINLEY RD	04/15/22 06/24/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$215,000 \$245,000	\$82,100 \$77,100	38.19 31.47	\$194,716 \$209,062	\$29,118 \$27,076	\$185,882 \$217,924	\$210,953 \$231,829	0.881 0.940	1,611 1,422	\$115.38 \$153.25	Z5 Z5	88.1154 RANCH 94.0019 RANCH	\$25,000 \$25,000	401 401	73 75
08-22-400-030	5057 N MCKINLEY RD	04/08/22	T,	03-ARM'S LENGTH	\$220,000	\$111,700	50.77	\$268,272	\$32,630	\$187,370	\$300,181	0.624	2,483	\$75.46	Z5	62.4190 2 STORY	\$32,630	401	74
08-23-200-004 08-23-200-006	8243 W COLDWATER RD 5474 DELAND RD	09/10/21 08/06/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$175,000 \$170.000	\$60,400 \$60,900	34.51 35.82	\$150,502 \$152,928	\$26,505 \$25,000	\$148,495 \$145,000	\$157,958 \$162,966	0.940	1,301 1.040	\$114.14 \$139.42	Z5 Z5	4.8183 RANCH 9.8517 RANCH	\$26,505 \$25,000	401 401	70 75
08-23-200-008	5454 DELAND RD	11/23/22	\$185,000 PTA	03-ARM'S LENGTH	\$185,000	\$82,400	44.54	\$196,779	\$25,000	\$160,000	\$218,827	0.731	1,544	\$103.63	Z5	25.7103 RANCH	\$25,000	401	73
08-23-200-024 08-23-300-010	5290 DELAND RD 5145 DELAND RD	02/18/22 05/14/21		03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LI	\$148,000 I \$224,000	\$51,000 \$76,400	34.46 34.11	\$129,388 \$206,151	\$25,000 \$38,974	\$123,000 \$185,026	\$132,978 \$200,224	0.925 0.924	1,224 1,734	\$100.49 \$106.70	Z5 Z5	6.3312 RANCH 6.4181 RANCH	\$25,000 \$30,000 08-23-300-009	401 401	65 65
08-23-577-003	8189 W CARPENTER RD	07/23/21		03-ARM'S LENGTH	\$235,000	\$72,800	30.98	\$196,018	\$30,000	\$205,000	\$211,488	0.969	1,482	\$138.33	Z5	12.8187 1 1/2 STORY	\$25,000	401	78
08-23-577-009 08-23-577-014	8121 W CARPENTER RD 8071 W CARPENTER RD	09/29/22 12/15/22	+=00,000	03-ARM'S LENGTH 03-ARM'S LENGTH	\$185,000 \$184,900	\$76,900 \$74,600	41.57 40.35	\$189,334 \$183,933	\$27,059 \$25,000	\$157,941 \$159,900	\$206,720 \$202,462	0.764	1,040 1,406	\$151.87 \$113.73	Z5 Z5	7.7101 RANCH 5.1360 RANCH	\$25,000 \$25,000	401 401	90 78
08-23-577-014 08-23-577-015	80/1 W CARPENTER RD	09/28/21		03-ARM'S LENGTH	\$184,900	\$64,200	40.35 37.76	\$183,933	\$25,000	\$159,900	\$202,462	0.790	1,406	\$113.73 \$139.42	25 Z5	5.1360 KANCH 4.6690 RANCH	\$25,000	401	78 80
08-23-577-017	8041 W CARPENTER RD	03/10/23		03-ARM'S LENGTH	\$236,900	\$74,300	31.36	\$183,108	\$25,000	\$211,900	\$201,411	1.052	1,560	\$135.83	Z5	21.0939 RANCH	\$25,000	401	78
08-24-100-002 08-24-100-033	7495 W COLDWATER RD 7349 W COLDWATER RD	10/27/21 12/16/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$188,000 \$100.000	\$75,100 \$43.800	39.95 43.80	\$192,753 \$106.534	\$35,967 \$32,000	\$152,033 \$68.000	\$199,727 \$94,948	0.761 0.716	1,428 716	\$106.47 \$94.97	Z5 Z5	4.5122 1 STORY 9.0141 1 STORY	\$25,000 \$32,000	401 401	75 55
08-24-100-039	5457 JOHNSON RD	11/14/22	\$161,500 PTA	03-ARM'S LENGTH	\$161,500	\$52,400	32.45	\$144,364	\$25,000	\$136,500	\$152,056	0.898	1,094	\$124.77	Z 5	9.1371 1 STORY	\$25,000	401	80
08-24-200-003 08-24-200-012	7187 W COLDWATER RD 5505 N ELMS RD	10/08/21 12/20/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$175,000 \$145.000	\$61,100 \$46,200	34.91 31.86	\$157,129 \$114.169	\$30,875 \$25,000	\$144,125 \$120.000	\$160,833 \$113,591	0.896 1.056	988 907	\$145.88 \$132.30	Z5 Z5	8.9791 RANCH 25.0097 1 STORY	\$25,875 \$25,000	401 401	75 60
08-24-200-012	5305 N ELMS RD	03/17/23			\$200,000	\$92,700	46.35	\$220,818	\$27,786	\$172,214	\$245,901	0.700	1,383	\$124.52	Z5	10.5984 RANCH	\$25,000	401	78
08-24-200-034	7117 W COLDWATER RD	03/10/23		03-ARM'S LENGTH	\$179,000	\$91,600	51.17	\$218,261	\$30,101	\$148,899	\$239,694	0.621	2,004	\$74.30	Z5	18.5120 1 STORY 1.8153 RANCH	\$26,925	401	77
08-24-200-035 08-24-300-039	7105 W COLDWATER RD 7507 W CARPENTER RD	06/30/22 06/06/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$389,000 \$395,000	\$159,600 \$205,400	41.03 52.00	\$387,642 \$443,147	\$51,495 \$61,233	\$337,505 \$333,767	\$428,213 \$486,515	0.788	1,840 2,464	\$183.43 \$135.46	Z5 Z5	1.8153 RANCH 12.0287 2 STORY	\$51,495 \$51,355	401 401	99 90
08-24-400-001	7227 W CARPENTER RD	03/11/22	\$390,000 WD	03-ARM'S LENGTH	\$390,000	\$130,300	33.41	\$382,299	\$97,235	\$292,765	\$358,779	0.816	2,088	\$140.21	Z5	0.9679 RANCH	\$91,500	401	80
08-24-400-008 08-24-501-002	5057 N ELMS RD 7385 W COLDWATER RD	03/24/23 10/05/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$360,000 \$150.000	\$167,500 \$64,500	46.53 43.00	\$410,382 \$159.004	\$88,000 \$25,000	\$272,000 \$125,000	\$410,678 \$170,706	0.662	2,480 1.040	\$109.68 \$120.19	Z5 Z5	14.4004 RANCH 7.4070 RANCH	\$88,000 \$25,000	401 401	65 80
08-24-576-002	7238 W CARPENTER RD	02/02/23	\$179,000 PTA	03-ARM'S LENGTH	\$179,000	\$74,200	41.45	\$175,716	\$41,313	\$137,687	\$171,214	0.804	1,380	\$99.77	Z5	0.2144 RANCH	\$39,910	401	65
08-24-576-029 08-24-576-033	7070 HICKORY ST 7146 HICKORY ST	05/04/22 11/05/21	+===,=== :	03-ARM'S LENGTH 03-ARM'S LENGTH	\$190,000 \$245,000	\$76,700 \$72,700	40.37 29.67	\$182,687 \$186,182	\$27,151 \$27,396	\$162,849 \$217,604	\$198,135 \$196,025	0.822 1.110	1,304 1,636	\$124.88 \$133.01	Z5 Z5	1.5585 RANCH 30.3757 RANCH	\$25,000 \$25,000	401 401	74 65
08-24-577-002	5200 PLEASANT DR	07/29/22		03-ARM'S LENGTH	\$175,000	\$74,400	42.51	\$183,554	\$27,224	\$147,776	\$199,147	0.742	1,227	\$120.44	Z5	6.4277 RANCH	\$23,000	401	75
08-24-577-007	7096 W CARPENTER RD	11/23/21	+=,	03-ARM'S LENGTH	\$170,000	\$72,700	42.76	\$196,136	\$32,397	\$137,603	\$208,585	0.660	1,691	\$81.37	Z5	14.6626 RANCH	\$23,000	401	65
08-24-578-007 08-01-100-012	5151 BLOSSOM DR 8440 MORRISH RD	05/11/22 02/14/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$175,000 \$124,000	\$82,100 \$47,300	46.91 38.15	\$202,707 \$113,606	\$26,540 \$20,000	\$148,460 \$104,000	\$224,417 \$122,361	0.662 0.850	1,224 1,296	\$121.29 \$80.25	Z5 Z4	14.4787 RANCH 84.9946 1 STORY	\$23,000 \$20,000	401 401	77 60
08-01-551-014	8018 MORRISH RD	05/12/22	\$234,000 PTA	03-ARM'S LENGTH	\$234,000	\$87,000	37.18	\$207,986	\$20,000	\$214,000	\$245,733	0.871	1,344	\$159.23	Z4	87.0863 MODULAR	\$20,000	401	90
08-02-200-008 08-02-200-020	8133 W FRANCES RD 8459 MORRISH RD	08/30/22 04/21/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$144,000 \$204,900	\$67,100 \$84,300	46.60 41.14	\$156,546 \$206.464	\$28,610 \$29,870	\$115,390 \$175,030	\$167,237 \$230.842	0.690	1,470 1.716	\$78.50 \$102.00	Z4 Z4	68.9981 RANCH 75.8225 MANUFACTI	\$28,610 IRED \$29.870	401 401	65 98
08-02-200-023	8489 MORRISH RD	08/16/21		03-ARM'S LENGTH	\$235,000	\$85,100	36.21	\$228,089	\$35,373	\$199,627	\$251,916	0.792	1,512	\$132.03	Z4	79.2434 MANUFACTI		401	90
08-03-200-002 08-03-200-015	8302 N MCKINLEY RD 9091 W FRANCES RD	11/15/21 02/24/23	+===,===	03-ARM'S LENGTH 03-ARM'S LENGTH	\$160,000 \$199,500	\$53,500 \$74,600	33.44 37.39	\$127,867 \$174,679	\$23,000 \$23,000	\$137,000 \$176,500	\$137,081 \$198,273	0.999	1,112 1.296	\$123.20 \$136.19	Z4 Z4	99.9409 RANCH 89.0186 RANCH	\$23,000 \$23,000	401 401	64 79
08-03-200-015	9069 W FRANCES RD	11/16/21	, ,	03-ARM'S LENGTH	\$199,500	\$74,600	42.38	\$174,679	\$23,000	\$176,500	\$198,273	0.890	1,296	\$103.32	Z4 Z4	71.5862 MANUFACTI		401	91
08-03-300-006	8076 N SEYMOUR RD	03/01/22		03-ARM'S LENGTH	\$160,000	\$78,400	49.00	\$175,397	\$34,706	\$125,294	\$183,910	0.681	1,040	\$120.48	Z4	68.1280 RANCH	\$20,000	401	75
08-03-400-012	8117 N MCKINLEY RD	07/25/22	\$375,000 PTA	03-ARM'S LENGTH	\$375,000 \$14,569,777	\$180,700 \$5,730,100	48.19	\$402,694 \$14,430,519	\$24,380	\$350,620 \$12,164,326	\$494,528 \$15,281,083	0.709 0.816	2,302	\$152.31	Z4	70.8999 1 1/2 STORY	\$24,380	401	88
								,, .50,523		,, 10-, 520									
						Sale. Ratio => Std. Dev. =>	39.33 0.52				E.C.F. => Ave. E.C.F. =>	0.796 0.816	_	023 ECF: .765 024 ECF Used: Av	orago ECE	816			
Not Used					5	nu. Dev>	0.52				AVE. E.C.F. =>	0.810	<u> 2</u>	.oz+ ECF Oseu. AV	crage ECF.	Reason:			
08-22-400-009	5027 N MCKINLEY RD	12/13/22		03-ARM'S LENGTH	\$275,000	\$74,700	27.16	\$176,304	\$36,053	\$238,947	\$178,664	1.337	1,778	\$134.39	Z5	28.7446 Outlier	\$30,250	401	60
08-13-576-007 08-24-200-013	6121 N ELMS RD 5493 N ELMS RD	10/08/21 07/19/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$316,000 \$45,000	\$84,800 \$30,000	26.84 66.67	\$213,497 \$73.811	\$71,178 \$25.000	\$244,822 \$20,000	\$181,298 \$62,180	1.350 0.322	1,306 724	\$187.46 \$27.62	Z5 Z5	#REF! Outlier 43.1136 Outlier	\$25,875 \$25,000	401 401	60 55
08-24-501-008	5444 JOHNSON RD	07/22/21		03-ARM'S LENGTH	\$74,659	\$56,100	75.14	\$142,910	\$25,000	\$49,659	\$150,204	0.331	1,176	\$42.23	Z5	44.2260 Outlier	\$25,000	401	75

	2024 ECF Study For:	APPLE HILL	ESTATES & ZONE	3 PLATS	Roadside nlat	s and subdivisions	located in the sc	outhern and e	astern most	nortion of the T	ownshin older	hut well r	maintaned a	reas mostly huilt	out					
Parcel Number			Sale Price Instr.			Asd. when Sold A						E.C.F. F		\$/Sq.Ft.		Dev. by Mean (%)	Building Style Land \	alue Other Parcels in Sale	Property Class	Building Depr.
08-32-578-016	3171 DILLON RD	05/09/22	\$242,000 PTA	03-ARM'S LENGTH	\$242,000	\$97,400	40.25	\$249,267	\$28,275	\$213,725	\$277,279	0.771	1,474	\$145.00	Z3SUB	6.0049 RA	NCH \$26	,000	401	72
08-34-502-009	9437 W PIERSON RD	12/15/21	\$235,000 PTA	03-ARM'S LENGTH	\$235,000	\$74,400	31.66	\$194,396	\$26,000	\$209,000	\$220,125	0.949	1,482	\$141.03	Z3SUB	94.9458 RA	NCH \$26	,000	401	65
08-34-551-023	3127 N SEYMOUR RD	09/16/22	\$269,900 PTA	03-ARM'S LENGTH	\$269,900	\$63,100	23.38	\$223,294	\$29,568	\$240,332	\$253,237	0.949	1,340	\$179.35	Z3SUB	94.9041 RA	NCH \$26	,000	401	75
08-34-576-008	3098 BEECH TREE LN	07/26/21	\$265,000 PTA	03-ARM'S LENGTH	\$265,000	\$109,000	41.13	\$281,287	\$26,267	\$238,733	\$333,359	0.716	2,184	\$109.31	Z3SUB	71.6143 2 5	STORY \$23	,000	401	81
08-34-576-027	3047 BEECH TREE LN	12/14/22	\$235,000 PTA	03-ARM'S LENGTH	\$235,000	\$106,800	45.45	\$255,002	\$23,000	\$212,000	\$303,271	0.699	2,188	\$96.89	Z3SUB	69.9046 2.9	STORY \$23	,000	401	86
08-34-576-028	3039 BEECH TREE LN	08/09/21	\$300,000 PTA	03-ARM'S LENGTH	\$300,000	\$123,800	41.27	\$316,130	\$23,000	\$277,000	\$383,176	0.723	2,328	\$118.99	Z3SUB	72.2905 2.5	STORY \$23	,000	401	87
08-36-551-004	3162 MORRISH RD	11/09/21	\$185,000 PTA	03-ARM'S LENGTH	\$185,000	\$78,700	42.54	\$208,749	\$31,000	\$154,000	\$232,352	0.663	1,528	\$100.79	Z3SUB	2.5298 RA	NCH \$26	,000	401	75
08-36-551-011	3064 MORRISH RD	06/01/22	\$250,000 PTA	03-ARM'S LENGTH	\$250,000	\$0	0.00	\$234,160	\$37,857	\$212,143	\$256,605	0.827	2,350	\$90.27	Z3SUB	13.8643 TR	I-LEVEL \$33	,440	401	70
08-36-554-003	7366 W POTTER RD	05/28/21	\$190,000 PTA	03-ARM'S LENGTH	\$190,000	\$79,500	41.84	\$202,414	\$26,000	\$164,000	\$230,607	0.711	1,664	\$98.56	Z3SUB	15.8856 2.5	STORY \$26	,000	401	75
08-23-501-004	8484 WESLEY DR	03/08/23	\$282,000 PTA	03-ARM'S LENGTH	\$282,000	\$130,400	46.24	\$316,554	\$24,300	\$257,700	\$382,031	0.675	3,130	\$82.33	AHE#1	67.4552 2.5	STORY \$24	,300	401	88
08-23-501-005	8474 WESLEY DR	03/20/23	\$325,000 PTA	03-ARM'S LENGTH	\$325,000	\$129,700	39.91	\$314,085	\$59,385	\$265,615	\$332,941	0.798	2,480	\$107.10	AHE#1	79.7784 RA	NCH \$24	,300	401	79
08-23-501-009	8434 WESLEY DR	07/19/21	\$249,500 PTA	03-ARM'S LENGTH	\$249,500	\$108,600	43.53	\$278,315	\$26,617	\$222,883	\$329,017	0.677	2,496	\$89.30	AHE#1	67.7421 13	3/4 STORY \$24	,300	401	75
08-23-501-009	8434 WESLEY DR	03/23/23	\$295,000 PTA	03-ARM'S LENGTH	\$295,000	\$114,600	38.85	\$278,315	\$26,617	\$268,383	\$329,017	0.816	2,496	\$107.53	AHE#1	81.5712 13	3/4 STORY \$24	,300	401	75
08-23-551-002	5164 N MCKINLEY RD	09/19/22	\$210,000 PTA	03-ARM'S LENGTH	\$210,000	\$77,700	37.00	\$201,978	\$24,300	\$185,700	\$232,259	0.800	1,616	\$114.91	AHE#1	1.4781 RA	NCH \$24	,300	401	70
08-23-552-012	8446 APPLE BLOSSOM LN	08/20/21	\$225,000 PTA	03-ARM'S LENGTH	\$225,000	\$79,500	35.33	\$203,305	\$24,300	\$200,700	\$233,993	0.858	1,688	\$118.90	AHE#1	7.2958 RA	NCH \$24	,300	401	73
08-23-552-021	8467 APPLE BLOSSOM LN	04/06/21	\$191,000 WD	03-ARM'S LENGTH	\$191,000	\$89,300	46.75	\$207,878	\$26,176	\$164,824	\$237,519	0.694	1,918	\$85.94	AHE#1	9.0818 2.5	STORY \$24	,300	401	70
08-23-553-009	5234 APPLEWOOD DR	12/28/22	\$309,000 PTA	03-ARM'S LENGTH	\$309,000	\$141,800	45.89	\$331,117	\$36,045	\$272,955	\$385,715	0.708	2,328	\$117.25	AHE#1	7.7098 1:	1/2 STORY \$24	,300	401	80
08-23-553-018	8389 APPLE BLOSSOM LN	04/21/21	\$202,000 PTA	03-ARM'S LENGTH	\$202,000	\$83,200	41.19	\$212,787	\$28,674	\$173,326	\$240,671	0.720	1,623	\$106.79	AHE#1	6.4579 RA	NCH \$24	,300	401	75
08-23-553-024	8428 APPLE BLOSSOM LN	08/02/21	\$240,000 PTA	03-ARM'S LENGTH	\$240,000	\$95,300	39.71	\$246,156	\$26,319	\$213,681	\$287,369	0.744	1,984	\$107.70	AHE#1	4.1180 RA	NCH \$24	,300	401	78
08-23-553-028	5181 APPLEWOOD DR	11/24/21	\$223,900 PTA	03-ARM'S LENGTH	\$223,900	\$79,100	35.33	\$216,212	\$24,300	\$199,600	\$250,865	0.796	1,423	\$140.27	AHE#1	1.0888 RA	NCH \$24	,300	401	77
					\$4,924,300	\$1,861,900		\$4,971,401		\$4,346,300	\$5,731,408	0.765								

 Sale. Ratio ⇒
 37.81
 E.C.F. ⇒
 0.758
 2023 ECF: .765

 Std. Dev. ⇒
 7.72
 Ave. E.C.F. ⇒
 0.765
 2024 ECF Used: Average ECF .765

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	2024 ECF Study For:			& ELMSVIEW/PARTRIDGE		Roadside plats a				,									
Parcel Number	Street Address		Sale Price Instr.		Adj. Sale \$	Asd. when Sold							Floor Area	\$/Sq.Ft.		Dev. by Mean (%) Building St			Building Depr.
08-03-526-003	8311 N MCKINLEY RD	07/09/21	\$190,000 PTA	03-ARM'S LENGTH	\$190,000	\$78,000	41.05	\$199,066	\$24,356	\$165,644	\$228,379	0.725	1,593	\$103.98	BWA	72.5303 RANCH	\$20,000	401	68
08-03-526-013	8415 N MCKINLEY RD	04/14/22	\$205,000 PTA	19-MULTI PARCEL ARM'S LI	\$205,000	\$78,200	38.15	\$200,670	\$40,000	\$165,000	\$191,725	0.861	1,440	\$114.58	BWA	86.0605 RANCH	\$40,000 08-03-526-012	401	68
08-03-526-027	8565 N MCKINLEY RD	06/29/22	\$233,000 PTA	03-ARM'S LENGTH	\$233,000	\$79,600	34.16	\$208,083	\$28,938	\$204,062	\$234,176	0.871	1,580	\$129.15	BWA	87.1403 TRI-LEVEL	\$20,000	401	70
08-03-527-014	9181 NASHUA TRL	11/14/22	\$179,500 PTA	03-ARM'S LENGTH	\$179,500	\$70,900	39.50	\$169,473	\$20,000	\$159,500	\$195,390	0.816	1,488	\$107.19	BWA	81.6318 RANCH	\$20,000	401	72
08-03-527-022	9223 NASHUA TRL	05/18/22	\$179,900 PTA	03-ARM'S LENGTH	\$179,900	\$73,000	40.58	\$168,450	\$26,732	\$153,168	\$185,252	0.827	1,390	\$110.19	BWA	82.6808 RANCH	\$20,000	401	70
08-03-528-003	8418 GALLANT FOX TRL	12/22/21	\$168,500 PTA	03-ARM'S LENGTH	\$168,500	\$59,200	35.13	\$150,574	\$20,000	\$148,500	\$170,685	0.870	1,196	\$124.16	BWA	87.0024 1 STORY	\$20,000	401	73
08-03-528-014	8387 GALLANT FOX TRL	11/02/21	\$216,000 PTA	03-ARM'S LENGTH	\$216,000	\$94,500	43.75	\$241,559	\$20,000	\$196,000	\$289,620	0.677	1,998	\$98.10	BWA	67.6750 RANCH	\$20,000	401	75
08-03-529-006	8566 GALLANT FOX TRL	12/22/22	\$183,000 PTA	03-ARM'S LENGTH	\$183,000	\$65,500	35.79	\$156,485	\$20,000	\$163,000	\$178,412	0.914	1,232	\$132.31	BWA	91.3617 RANCH	\$20,000	401	71
08-03-529-030	8548 TIM TAM TRL	07/21/22	\$230,000 PTA	03-ARM'S LENGTH	\$230,000	\$85,100	37.00	\$216,190	\$29,732	\$200,268	\$243,736	0.822	1,712	\$116.98	BWA	82.1660 RANCH	\$20,000	401	70
08-12-526-016	7331 ADELLE CT	07/15/21	\$123,600 WD	03-ARM'S LENGTH	\$123,600	\$50,100	40.53	\$126,439	\$23,000	\$100,600	\$135,214	0.744	936	\$107.48	ElmsV	74.4004 RANCH	\$23,000	401	65
08-12-526-021	7138 RANDEE ST	07/06/22	\$185,000 PTA	03-ARM'S LENGTH	\$185,000	\$51,400	27.78	\$147,410	\$25,171	\$159,829	\$159,790	1.000	1,040	\$153.68	ElmsV	100.0247 RANCH	\$23,000	401	68
08-12-526-024	7166 RANDEE ST	04/28/21	\$160,000 PTA	03-ARM'S LENGTH	\$160,000	\$39,400	24.63	\$174,242	\$32,588	\$127,412	\$185,169	0.688	1,728	\$73.73	ElmsV	68.8086 RANCH	\$23,000	401	70
08-12-526-048	7140 ADELLE ST	11/17/21	\$143,100 PTA	03-ARM'S LENGTH	\$143,100	\$44,200	30.89	\$111,140	\$27,267	\$115,833	\$109,638	1.057	864	\$134.07	ElmsV	105.6505 RANCH	\$23,000	401	65
08-12-527-001	7169 W MT MORRIS RD	11/29/21	\$165,000 PTA	03-ARM'S LENGTH	\$165,000	\$60,400	36.61	\$152,866	\$25,917	\$139,083	\$165,946	0.838	1,296	\$107.32	ElmsV	83.8120 RANCH	\$23,000	401	68
08-12-528-029	7056 PARTRIDGE DR	10/28/21	\$169.900 PTA	03-ARM'S LENGTH	\$169,900	\$73,600	43.32	\$186.844	\$24,321	\$145,579	\$212,448	0.685	1.528	\$95.27	ElmsV	68.5244 2 STORY	\$23,000	401	75
08-12-528-033	7106 PARTRIDGE DR	06/03/22	\$210.000 PTA	03-ARM'S LENGTH	\$210,000	\$81,900	39.00	\$195,180	\$26,920	\$183,080	\$219,948	0.832	1,613	\$113.50	ElmsV	83.2380 RANCH	\$23,000	401	80
08-12-528-043	7081 PARTRIDGE DR	07/29/21	\$179.000 PTA	03-ARM'S LENGTH	\$179,000	\$83,000	46.37	\$207,546	\$29,527	\$149,473	\$232,705	0.642	1.456	\$102.66	ElmsV	64.2329 2 STORY	\$24,705	401	86
08-12-576-012	7139 N ELMS RD	12/20/21			\$162,000	\$54,700	33.77	\$140,115	\$25,000	\$137,000	\$150,477	0.910	1,040	\$131.73	ElmsV	91.0437 RANCH	\$25,000	401	75
					\$3,282,500	\$1,222,700		\$3,152,332		\$2,813,031	\$3,488,710	0.821							

 Sale. Ratio ⇒
 37.25
 E.C.F. ⇒
 0.806
 2023 ECF: .765

 Std. Dev. ⇒
 5.15
 Ave E.C.F. ⇒
 0.821
 2024 ECF Used: Average ECF .821

	2024 ECF Study For:	CDANDICH	ESTATES/PONDE	DOSA ADEA	POADSIDE DI	ATS AND SUBDIV	ISIONS LOCATED	EAST OF THE	DIVED NEAD	THE CITY OF DE	ADEAC DINIT	OUT								
Parcel Number			Sale Price Instr			Asd, when Sold				- , -	Cost Man. \$		Floor Area	\$/Sa.Ft.	ECF Area	Dev. by Mean (%) Building Styl	Land Value Other Pa	rcels in Sale Prope	rty Class E	Building Depr.
08-22-526-004	9094 SADDLE HORN DR	10/15/21	\$280,000 PTA	03-ARM'S LENGTH	\$280,000	\$95,700	34.18	\$246,283	\$31,861	\$248,139	\$259,591	0.956	2,410	\$102.96	GrEst	95.5885 2 STORY	\$24,300		101	70
08-22-526-006	9110 BUFFALO CT	05/02/22	\$288,400 PTA	03-ARM'S LENGTH	\$288,400	\$97,200	33.70	\$243,511	\$26,840	\$261,560	\$262,314	0.997	1,704	\$153.50	GrEst	99.7127 2 STORY	\$24,300	4	101	80
08-22-526-007	9112 BUFFALO CT	06/18/21	\$285,000 PTA	03-ARM'S LENGTH	\$285,000	\$103,900	36.46	\$268,071	\$26,411	\$258,589	\$292,567	0.884	2,013	\$128.46	GrEst	88.3864 RANCH	\$24,300	4	101	75
08-22-526-010	9118 BUFFALO CT	08/13/21	\$193,200 PTA	03-ARM'S LENGTH	\$193,200	\$84,500	43.74	\$217,164	\$26,364	\$166,836	\$230,993	0.722	1,592	\$104.80	GrEst	72.2256 RANCH	\$24,300	4	101	81
08-22-526-026	5289 CONESTOGA DR	03/31/23	\$320,000 PTA	03-ARM'S LENGTH	\$320,000	\$130,800	40.88	\$314,679	\$24,300	\$295,700	\$351,548	0.841	2,648	\$111.67	GrEst	84.1136 2 STORY	\$24,300	4	101	73
08-22-526-030	5280 CONESTOGA DR	10/04/21	\$274,000 PTA	03-ARM'S LENGTH	\$274,000	\$113,600	41.46	\$297,024	\$27,794	\$246,206	\$325,944	0.755	1,788	\$137.70	GrEst	75.5362 RANCH	\$24,300	4	101	96
08-22-526-042	9063 OVERLAND TRL	09/24/21	\$271,500 PTA	03-ARM'S LENGTH	\$271,500	\$105,100	38.71	\$270,214	\$50,944	\$220,556	\$265,460	0.831	2,166	\$101.83	GrEst	83.0844 2 STORY	\$24,300	4	101	74
08-22-526-044	9060 OVERLAND TRL	08/19/22	\$210,000 PTA	03-ARM'S LENGTH	\$210,000	\$108,600	51.71	\$224,330	\$38,596	\$171,404	\$224,860	0.762	1,912	\$89.65	GrEst	76.2271 RANCH	\$24,300	4	101	65
08-22-526-045	9064 OVERLAND TRL	10/11/21	\$280,000 PTA	03-ARM'S LENGTH	\$280,000	\$101,600	36.29	\$262,036	\$24,300	\$255,700	\$287,816	0.888	2,372	\$107.80	GrEst	88.8415 2 STORY	\$24,300	4	101	76
08-22-526-053	9123 SADDLE HORN DR	08/31/21	\$169,000 PTA	03-ARM'S LENGTH	\$169,000	\$83,500	49.41	\$214,395	\$27,193	\$141,807	\$226,637	0.626	1,543	\$91.90	GrEst	62.5702 RANCH	\$24,300	4	101	78
08-22-552-003	5055 POTAWATAMI TRL	07/25/22	\$185,000 WD	03-ARM'S LENGTH	\$185,000	\$83,400	45.08	\$202,104	\$26,617	\$158,383	\$212,454	0.745	1,651	\$95.93	GrEst	74.5493 RANCH	\$24,300	4	101	66
08-22-552-015	5047 SIOUX CT	11/22/22	\$224,500 WD	03-ARM'S LENGTH	\$224,500	\$81,400	36.26	\$208,041	\$27,075	\$197,425	\$219,087	0.901	1,740	\$113.46	GrEst	90.1125 2 STORY	\$24,300	4	101	74
08-22-553-010	9308 W CARPENTER RD	02/11/22	\$217,500 PTA	03-ARM'S LENGTH	\$217,500	\$70,600	32.46	\$209,723	\$24,300	\$193,200	\$224,483	0.861	1,684	\$114.73	GrEst	86.0644 2 STORY	\$24,300	4	101	70
08-22-576-002	5013 CHICKASAW TRL	11/12/21	\$201,000 PTA	03-ARM'S LENGTH	\$201,000	\$76,700	38.16	\$202,499	\$27,361	\$173,639	\$212,031	0.819	1,632	\$106.40	GrEst	81.8930 RANCH	\$24,300	4	101	68
08-22-577-002	5040 TAHQUAMENON TRL	06/07/22	\$205,000 PTA	03-ARM'S LENGTH	\$205,000	\$74,600	36.39	\$194,142	\$24,300	\$180,700	\$205,620	0.879	1,560	\$115.83	GrEst	87.8806 2 STORY	\$24,300	4	101	68
08-22-577-003	5050 TAHQUAMENON TRL	07/20/22	\$235,000 PTA	03-ARM'S LENGTH	\$235,000	\$74,400	31.66	\$196,841	\$30,661	\$204,339	\$201,186	1.016	1,164	\$175.55	GrEst	101.5670 RANCH	\$24,300	4	101	80
08-22-577-007	5096 TAHQUAMENON TRL	12/30/22		03-ARM'S LENGTH	\$148,000	\$60,600	40.95	\$146,881	\$26,617	\$121,383	\$145,598	0.834	1,064	\$114.08	GrEst	83.3686 RANCH	\$24,300	4	101	65
08-22-577-011	5136 TAHQUAMENON TRL	03/20/23	\$179,900 PTA	03-ARM'S LENGTH	\$179,900	\$74,700	41.52	\$181,214	\$24,300	\$155,600	\$189,969	0.819	1,116	\$139.43	GrEst	81.9083 RANCH	\$24,300	4	101	80
08-22-577-018	5212 TAHQUAMENON TRL	11/15/21	\$170,000 PTA	03-ARM'S LENGTH	\$170,000	\$69,300	40.76	\$179,850	\$26,711	\$143,289	\$185,398	0.773	1,454	\$98.55	GrEst	77.2871 RANCH	\$24,300	4	101	72
08-22-577-025	5381 CHICKASAW TRL	02/28/22	\$259,900 PTA		\$259,900	\$85,300	32.82	\$255,191	\$24,300	\$235,600	\$279,529	0.843	1,944	\$121.19	GrEst	84.2846 TRI-LEVEL	\$24,300		101	75
08-22-577-033	5305 CHICKASAW TRL	01/14/22		03-ARM'S LENGTH	\$249,000	\$110,900	44.54	\$269,949	\$24,300	\$224,700	\$297,396	0.756	2,302	\$97.61	GrEst	75.5559 2 STORY	\$24,300		101	75
08-22-577-037	5261 CHICKASAW TRL	03/24/23	\$410,000 PTA		,	\$159,300	38.85	\$407,590	\$82,934	\$327,066	\$360,638	0.907	2,222	\$147.19	GrEst	90.6909 2 STORY	\$55,650 08-22-577-		101	65
08-22-577-043	5201 CHICKASAW TRL	12/13/21	\$225,000 PTA	03-ARM'S LENGTH	\$225,000	\$73,900	32.84	\$192,045	\$24,300	\$200,700	\$203,081	0.988	1,512	\$132.74	GrEst	98.8275 RANCH	\$24,300	4	101	68
08-22-577-059	5028 CHICKASAW TRL	02/01/22	\$202,000 PTA	03-ARM'S LENGTH	\$202,000	\$73,000	36.14	\$195,089	\$24,300	\$177,700	\$206,766	0.859	1,592	\$111.62	GrEst	85.9424 TRI-LEVEL	\$24,300		101	65
08-22-577-062	9209 SHOSHONE TRL	12/08/22	\$195,000 WD		\$195,000	\$78,700	40.36	\$190,942	\$24,300	\$170,700	\$201,746	0.846	1,316	\$129.71	GrEst	84.6114 RANCH	\$24,300		101	72
08-22-577-093	5120 CHICKASAW TRL	07/20/21		03-ARM'S LENGTH	\$170,000	\$70,800	41.65	\$183,819	\$27,915	\$142,085	\$188,746	0.753	1,566	\$90.73	GrEst	75.2785 TRI-LEVEL	\$24,300		101	65
08-22-577-125	9276 NAVAJO TRL	09/28/21	1 -7	03-ARM'S LENGTH	\$270,000	\$81,100	30.04	\$210,871	\$24,300	\$245,700	\$225,873	1.088	1,282	\$191.65	GrEst	108.7780 RANCH	\$24,300		101	72
08-22-577-128	9232 NAVAJO TRL	04/20/22		03-ARM'S LENGTH	\$225,000	\$83,700	37.20	\$202,988	\$27,106	\$197,894	\$212,932	0.929	1,669	\$118.57	GrEst	92.9376 2 STORY	\$24,300		101	72
08-22-577-131	9202 NAVAJO TRL	06/10/22	,	03-ARM'S LENGTH	\$232,800	\$87,000	37.37	\$227,306	\$36,371	\$196,429	\$231,156	0.850	1,836	\$106.99	GrEst	84.9767 TRI-LEVEL	\$24,300		101	70
08-27-501-005	4473 CEDARDALE LN	03/24/23	,	03-ARM'S LENGTH	\$240,000	\$81,200	33.83	\$196,902	\$26,874	\$213,126	\$205,845	1.035	1,230	\$173.27	GrEst	103.5371 RANCH	\$24,300		101	78
08-27-501-020	4474 CEDARDALE LN	07/05/22	1 /	03-ARM'S LENGTH	\$241,000	\$86,700	35.98	\$231,701	\$31,617	\$209,383	\$242,232	0.864	1,680	\$124.63	GrEst	86.4389 RANCH	\$24,300		101	70
08-27-501-021	4484 CEDARDALE LN	05/04/22	\$246,000 PTA	03-ARM'S LENGTH	\$246,000	\$93,400	37.97	\$226,391	\$25,785	\$220,215	\$242,864	0.907	1,966	\$112.01	GrEst	90.6741 RANCH	\$24,300	4	101	70
					\$7,502,700	\$2,855,200		\$7,269,786		\$6,555,753	\$7,622,361	0.860		\$120.69						

						Std. Dev. =>	2.68				Ave. E.C.F. =>	0.860	20	024 ECF Used: A	verage ECF .8	860					
not used 08-22-553-014 08-22-526-049	9396 W CARPENTER RD 9071 SADDLE HORN DR	09/28/21 09/10/21	, ,	03-ARM'S LENGTH 03-ARM'S LENGTH	\$285,000 \$213,000	\$71,800 \$131,900	25.19 61.92	\$211,791 \$309,522	\$35,796 \$24,300	\$249,204 \$188,700	\$213,069 \$345,305	1.170 0.546	1,768 2,510	\$140.95 \$75.18	GrEst GrEst		Reason 93 Outlier 73 Outlier	\$32,742 \$24,300	401 401	63 70	
08-22-320-043	30/1 SADDLE HONN DN	09/10/21	3213,000 FTA	US-ANN S LENGTH	3213,000	\$131,500	01.52	3303,322	324,300	3100,700	\$343,303	0.540	2,310	3/3.10	GIEST	34.04.	outilei	324,300	401	70	
	2024 ECF Study For:	HYPE PAR	PUD DEVELOPN	MENT		PMENT LOCATED I						DEVONSHIE		IS							
Parcel Number 08-36-676-081	7202 KINGS WAY	Sale Date 06/17/21	Sale Price Inst	tr. Terms of Sale	Adj. Sale \$ \$220,000	Asd. when Sold \$92,100	Asd/Adj. Sale (41.86	Cur. Appraisal \$230,025	\$17,000	\$203,000	Cost Man. \$ \$263,972	E.C.F. 0.769	Floor Area 1,410	\$/Sq.Ft. \$143.97	ECF Area I	Dev. by Mean (% #REF!) Building Sty RANCH	/le Land Value Other \$17,000	Parcels in Sale Property 401	Class Building	g Depr.
08-36-676-082	7204 KINGS WAY	08/31/21	\$226,000 PTA	03-ARM'S LENGTH	\$226,000	\$75,100	33.23	\$188,382	\$17,000	\$209,000	\$212,369	0.984	1,128	\$185.28	HYDE	#REF!	RANCH	\$17,000	401	90	0
08-36-676-092 08-36-676-104	7217 KINGS WAY 7155 KINGS WAY	07/28/22 03/20/23		03-ARM'S LENGTH 03-ARM'S LENGTH	\$308,000 \$215,000	\$105,900 \$92,500	34.38 43.02	\$249,667 \$218,728	\$17,000 \$17,000	\$291,000 \$198,000	\$288,311 \$249,973	1.009 0.792	1,638 1,128	\$177.66 \$175.53	HYDE	#REF! #REF!	RANCH RANCH	\$17,000 \$17,000	401 401		
08-36-676-209	7062 CAMBRIDGE DR	09/30/22	\$285,000 PTA	03-ARM'S LENGTH	\$285,000	\$113,500	39.82	\$264,684	\$17,000	\$268,000	\$306,919	0.873	1,324	\$202.42	HYDE	#REF!	RANCH	\$17,000	401	99	9
08-36-677-115 08-36-677-116	7019 STRATFORD LN 7027 STRATFORD LN	06/01/22 06/30/21	1 1 1	03-ARM'S LENGTH	\$165,000 \$155,000	\$63,900 \$60,500	38.73 39.03	\$152,473 \$152,473	\$17,000 \$17,000	\$148,000 \$138,000	\$167,872 \$167,872	0.882	848 848	\$174.53 \$162.74	HYDE	#REF!	RANCH	\$17,000 \$17,000	401 401	90	
08-36-677-117	7031 STRATFORD LN	06/03/22		03-ARM'S LENGTH	\$170,000	\$63,900	37.59	\$152,473	\$17,000	\$153,000	\$167,872	0.911	848	\$180.42	HYDE	#REF!	RANCH	\$17,000	401		
08-36-678-002 08-36-678-023	3012 TRAFALGAR DR 3180 COVENTRY CT	04/05/21 11/18/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$211,191 \$291,220	\$106,200 \$132,100	50.29 45.36	\$274,190 \$306,159	\$31,266 \$23,000	\$179,925 \$268,220	\$301,021 \$350,879	0.598	2,168 1.964	\$82.99 \$136.57	HYDE	#REF! #REF!	MODULAR 2 STORY	\$23,000 \$23,000	401 401	96	
08-36-678-034	3109 OXFORD LN	12/02/21		03-ARM'S LENGTH	\$300,000	\$124,100	41.37	\$307,042	\$25,866	\$274,134	\$348,421	0.787	2,129	\$128.76	HYDE	#REF!	1 3/4 STORY	\$23,000	401		_
08-36-678-039 08-36-678-040	3069 OXFORD LN 3061 OXFORD LN	04/13/21 06/23/21		03-ARM'S LENGTH 19-MULTI PARCEL AR	\$282,900 RM'S LI \$235,000	\$124,200 \$100,800	43.90 42.89	\$306,603 \$274,863	\$23,000 \$48,722	\$259,900 \$186,278	\$351,429 \$259,159	0.740 0.719	2,320 1.330	\$112.03 \$140.06	HYDE	#REF! #REF!	RANCH RANCH	\$23,000 \$46,000 08-36-6	78-041 401	99	
08-36-678-056	3081 STRATFORD LN	11/24/21		03-ARM'S LENGTH	\$309,900	\$105,300	33.98	\$269,148	\$28,296	\$281,604	\$298,454	0.944	2,000	\$140.80	HYDE	#REF!	2 STORY	\$23,000	401	99	
08-36-678-056	3081 STRATFORD LN 3057 STRATFORD LN	05/16/22 01/14/22		03-ARM'S LENGTH 03-ARM'S LENGTH	\$344,000 \$324,950	\$113,800 \$133,800	33.08 41.18	\$269,148 \$310,112	\$28,296 \$23,000	\$315,704 \$301,950	\$298,454 \$355,777	1.058 0.849	2,000 2,048	\$157.85 \$147.44	HYDE HYDE	#REF! #REF!	2 STORY 2 STORY	\$23,000 \$23,000	401 401		
08-30-078-033	3037 3110411 0110 214	01/14/22	\$324,530 TTA	OS-ANNIS EENGTH	\$4,043,161	\$1,607,700	41.10	\$3,926,170	\$23,000	\$3,675,715	\$4,388,753	0.0.0	2,040	Ş147.44	IIIDE	#KLI:	2310111	\$23,000	401	<i>J</i> .	,
						Sale. Ratio =>	39.76				E.C.F. =>	0.838	20	023 ECF: .807							
						Std. Dev. =>	0.49				Ave. E.C.F. =>	0.844		024 ECF Used: A	verage ECF .8	844					
not used 08-36-678-029	3149 STRATFORD LN	03/31/23	\$299 900 PTA	03-ARM'S LENGTH	\$299,900	\$9,800	3.27	\$124.017	\$23,000	\$276,900	\$125,176	2 212	1,088	\$254.50	HYDE	140.65	Reason 73 Partial constru	uction \$23,000	401	99	q
00 30 070 023	3143 371817 0713 27	03/31/23	Ç233,300 T 171	037111173 EE770777	Ģ233,300	<i>\$3,000</i>	5.27	Q11-1,017	<i>\$23,000</i>	<i>\$270,300</i>	V123,170	LILIL	2,000	Q234.30	,,,,,,,	140.03.	5 7 07 007 00750 0	\$23,000	401		
Parcel Number	2024 ECF Study For: Street Address	MEADOWE Sale Date	BROOK MANOR Sale Price Inst	tr. Terms of Sale		ER DEVELOPMENT Asd. when Sold				Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area [Dev. by Mean (%) Building Sty	yle Land Value Other	Parcels in Sale Property	Class Building	g Depr.
08-23-578-009	5065 PRESTONWOOD LN	03/01/22		03-ARM'S LENGTH	\$281,500	\$102,600	36.45	\$256,921	\$21,000	\$260,500	\$355,839	0.732	1,972	\$132.10	MEAD1	73.20	73 2 STORY	\$21,000	401	89	9
08-23-578-017 08-23-578-037	5033 PRESTONWOOD LN 5054 WESTFORD CT	06/30/21 04/23/21		. 03-ARM'S LENGTH . 03-ARM'S LENGTH	\$291,500 \$264.000	\$105,000 \$101.800	36.02 38.56	\$262,977 \$254.898	\$21,000 \$21.000	\$270,500 \$243.000	\$364,973 \$352,787		1,960 1.972	\$138.01 \$123.23	MEAD1 MEAD1		51 2 STORY 00 2 STORY	\$21,000 \$21.000	401 401	89	
08-23-578-046	5090 PRESTONWOOD LN	09/06/22	\$320,000 PTA	03-ARM'S LENGTH	\$320,000	\$113,800	35.56	\$271,320	\$21,000	\$299,000	\$377,557	0.792	2,084	\$143.47	MEAD1		34 2 STORY	\$21,000	401		
08-23-578-047 08-23-578-048	5094 PRESTONWOOD LN 5098 PRESTONWOOD LN	09/02/21 07/15/21		03-ARM'S LENGTH	\$280,000 \$294,000	\$103,100 \$112,200	36.82 38.16	\$258,143 \$281,322	\$21,000 \$21,000	\$259,000 \$273,000	\$357,682 \$392,643	0.724	1,594 1.972	\$162.48 \$138.44	MEAD1 MEAD1		07 RANCH 89 2 STORY	\$21,000 \$21,000	401 401		
08-23-578-064	8055 PRESTONWOOD CT	03/03/23	\$220,000 PTA	03-ARM'S LENGTH	\$220,000	\$109,200	49.64	\$262,949	\$21,000	\$199,000	\$364,931	0.545	1,801	\$110.49	MEAD1	54.53	09 RANCH	\$21,000	401	94	
08-23-578-073 08-23-579-017	8056 PRESTONWOOD CT 5050 PARKWOOD CT	09/15/21 10/22/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$343,900 \$295,000	\$0 \$107,700	0.00 36.51	\$286,772 \$270,105	\$21,000 \$21,000	\$322,900 \$274,000	\$400,863 \$375,724	0.806 0.729	1,835 2.082	\$175.97 \$131.60	MEAD1 MEAD2		13 RANCH 59 1 STORY	\$21,000 \$21,000	401 401		~
08-23-579-035	5068 CAMBRIDGE CT	08/17/21		03-ARM'S LENGTH	\$299,000	\$113,900	38.09	\$284,870	\$23,970	\$275,030	\$393,514		2.082	\$132.10	MFAD2		07 1 STORY	\$21,000	401	89	9
													,								
08-23-579-041	5140 MEADOWBROOK LN	04/19/22	\$330,000 PTA	03-ARM'S LENGTH	\$330,000 \$3,218,900	\$110,000 \$1.079.300	33.33	\$259,880 \$2.950.157	\$21,000	\$309,000	\$360,302	0.858	1,594	\$193.85	MEAD2	85.76	15 RANCH	\$21,000	401	89	9
08-23-579-041	5140 MEADOWBROOK LN	04/19/22	\$330,000 PTA		\$3,218,900	\$1,079,300		\$259,880 \$2,950,157		\$309,000 \$2,984,930	\$360,302 \$4,096,813	0.858 0.728	1,594	\$193.85	MEAD2	85.76	15 RANCH	\$21,000	401	89	9
08-23-579-041	5140 MEADOWBROOK LN	04/19/22	\$330,000 PTA		\$3,218,900		33.53 2.20			\$309,000 \$2,984,930	\$360,302	0.858	1,594				15 RANCH	\$21,000	401	89	9
08-23-579-041	5140 MEADOWBROOK LN	04/19/22	\$330,000 PTA		\$3,218,900	\$1,079,300 Sale. Ratio =>	33.53			\$309,000 \$2,984,930	\$360,302 \$4,096,813 E.C.F. =>	0.858 0.728 0.729	1,594	\$193.85 023 ECF: .663			15 RANCH	\$21,000	401	89	9
08-23-579-041	2024 ECF Study For:	04/19/22			\$3,218,900	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H	33.53 2.20 OMES, BUILT O	\$2,950,157	\$21,000	\$309,000 \$2,984,930	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. =>	0.858 0.728 0.729 0.728	1,594	\$193.85 023 ECF: .663 024 ECF Used: A	verage ECF		15 RANCH				9
Parcel Number	2024 ECF Study For: Street Address	RIVER RIDO Sale Date	GE ESTATES Sale Price Inst	WEST SIDE OF RIVE tr. Terms of Sale	\$3,218,900 FR, OLDER DEVLOPN Adj. Sale \$	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold	33.53 2.20 OMES, BUILT O Asd/Adj. Sale	\$2,950,157 UT Cur. Appraisal	\$21,000 Land + Yard	\$309,000 \$2,984,930 Bldg. Residual	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. =>	0.858 0.728 0.729 0.728 E.C.F.	1,594 20 21	\$193.85 D23 ECF: .663 D24 ECF Used: Ar \$/\$q.Ft.	verage ECF	728 Dev. by Mean (%) Building Sty	yle Land Value Other	Parcels in Sale Property	Class Building	g Depr.
	2024 ECF Study For:	RIVER RIDO	GE ESTATES Sale Price Inst \$210,000 PTA	. 03-ARM'S LENGTH WEST SIDE OF RIVE	\$3,218,900	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H	33.53 2.20 OMES, BUILT O	\$2,950,157	\$21,000	\$309,000 \$2,984,930	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. =>	0.858 0.728 0.729 0.728 E.C.F.	1,594	\$193.85 023 ECF: .663 024 ECF Used: A	verage ECF	728 Dev. by Mean (% 88.69	_				g Depr.
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-022	2024 ECF Study For: 7 Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9441 W COLDWATER RD	RIVER RIDO Sale Date 08/15/22 08/12/22 04/01/21	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$182,500 WD	WEST SIDE OF RIVE Terms of Sale 03-ARM/S LENGTH 03-ARM/S LENGTH 03-ARM/S LENGTH	\$3,218,900 \$7, OLDER DEVLOPM Adj. Sale \$ \$210,000 \$185,000 \$182,500	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$59,200 \$76,100	33.53 2.20 OMES, BUILT O Asd/Adj. Sale 37.38 32.00 41.70	\$2,950,157 UT Cur. Appraisal \$191,669 \$141,800 \$194,790	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000	\$309,000 \$2,984,930 Bldg. Residual \$186,975 \$165,000 \$162,500	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => Cost Man. \$ \$210,805 \$152,250 \$218,488	0.858 0.728 0.729 0.728 E.C.F. 0.887 1.084 0.744	20 21 21 Floor Area 1,380 1,152 1,578	\$193.85 023 ECF: .663 024 ECF Used: Ar \$/\$q.Ft. \$135.49 \$143.23 \$102.98	ECF Area I RIV Riv Riv	728 Dev. by Mean (% 88.69 108.37 74.37) Building Sty 57 RANCH 44 RANCH 50 RANCH	yle Land Value Other \$20,000 \$20,000 \$20,000	Parcels in Sale Property 401 401 401	Class Building 70 64 72	g Depr. 0 4 2
Parcel Number 08-22-501-006 08-22-501-010	2024 ECF Study For: street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD	RIVER RIDO Sale Date 08/15/22 08/12/22	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 WD \$182,500 WD \$169,900 PTA	WEST SIDE OF RIVE Terms of Sale 03-ARM'S LENGTH	\$3,218,900 \$7, OLDER DEVLOPA Adj. Sale \$ \$210,000 \$185,000	\$1,079,300 Sale. Ratio => Std. Dev. => ### ASA. when Sold \$78,500 \$59,200	33.53 2.20 OMES, BUILT Of Asd/Adj. Sale 37.38 32.00	\$2,950,157 UT Cur. Appraisal \$191,669 \$141,800	\$21,000 Land + Yard \$23,025 \$20,000	\$309,000 \$2,984,930 Bldg. Residual \$186,975 \$165,000	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => Cost Man. \$ \$210,805 \$152,250	0.858 0.729 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600	20 21 21 Floor Area 1,380 1,152	\$193.85 023 ECF: .663 024 ECF Used: Av \$/\$q.Ft. \$135.49 \$143.23	ECF Area (RIV)	728 Dev. by Mean (% 88.69 108.37 74.37 59.96) Building Sty 57 RANCH 44 RANCH	yle Land Value Other \$20,000 \$20,000	Parcels in Sale Property 401 401	Class Building 70 64 77 80	g Depr. 0 4 2
Parcel Number 08:22:501-005 08:22:501-022 08:22:501-022 08:22:501-025 08:22:501-025	2024 ECF Study For: The street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD	RIVER RIDG Sale Date 08/15/22 08/12/22 04/01/21 08/27/21 05/06/22 05/06/22	Sale Price Inst \$210,000 PTA \$185,000 PTA \$182,500 WD \$169,900 PTA \$250,000 PTA \$238,000 PTA	WEST SIDE OF RIVE Terms of Sale 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$3,218,900 Adj. \$ale \$ \$210,000 \$182,500 \$169,900 \$253,000 \$238,000	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$59,200 \$76,100 \$72,800 \$77,500 \$62,700	33.53 2.20 OMES, BUILT O. Asd/Adj. Sale 37.38 32.00 41.70 42.85 31.00 26.34	\$2,950,157 UT Cur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077 \$219,077 \$208,440	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$22,745 \$25,000	\$309,000 \$2,984,930 Bldg. Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$221,300	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => Cost Man. \$ \$210,805 \$152,250 \$218,488 \$245,415 \$245,415 \$229,300	0.858 0.728 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.929	1,594 2(21 21 21 21 21,580 1,152 1,578 1,540 1,235	\$193.85 0023 ECF: .663 0024 ECF Used: Ar \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47	ECF Area III RIV RIV RIV RIV RIV RIV RIV	728 Dev. by Mean (% 88.69 108.37 74.37 59.66 92.60 92.89	Building Sty 57 RANCH 44 RANCH 50 RANCH 17 RANCH 03 RANCH 14 RANCH	Ve Land Value Other \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 77 64 72 88 80 80 81	g Depr. 0 4 2 2 0
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-022 08-22-501-025 08-22-501-025	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9441 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD	RIVER RIDO Sale Date 08/15/22 08/12/22 04/01/21 08/27/21 05/06/22	Sale Price Inst \$210,000 PTA \$185,000 PTA \$182,500 PTA \$169,900 PTA \$250,000 PTA \$238,000 PTA \$238,000 PTA	WEST SIDE OF RIVE Terms of Sale 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$3,218,900 ER, OLDER DEVLOPA Adj. Sale \$ \$210,000 \$185,000 \$182,500 \$19,900 \$250,000	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$59,200 \$76,100 \$77,500	33.53 2.20 OMES, BUILT O. Asd/Adj. Sale 37.38 32.00 41.70 42.85 31.00	\$2,950,157 Cur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077 \$219,077	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$22,745	\$309,000 \$2,984,930 Bldg. Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => Cost Man. \$ \$210,805 \$152,250 \$218,488 \$245,415 \$245,415	0.858 0.728 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926	1,594 20 21 21 21 21,380 1,152 1,578 1,540 1,540	\$193.85 023 ECF: .663 024 ECF Used: Ar \$135.49 \$143.23 \$102.98 \$95.56 \$147.57	ECF Area [RIV Riv Riv Riv Riv Riv	728 Dev. by Mean (% 88.69 108.37 74.37 59.96 92.60 92.89 65.28) Building Sty 57 RANCH 44 RANCH 50 RANCH 77 RANCH 03 RANCH	yle Land Value Other \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	Parcels in Sale	Class Building 77 64 72 88 86 86 65 65 65	g Depr. 0 4 2 0 0 0
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-025 08-22-501-025 08-22-502-003 08-22-502-004	2024 ECF Study For: r Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 5461 W COLDWATER RD 5470 RIVER RIDGE DR 5460 RIVER RIDGE DR 5390 RIVER RIDGE DR	RIVER RIDO Sale Date 08/15/22 08/12/22 04/01/21 05/06/22 08/15/22 04/08/21 12/03/21	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$250,000 PTA \$258,000 PTA \$145,000 PTA \$190,000 PTA	WEST SIDE OF RIVE TERMS of Sale 03-ARM'S LENGTH	\$3,218,900 \$6,000	\$1,079,300 Sale. Ratio => Std. Dev. => *** **TENT, AVERAGE H.** Asd. when Sold \$78,500 \$75,100 \$77,500 \$77,500 \$67,700 \$62,700 \$52,600 \$64,600	33.53 2.20 OMES, BUILT O Asd/Adj. Sale 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00	\$2,950,157 Cur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077 \$219,077 \$219,077 \$278,440 \$173,178 \$172,618 \$165,116	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$22,745 \$25,000 \$20,000 \$20,000 \$20,000 \$20,000	\$309,000 \$2,984,930 \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$125,000 \$174,000	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$218,488 \$245,415 \$225,415 \$225,415 \$24	0.858 0.728 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.937	1,594 20 21 Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,480	\$193.85 023 ECF: .663 024 ECF Used: Ar \$195.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$84.46 \$156.47 \$114.86	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 74.37 59.96 92.60 92.89 65.28 91.20	Building Sty 57 RANCH 44 RANCH 50 RANCH 77 RANCH 33 RANCH 41 RANCH 81 RANCH 81 RANCH 81 RANCH	vie Land Value S20,000 \$20,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 70 64 77 88 80 80 65 80 65 65 65 65 65 65 80 65 65 80 65	g Depr. 0 4 2 0 0 0 0 5 5 0
Parcel Number 08:22:501-006 08:22:501-020 08:22:501-022 08:22:501-025 08:22:501-025 08:22:501-026 08:22:502-003	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5460 RIVER RIDGE DR	RIVER RIDC Sale Date 08/15/22 08/12/22 04/01/21 05/06/22 08/15/22 04/08/21 05/24/21	SE ESTATES Sale Price Inst \$210,000 PTA \$182,500 WD \$169,900 PTA \$238,000 PTA \$143,000 PTA \$143,000 PTA \$143,000 WD \$190,000 PTA \$225,000 PTA	WEST SIDE OF RIVE Terms of Sale 03-ARM'S LENGTH	\$3,218,900 \$6, OLDER DEVLOPM Adj. Sale \$ \$210,000 \$185,000 \$185,000 \$250,000 \$253,000 \$145,000 \$145,000 \$145,000	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$59,200 \$76,100 \$77,500 \$62,700 \$67,700 \$52,600 \$52,600	33.53 2.20 OMES, BUILT O. Asd/Adj. Sale 32.00 41.70 42.85 31.00 26.34 46.69 27.11	\$2,950,157 UT Sur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077 \$208,440 \$173,178 \$172,618	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$22,745 \$25,000 \$20,000 \$20,000 \$20,000	\$309,000 \$2,984,930 Bldg, Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$125,000 \$174,000	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => Cost Man. \$ \$210,805 \$152,250 \$218,488 \$245,415 \$245,415 \$229,300 \$191,473 \$191,473 \$190,773	0.858 0.728 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912	1,594 20 21 Floor Area 1,380 1,152 1,578 1,540 1,540 1,235 1,480 1,112	\$193.85 023 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$84.46 \$156.47	ECF Area I RIV Riv Riv Riv Riv Riv Riv Riv Riv	728 Dev. by Mean (% 88.69 108.37 74.37 59.96 92.60 92.89 65.28 91.20 93.71 89.05) Building Sty 57 RANCH 44 RANCH 50 RANCH 17 RANCH 38 RANCH 14 RANCH 35 RANCH 81 RANCH	/le Land Value Other \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 77. 66 77. 80. 88. 65. 66. 77. 77. 77. 77. 77. 77. 77. 77. 77	g Depr. 0 4 2 0 0 0 0 5 5
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-022 08-22-501-025 08-22-501-025 08-22-501-035 08-22-502-001 08-22-502-011 08-22-502-011 08-22-502-018	2024 ECF Study For: T Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR 9462 HEDDY DR	RIVER RIDU Sale Date 08/15/22 04/01/21 05/06/22 08/15/22 04/08/21 05/24/21 12/03/21 05/27/22 07/25/22	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$182,500 WD \$169,900 PTA \$225,000 PTA \$238,000 PTA \$145,000 PTA \$190,000 PTA \$225,000 PTA \$190,000 PTA \$187,000 PTA \$187,000 PTA	WEST SIDE OF RIVE TETTS OF SIDE OS-ARM'S LENGTH	\$3,218,900 Adj. Sale \$ \$210,000 \$185,000 \$182,500 \$250,000 \$238,000 \$1340,000 \$1390,000 \$210,000 \$130,000 \$130,000 \$130,000 \$130,000	\$1,079,300 Sale. Ratio => Std. Dev. => **MENT, AVERAGE H.* **Asd. when Sold \$78,500 \$78,500 \$72,800 \$77,500 \$62,700 \$67,700 \$52,600 \$73,600 \$64,600 \$73,600 \$73,600 \$73,600 \$70,400	33.53 2.20 OMES, BUILT O Asd/Adj. Sale (37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65	\$2,950,157 LUT Cur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077 \$219,077 \$219,077 \$219,077 \$208,440 \$173,178 \$172,618 \$152,161 \$204,385 \$162,805 \$180,169	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000	\$309,000 \$2,984,930 Bldg. Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$174,000 \$174,000 \$174,000 \$174,000 \$170	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$218,488 \$245,415 \$229,300 \$191,473 \$191,473 \$191,773 \$181,395 \$227,746 \$178,506 \$200,211	0.858 0.728 0.729 0.728 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.937 0.891 0.894	1,594 20 21 21 21 21 21 21 21 21 21	\$193.85 D23 ECF: .663 024 ECF Used: Av \$195.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$84.46 \$156.47 \$114.86 \$164.35 \$109.74 \$86.98	verage ECF ECF Area 1 RIV	728 Dev. by Mean (% 8.8.69 108.37 74.37 79.59 59.59 99.50 99.60 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.60 99.71 99.89 99.50 99.60 99.71 99.89 99.50 99.60 99.71 99.89 99.50 99.60 9	Building Sty 57 RANCH 44 RANCH 50 RANCH 50 RANCH 33 RANCH 44 RANCH 35 RANCH 38 RANCH 31 RANCH 17 RANCH 27 TRI-LEVEL 19 BI-LEVEL	yle Land Value Other \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 70	g Depr. 0 4 2 2 0 0 0 5 5 0 3 3 5 2 2
Parcel Number 08:22:501-006 08:22:501-010 08:22:501-025 08:22:501-025 08:22:501-025 08:22:501-026 08:22:502-004 08:22:502-001 08:22:502-004	2024 ECF Study For: The street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR	RIVER RIDC Sale Date 08/15/22 04/01/21 08/27/21 08/27/21 08/05/22 04/08/21 05/24/21 12/03/21 05/27/22	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$182,500 WD \$169,900 PTA \$225,000 PTA \$238,000 PTA \$145,000 PTA \$190,000 PTA \$225,000 PTA \$190,000 PTA \$187,000 PTA \$187,000 PTA	WEST SIDE OF RIVE Terms of Sale 03-ARM'S LENGTH	\$3,218,900 \$6, OLDER DEVLOPA Adj. Sale \$ \$210,000 \$185,000 \$185,000 \$185,000 \$238,000 \$238,000 \$145,000 \$145,000 \$190,000 \$225,000 \$190,000 \$190,000 \$190,000 \$190,000 \$190,000	\$1,079,300 Sale. Ratio => Std. Dev. => **MENT, AVERAGE H.* Asd. wPa,500 \$76,100 \$77,500 \$77,500 \$62,700 \$62,700 \$52,600 \$73,600 \$73,600 \$73,600 \$73,600 \$73,600	33.53 2.20 OMES, BUILT Of Asd/Adj, Sale vi 37.38 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71	\$2,950,157 **Cur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077 \$219,0	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000 \$2	\$309,000 \$2,984,930 Bldg. Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$174,000 \$170,000 \$202,812 \$160,000	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$218,488 \$245,415 \$245,415 \$245,415 \$247,415 \$273,300 \$191,473 \$190,773 \$181,395 \$227,746 \$178,506	0.858 0.728 0.729 0.728 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.937 0.891 0.894	1,594 2(2/ 2/ Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,480 1,240 1,245 1,480 1,245	\$193.85 023 ECF: .663 024 ECF Used: Ar \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$84.46 \$156.47 \$114.86 \$164.35 \$109.74	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV RI	728 Dev. by Mean (% 8.8.69 108.37 74.37 79.59 59.59 99.50 99.60 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.60 99.71 99.89 99.50 99.60 99.71 99.89 99.50 99.60 99.71 99.89 99.50 99.60 9	Building Sty 57 RANCH 44 RANCH 50 RANCH 17 RANCH 38 RANCH 48 RANCH 81 RANCH 81 RANCH 17 RANCH 77 TRI-LEVEL	/le Land Value Other \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 70	g Depr. 0 4 2 2 0 0 0 5 5 0 3 3 5 2 2
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-022 08-22-501-025 08-22-501-025 08-22-502-003 08-22-502-001 08-22-502-011 08-22-502-011 08-22-502-010	2024 ECF Study For: T Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR 9462 HEDDY DR	RIVER RIDU Sale Date 08/15/22 04/01/21 05/06/22 08/15/22 04/08/21 05/24/21 12/03/21 05/27/22 07/25/22	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$182,500 WD \$169,900 PTA \$225,000 PTA \$238,000 PTA \$145,000 PTA \$199,000 PTA \$225,000 PTA \$190,000 PTA \$187,000 PTA \$187,000 PTA	WEST SIDE OF RIVE TETTS OF SIDE OS-ARM'S LENGTH	\$3,218,900 Adj. 3ale \$ \$210,000 \$182,500 \$182,500 \$238,000 \$145,000 \$145,000 \$145,000 \$145,000 \$145,000 \$189,000 \$225,000 \$238,000 \$238,000 \$238,000 \$238,000 \$238,000 \$238,000 \$238,000 \$238,000 \$238,000 \$238,000 \$238,000	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$59,200 \$76,100 \$77,500 \$62,700 \$67,700 \$64,600 \$73,600 \$73,600 \$73,600 \$74,000 \$70,400 \$72,900 \$896,500	33.53 2.20 OMES, BUILT O Asd/Adj. Sale 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57	\$2,950,157 UT 	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000	\$309,000 \$2,984,930 Bidg, Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$174,000 \$170,000 \$202,812 \$160,000 \$160,000 \$160,000 \$2,269,697	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$218,488 \$245,415 \$24	0.858 0.728 0.729 0.728 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.937 0.891 0.894 0.812 0.834	1,594 2(21 Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,211 1,480 1,214 1,472	\$193.85 023 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$114.86 \$164.35 \$109.74 \$86.98 \$114.81	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV RI	728 Dev. by Mean (% 8.8.69 108.37 74.37 79.59 59.59 99.50 99.60 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.71 99.89 99.50 99.60 99.71 99.89 99.50 99.60 99.71 99.89 99.50 99.60 99.71 99.89 99.50 99.60 9	Building Sty 57 RANCH 44 RANCH 50 RANCH 50 RANCH 33 RANCH 44 RANCH 35 RANCH 38 RANCH 31 RANCH 17 RANCH 27 TRI-LEVEL 19 BI-LEVEL	yle Land Value Other \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 70	g Depr. 0 4 2 2 0 0 0 5 5 0 3 3 5 2 2
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-022 08-22-501-025 08-22-501-025 08-22-502-003 08-22-502-001 08-22-502-011 08-22-502-011 08-22-502-010	2024 ECF Study For: T Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR 9462 HEDDY DR	RIVER RIDU Sale Date 08/15/22 04/01/21 05/06/22 08/15/22 04/08/21 05/24/21 12/03/21 05/27/22 07/25/22	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$182,500 WD \$169,900 PTA \$225,000 PTA \$238,000 PTA \$145,000 PTA \$199,000 PTA \$225,000 PTA \$190,000 PTA \$187,000 PTA \$187,000 PTA	WEST SIDE OF RIVE TETTS OF SIDE OS-ARM'S LENGTH	\$3,218,900 Adj. Sale \$5 \$210,000 \$185,000 \$185,000 \$238,000 \$145,000 \$144,000 \$149,000 \$159,000 \$27,000 \$199,000 \$27,000 \$199,000 \$27,000 \$199,000 \$27,000 \$199,000 \$27,000 \$199,000 \$27,000 \$199,000 \$27,000	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$79,500 \$77,500 \$67,700 \$67,700 \$62,700 \$64,600 \$73,600 \$73,600 \$73,600 \$73,600 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400	33.53 2.20 OMES, BUILT O Asd/Adj. Sale (37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65	\$2,950,157 UT 	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000	\$309,000 \$2,984,930 Bldg, Residual \$186,975 \$165,500 \$147,155 \$227,255 \$213,000 \$174,000 \$174,000 \$202,812 \$160,000 \$160,000 \$202,812 \$202,812 \$202	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$218,488 \$245,415 \$229,300 \$191,473 \$180,773 \$181,395 \$227,746 \$277,46 \$277,46 \$277,46 \$20,211 \$208,210	0.858 0.728 0.729 0.728 0.728 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.997 0.891 0.896 0.834 0.812	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,540 1,235 1,480 1,112 1,480 1,480 1,235 1,480 1,237 1,480 1,237 1,470 1,470 1,470	\$193.85 D23 ECF: .663 024 ECF Used: Av \$195.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$84.46 \$156.47 \$114.86 \$164.35 \$109.74 \$86.98	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 74.37 79.96 92.60 93.71 99.05 89.63 83.44 81.20	Building Sty 57 RANCH 44 RANCH 50 RANCH 50 RANCH 33 RANCH 44 RANCH 35 RANCH 38 RANCH 31 RANCH 17 RANCH 27 TRI-LEVEL 19 BI-LEVEL	yle Land Value Other \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 70	g Depr. 0 4 2 2 0 0 0 0 5 5 0 3 3 5 5
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-022 08-22-501-025 08-22-501-025 08-22-502-003 08-22-502-001 08-22-502-011 08-22-502-011 08-22-502-010	2024 ECF Study For: T Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR 9462 HEDDY DR	RIVER RIDU Sale Date 08/15/22 04/01/21 05/06/22 08/15/22 04/08/21 05/24/21 12/03/21 05/27/22 07/25/22	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$182,500 WD \$169,900 PTA \$225,000 PTA \$238,000 PTA \$145,000 PTA \$199,000 PTA \$225,000 PTA \$190,000 PTA \$187,000 PTA \$187,000 PTA	WEST SIDE OF RIVE TETTS OF SIDE OS-ARM'S LENGTH	\$3,218,900 Adj. Sale \$5 \$210,000 \$185,000 \$185,000 \$238,000 \$145,000 \$144,000 \$149,000 \$159,000 \$27,000 \$199,000 \$27,000 \$199,000 \$27,000 \$199,000 \$27,000 \$199,000 \$27,000 \$199,000 \$27,000 \$199,000 \$27,000	\$1,079,300 Sale. Ratio => Std. Dev. => **MENT, AVERAGE H.* Asd. w/ns,500 \$78,500 \$76,100 \$77,500 \$67,700 \$67,700 \$57,600 \$73,600 \$73,600 \$73,600 \$73,600 \$73,600 \$73,600 \$373,600	33.53 2.20 OMES, BUILT O. Asd/Adj. Sale v. 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57	\$2,950,157 UT 	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000	\$309,000 \$2,984,930 Bldg, Residual \$186,975 \$165,500 \$147,155 \$227,255 \$213,000 \$174,000 \$174,000 \$202,812 \$160,000 \$160,000 \$202,812 \$202,812 \$202	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$218,488 \$245,415 \$229,300 \$191,473 \$181,395 \$227,746 \$178,506 \$200,211 \$208,210 \$20	0.858 0.728 0.729 0.728 0.729 0.728 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.931 0.896 0.834 0.814 0.814 0.824	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,540 1,235 1,480 1,112 1,480 1,480 1,235 1,480 1,237 1,480 1,237 1,470 1,470 1,470	\$193.85 023 ECF: .663 024 ECF Used: A' \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$84.46 \$156.47 \$114.86 \$164.35 \$109.74 \$86.98 \$114.81	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 74.37 79.96 92.60 93.71 99.05 89.63 83.44 81.20	Building Sty 57 RANCH 44 RANCH 50 RANCH 50 RANCH 33 RANCH 44 RANCH 35 RANCH 38 RANCH 31 RANCH 17 RANCH 27 TRI-LEVEL 19 BI-LEVEL	yle Land Value Other \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 70	g Depr. 0 4 2 2 0 0 0 5 5 0 3 3 5 2 2
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-022 08-22-501-025 08-22-501-025 08-22-502-003 08-22-502-001 08-22-502-011 08-22-502-011 08-22-502-010	2024 ECF Study For: T Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5480 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR 9462 HEDDY DR	RIVER RIDZ Sale Date 08/15/22 08/15/22 08/15/22 04/01/21 05/06/22 08/15/22 04/08/21 12/03/21 05/24/22 07/25/22 12/10/21 05/18/21	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$258,000 PTA \$238,000 PTA \$145,000 PTA \$190,000 PTA \$187,000 PTA \$187,000 PTA	WEST SIDE OF RIVE TO TERMS of Sale 33-ARM'S LENGTH	\$3,218,900 \$R, OLDER DEVLOPM Adj. Sale \$ \$210,000 \$185,000 \$185,000 \$250,000 \$250,000 \$145,000 \$194,000 \$194,000 \$199,000 \$187,000 \$187,000 \$189,000 \$2,545,400	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$59,200 \$76,100 \$77,500 \$67,700 \$67,700 \$67,700 \$67,700 \$73,600 \$73,600 \$73,600 \$73,600 \$73,600 \$70,400 \$72,900 \$896,500 S73,800 \$70,400 \$72,900 \$896,500	33.53 2.20 OMES, BUILT O. Asd/Adj. Sale v. 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57	\$2,950,157 UT 	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000	\$309,000 \$2,984,930 Bldg, Residual \$186,975 \$165,500 \$147,155 \$227,255 \$213,000 \$174,000 \$174,000 \$202,812 \$160,000 \$160,000 \$202,812 \$202,812 \$202	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$218,488 \$245,415 \$229,300 \$191,473 \$181,395 \$227,746 \$178,506 \$200,211 \$208,210 \$20	0.858 0.728 0.729 0.728 0.729 0.728 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.931 0.896 0.834 0.814 0.814 0.824	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,540 1,235 1,480 1,112 1,480 1,480 1,235 1,480 1,237 1,480 1,237 1,470 1,470 1,470	\$193.85 023 ECF: .663 024 ECF Used: A' \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$84.46 \$156.47 \$114.86 \$164.35 \$109.74 \$86.98 \$114.81	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 74.37 79.96 92.60 93.71 99.05 89.63 83.44 81.20	Building Sty 57 RANCH 44 RANCH 50 RANCH 50 RANCH 33 RANCH 44 RANCH 35 RANCH 38 RANCH 31 RANCH 17 RANCH 27 TRI-LEVEL 19 BI-LEVEL	yle Land Value Other \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 70	g Depr. 0 4 2 2 0 0 0 5 5 0 3 3 5 2 2
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-025 08-22-501-025 08-22-501-025 08-22-502-003 08-22-502-011 08-22-502-011 08-22-502-049 08-22-502-049	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 94614 W COLDWATER RD 94614 W COLDWATER RD 94614 W COLDWATER RD 94614 W COLDWATER RD 5470 RIVER RIDGE DR 5390 RIVER RIDGE DR 5390 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR 5402 MAURA DR 5441 MAURA DR	RIVER RIDG Sale Date 08/15/22 08/12/22 04/01/21 05/05/22 04/08/27 05/24/21 12/03/21 05/27/22 07/25/22 12/10/21 05/18/21	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$250,000 PTA \$238,000 PTA \$238,000 PTA \$190,000 PTA \$190,000 PTA \$187,000 PTA \$189,000 PTA \$189,000 PTA \$189,000 PTA \$189,000 PTA	WEST SIDE OF RIVE TO THIS OF SIDE O3-ARM'S LENGTH	\$3,218,900 \$7,000 S210,000 \$120,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000 \$185,000	\$1,079,300 Sale. Ratio => Std. Dev. => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,000 \$75,100 \$77,800 \$77,500 \$62,700 \$52,600 \$77,500 \$77,500 \$77,500 \$77,500 \$77,500 \$77,500 \$77,500 \$77,500 \$77,500 \$78,600 \$77,500 \$78,600 \$78,600 \$78,600 \$78,900 \$70,400 \$79,900 \$70,400 \$79,900 \$70,400 \$79,900	33.53 2.20 OMES, BUILT O. Asd/Adj. Sale 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57	\$2,950,157 UT 	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$309,000 \$2,984,930 Bidg. Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$174,000 \$174,000 \$174,000 \$176,000 \$100,000 \$202,812 \$160,812 \$160	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$218,488 \$245,415 \$229,300 \$191,473 \$191,473 \$190,773 \$191,473 \$191,473 \$178,506 \$227,746 \$27,746 \$26,679,896 E.C.F. => Cost Man. \$	0.858 0.728 0.729 0.728 0.729 0.728 0.724 0.827 0.926 0.929 0.653 0.912 0.937 0.891 0.894 0.812 0.834 0.812	1,594 2(21 Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,480 1,123 1,412 1,488 1,120 1,472 2(21 Floor Area	\$193.85 D23 ECF: .663 024 ECF Used: Av \$193.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$84.46 \$164.35 \$109.74 \$86.98 \$114.81 D23 ECF: .800 024 ECF Used: Av \$/\$q.Ft.	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV RI	728 Dev. by Mean (% 88.69 108.37 74.37 59.96 92.60 92.89 91.20 93.71 89.05 83.41 81.20	Building Sty 57 RANCH 44 RANCH 50 RANCH 50 RANCH 31 RANCH 33 RANCH 35 RANCH 31 RANCH 31 RANCH 32 TRI-LEVEL 19 BI-LEVEL 19 BI-LEVEL	vie Land Value S20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building	g Depr. 0 0 4 2 2 0 0 0 0 0 0 5 5 0 0 3 3 5 5 5 2 2 2 3 3 6 6
Parcel Number 08:22:501-006 08:22:501-001 08:22:501-025 08:22:501-025 08:22:501-026 08:22:501-026 08:22:502-003 08:22:502-001 08:22:502-001 08:22:502-004 08:22:502-005	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5460 RIVER RIDGE DR 5390 RIVER RIDGE DR 5407 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR 5402 MAURA DR 5411 MAURA DR 2024 ECF Study For: Street Address 8492 N SEYMOUR RD	RIVER RIDG Sale Date 08/15/22 08/12/22 08/12/22 04/01/21 05/08/27 05/06/22 04/08/21 05/24/21 12/03/27 05/72/32 12/10/21 05/18/21 TOWNSHIF Sale Date 06/01/21	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$255,000 PTA \$238,000 PTA \$145,000 PTA \$190,000 PTA \$190,000 PTA \$180,000 PTA \$180,000 PTA \$180,000 PTA \$180,000 PTA \$180,000 PTA	WEST SIDE OF RIVE TO TERMS of Sale 33-ARM'S LENGTH	\$3,218,900 \$7,000	\$1,079,300 Sale. Ratio => Std. Dev. => **MENT, AVERAGE HI** Asd. when Sold \$78,500 \$75,100 \$77,500 \$77,500 \$57,700 \$52,600 \$73,600 \$73,600 \$73,600 \$74,000 \$74,000 \$74,000 \$76,000 \$76,000 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$70,900 \$77,900 \$77,900 \$77,900 \$77,900	33.53 2.20 OMES, BUILT O. Asd/Adj. Sale 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57 35.22 0.84	\$2,950,157 UT Cur. Appraisal \$191,669 \$141,800 \$194,907 \$219,077 \$219,077 \$219,077 \$219,077 \$218,075 \$152,805 \$162,805	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$309,000 \$2,984,930 Bldg, Residual \$186,975 \$165,000 \$147,155 \$227,255 \$213,000 \$170,000 \$170,000 \$170,000 \$170,000 \$170,000 \$190,000 \$2,269,697	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$218,488 \$245,415 \$245,415 \$229,300 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$227,746 \$178,506 \$200,211 \$200,211 \$208,120 \$206,120 \$20	0.858 0.728 0.729 0.728 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.926 0.929 0.653 0.912 0.937 0.891 0.894 0.834 0.847 0.854	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,480 1,112 1,480 1,234 1,472 2(2) Floor Area 1,435 1,126	\$193.85 D23 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$84.46 \$156.47 \$114.86 \$164.35 \$109.74 \$14.81 D23 ECF: .800 024 ECF Used: Av \$123.34 \$102.04	ECF Area RIV	728 Dev. by Mean (% 88.69 108.37 74.37 74.37 74.37 95.96 92.60 92.89 65.28 91.20 93.71 89.05 89.63 83.41 81.20 Dev. by Mean (% 104.99 87.515 104.90 87.515 104.90 87.515 104.90 87.515 104.90 87.515 104.90 87.515 104.90 87.515 104.90 87.515 104.90 87.515 104.90 87.515 104.90 87.50 87.515 104.90 87.515 104.90 87.515 104.90 87.515 104.90 87.515 104.90 87.515 104.90 87.50 87.50 87.50 87.50 87.50 87.50 87.50	Building Sty 57 RANCH 44 RANCH 50 RANCH 47 RANCH 33 RANCH 48 RANCH 48 RANCH 48 RANCH 48 RANCH 48 RANCH 49 RANCH 27 TRI-LEVEL 49 BI-LEVEL 40 RANCH 41 RANCH 42 TRI-LEVEL 41 RANCH 42 TRI-LEVEL 42 TRI-LEVEL 43 RANCH 44 RANCH 45 RANCH 46 RANCH 47 RANCH 47 RANCH 47 RANCH 47 RANCH 48 RANC	/le Land Value	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building	g Depr. 0 4 4 2 2 0 0 0 0 5 5 0 0 3 3 5 5 2 2 3 3 6 6 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Parcel Number 08:22:501-006 08:22:501-020 08:22:501-025 08:22:501-025 08:22:501-026 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9462 RIDGE DR 5407 RIVER RIDGE DR 5407 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR 9462 HEDDY DR 5402 MAURA DR 5402 MAURA DR 5402 MAURA DR 5402 MSEYMOUR RD 8396 N SEYMOUR RD 8396 N SEYMOUR RD 8396 N SEYMOUR RD	RIVER RIDGE Sale Date 08/15/22 08/15/22 08/15/22 08/15/22 08/15/22 04/01/21 12/03/21 05/28/22 07/25/22 12/10/21 05/28/21 12/03/21 05/28/21 12/03/21 05/28/21 12/07/25/22 12/10/21 05/18/21 05/21/21 05/18/21 05/21/21 05/18/21 05/21/21 05/18/21 05/21/21/21 05/21/21/21 05/21	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$250,000 PTA \$238,000 PTA \$145,000 PTA \$194,000 PTA \$194,000 PTA \$187,000 PTA \$187,000 PTA \$187,000 PTA \$187,000 PTA \$187,000 PTA \$187,000 PTA	WEST SIDE OF RIVE TETTS OF RIVE TETTS OF SIDE 03-ARM'S LENGTH TWP PARCELS WITT TO TETTS OF SIDE 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$3,218,900 \$3,218,900 A0,Sale \$5 \$210,000 \$185,000 \$185,000 \$238,000 \$145,000	\$1,079,300 Sale. Ratio => Std. Dev. => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$78,500 \$77,500 \$67,700 \$67,700 \$64,600 \$73,600 \$73,600 \$73,600 \$74,800 \$74,800 \$75,900 \$74,800 \$75,900 \$75,900 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600 \$70,600	33.53 2.20 OMES, BUILT O Asd/Adj, Sale 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57 35.22 0.84	\$2,950,157 UT Tur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077	\$21,000 Land + Yard \$23,025 \$20,000 \$22,745 \$25,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$309,000 \$2,984,930 Bidg, Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$174,000 \$170,000 \$202,812 \$160,000 \$169,000 \$2,269,697	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$152,250 \$218,488 \$245,415 \$229,300 \$191,473 \$190,773 \$181,395 \$227,746 \$178,506 \$202,211 \$208,120 \$2,679,896 E.C.F. => Ave. E.C.F. => \$168,577 \$131,295 \$13,678	0.858 0.728 0.729 0.728 0.728 0.729 0.728 0.827 1.084 0.600 0.926 0.929 0.653 0.912 0.937 0.891 0.812 0.847 0.854	1,594 2(21 Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,482 1,234 1,458 1,290 1,472 2(2) Floor Area 1,435 1,126 1,121	\$193.85 023 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$114.86 \$156.47 \$114.85 \$109.74 \$114.81 023 ECF: .800 024 ECF Used: Av \$123.34 \$102.04 \$103.40	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 14.37 15.99 16.528 19.260 19.37 19.90 19.89 10.20 10.49 10.49 10.49 10.49 10.49 10.49 10.49 10.49) Building Sty 57 RANCH 44 RANCH 50 RANCH 17 RANCH 13 RANCH 14 RANCH 15 RANCH 18 RANCH 27 TRI-LEVEL 19 BI-LEVEL 22 TRI-LEVEL 10 Building Sty 67 RANCH 25 I STORY 47 RANCH	/le Land Value	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 77 66 77 66 88 88 86 65 65 88 87 77 77 77 78 88 88 88 88 88 88 88	g Depr. 0 4 4 2 0 0 0 5 5 0 0 5 6 6 6 7 7
Parcel Number 08:22:501-006 08:22:501-022 08:22:501-025 08:22:501-025 08:22:501-026 08:22:501-026 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:00:000000000000000000000000000000	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5407 RIVER RIDGE DR 5407 HEDDY DR 9462 HEDDY DR 5402 MAURA DR 5402 MAURA DR 2024 ECF Study For: Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 8360 S SEYMOUR RD 8283 N MCKINLEY RD 6283 N MCKINLEY RD	RIVER RIDG Sale Date 08/15/22 08/15/22 08/15/22 08/15/22 04/01/21 10/06/22 04/01/21 12/03/21 12/03/21 12/03/21 12/03/21 05/23/22 12/10/21 05/18/21 TOWNSHII Sale Date 06/01/21 09/27/22 12/17/21 01/27/23	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$2238,000 PTA \$238,000 PTA \$194,000 PTA \$194,000 PTA \$180,000 PTA	WEST SIDE OF RIVE TO TERMS of Sale 03-ARM'S LENGTH	\$3,218,900 Adj. Sale \$ \$210,000 \$182,500 \$182,500 \$183,000 \$134,000 \$134,000 \$138,000	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$59,200 \$77,500 \$67,700 \$67,700 \$67,700 \$67,700 \$67,700 \$73,600 \$73,600 \$73,600 \$73,600 \$70,400 \$72,900 \$896,500 Sale. Ratio => Std. Dev. => Asd. when Sold \$72,000 \$68,900 \$68,900 \$68,900 \$131,100 \$131,100	33.53 2.20 OMES, BUILT O Asd/Adj, Sale 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57 38.57 35.22 0.84	\$2,950,157 Cur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077 \$229,077 \$219,077 \$219,077 \$219,077 \$219,077 \$219,077 \$219,077 \$219,077 \$219,077 \$219,077 \$219,077 \$219,077 \$219,077 \$219,077 \$219,079 \$182,499 \$24,119,620	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000 \$20,000 \$22,188 \$20,000 \$22,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$309,000 \$2,984,930 Bidg, Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$174,000 \$170,000 \$170,000 \$100	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$151,473 \$191,473 \$191,473 \$191,473 \$181,395 \$227,746 \$178,506 \$202,211 \$208,120 \$2,679,896 E.C.F. => Ave. E.C.F. => \$168,577 \$131,259 \$153,674 \$341,569 \$342,123 \$344,159 \$344,159 \$344,159 \$344,159	0.858 0.728 0.729 0.729 0.728 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.891 0.894 0.812 0.834 0.812 0.854	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,482 1,423 1,424 1,458 1,920 1,472 Floor Area 1,435 1,126 1,191 3,076 1,581	\$193.85 D23 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$114.86 \$156.47 \$114.86 \$164.35 \$109.74 \$214.81 D23 ECF: .800 024 ECF Used: Av \$123.34 \$102.04 \$82.57 \$103.40 \$82.57	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 74.37 59.96 92.89 65.28 91.20 93.71 89.05 89.63 83.41 81.20 Dev. by Mean (% 104.99 87.51 80.13 74.36 76.878) Building Sty 57 RANCH 44 RANCH 50 RANCH 17 RANCH 18 RANCH 18 RANCH 18 RANCH 18 RANCH 18 RANCH 19 BI-LEVEL 19 BI-LEVEL 10 Building Sty 67 RANCH 27 STORY 74 RANCH 27 ZFORY 74 RANCH 27 ZFORY 74 RANCH	/le Land Value S20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 77 64 77 88 88 65 66 66 77 78 76 77 76 66 6	g Depr. 0 4 4 2 0 0 0 5 0 0 5 6 0 7 7 7 5 2 2
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-025 08-22-501-025 08-22-501-026 08-22-501-026 08-22-502-004 08-22-502-001 08-22-502-001 08-22-502-009 08-22-502-009 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-009 08-22-502-009 08-22-502-009 08-12-502-009 08-12-502-009	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5402 MAURA DR 5402 MAURA DR 5441 MAURA DR 2024 ECF Study For: Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 8396 N SEYMOUR RD 8406 N SEYMOUR RD 8208 N MCKINLEY RD 6283 N MCKINLEY RD	RIVER RIDG Sale Date 08/15/22 08/15/22 08/12/22 04/01/21 05/06/22 04/08/21 12/03/21 12/03/21 05/24/21 12/03/21 05/24/21 12/03/21 05/24/21 12/03/21 05/24/21 12/03/21 05/24/21 12/03/21 05/24/21 12/03/21 06/01/21 09/27/22 12/17/21 09/27/22 12/17/21 09/27/22	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$185,000 PTA \$250,000 PTA \$238,000 PTA \$145,000 PTA \$194,000 PTA \$180,000 PTA	WEST SIDE OF RIVE Terms of Sale 03-ARM'S LENGTH	\$3,218,900 Adj. Sale \$5 \$210,000 \$182,500 \$182,500 \$184,000 \$1345,000 \$1380,000 \$144,000 \$145,000 \$145,000 \$157,000 \$187,000	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$76,100 \$77,500 \$67,700 \$67,700 \$57,600 \$73,600 \$73,600 \$74,600	33.53 2.20 OMES, BUILT O Asd/Adj, Sale 42.85 31.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.65 38.57 35.22 0.84 Asd/Adj, Sale 30.25 39.17 36.81 39.74 38.88 38.88 38.88	\$2,950,157 UT Lur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077 \$229,077	\$21,000 Land + Yard \$23,025 \$20,000 \$22,745 \$25,000 \$22,745 \$25,000 \$20,000 \$	\$309,000 \$2,984,930 Bldg, Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$174,000 \$174,000 \$170,000 \$202,812 \$160,000 \$160,000 \$174	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$121,848 \$245,415 \$229,300 \$191,473 \$181,395 \$227,746 \$178,506 \$202,211 \$208,120 \$2,679,896 E.C.F. => Ave. E.C.F. => \$133,674 \$341,569 \$341,569 \$342,123 \$270,588	0.858 0.728 0.729 0.728 0.729 0.728 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.937 0.891 0.891 0.812 0.854 0.847 0.854	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,480 1,124 1,472 2(2) Floor Area 1,435 1,126 1,191 3,076 1,581	\$193.85 023 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$114.86 \$164.35 \$109.74 \$86.98 \$114.81 023 ECF: .800 024 ECF Used: Av \$123.34 \$102.04 \$103.40 \$82.57 \$166.36 \$123.34	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 14.37 59.96 92.60 92.89 65.28 93.71 89.05 88.41 81.20 Dev. by Mean (% 104.99 87.51 80.11 74.36 76.87	Building Sty 57 RANCH 44 RANCH 50 RANCH 17 RANCH 38 RANCH 38 RANCH 38 RANCH 31 RANCH 31 RANCH 32 TRI-LEVEL 32 TRI-LEVEL 32 TRI-LEVEL 34 RANCH 567 RANCH 57 RANCH 57 RANCH 58 RANCH 59 RANCH 59 RANCH 59 RANCH 50 RANCH 51 R	# Land Value	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 77 66 77 88 88 88 65 65 77 77 78 76 Class Building 66 66 66 67 75 88 88 88 88 88 88 88 88 88 88 88 88 88	g Depr. 0 4 4 2 2 0 0 0 5 5 0 3 3 6 6
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-025 08-22-501-025 08-22-501-026 08-22-501-026 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-22-502-001 08-102-001 08-04-200-012 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001 08-102-001	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR 5402 MAURA DR 5441 MAURA DR 2024 ECF Study For: Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 8396 N SEYMOUR RD 8360 N SEYMOUR RD 8281 N MCKINLEY RD 6461 N MCKINLEY RD 6621 N MCKINLEY RD 6631 N MCKINLEY RD 6630 N SEYMOUR RD	RIVER RIDG Sale Date 08/15/22 08/15/22 08/15/22 08/15/22 04/01/21 10/06/22 04/01/21 12/03/21 12/03/21 12/03/21 12/03/21 05/23/22 12/10/21 05/18/21 TOWNSHII Sale Date 06/01/21 09/27/22 12/17/21 01/27/23	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$185,000 PTA \$250,000 PTA \$245,000 PTA \$194,000 PTA \$194,000 PTA \$194,000 PTA \$194,000 PTA \$180,000 PTA	WEST SIDE OF RIVE Terms of Sale 03-ARM'S LENGTH	\$3,218,900 \$3,218,900 Adj. Sale \$5 \$210,000 \$182,500 \$189,000 \$238,000 \$144,000 \$194,000 \$194,000 \$194,000 \$194,000 \$194,000 \$194,000 \$194,000 \$195,000 \$196,000 \$22,545,400 HRIVER FRONTAGE Adj. Sale \$5 \$238,000 \$175,900 \$345,000 \$345,000 \$345,000 \$345,000 \$345,000 \$345,000 \$345,000 \$345,000 \$345,000	\$1,079,300 Sale. Ratio => \$td. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$78,500 \$78,500 \$77,500 \$67,700 \$67,700 \$67,700 \$73,600 \$73,600 \$73,600 \$74,900 \$74,900 \$74,900 \$74,900 \$75,000 \$70,400 \$72,900 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$71,000 \$70,400 \$71,000	33.53 2.20 OMES, BUILT O Asd/Adj, Sale 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57 38.57 35.22 0.84	\$2,950,157 UT	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000 \$20,000 \$22,188 \$20,000 \$22,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$309,000 \$2,984,930 Bidg, Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$174,000 \$170,000 \$170,000 \$100	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$151,473 \$191,473 \$191,473 \$191,473 \$181,395 \$227,746 \$178,506 \$202,211 \$208,120 \$2,679,896 E.C.F. => Ave. E.C.F. => \$168,577 \$131,259 \$153,674 \$341,569 \$342,123 \$344,159 \$344,159 \$344,159 \$344,159	0.858 0.728 0.729 0.728 0.729 0.728 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.937 0.891 0.894 0.812 0.854 0.847 0.854 E.C.F. 1.055 0.875 0.801 0.744	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,482 1,423 1,424 1,458 1,920 1,472 Floor Area 1,435 1,126 1,191 3,076 1,581	\$193.85 D23 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$114.86 \$156.47 \$114.86 \$164.35 \$109.74 \$214.81 D23 ECF: .800 024 ECF Used: Av \$123.34 \$102.04 \$82.57 \$103.40 \$82.57	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 2ev. by Mean (% 88.69 108.37 14.37 14.37 14.37 14.37 14.37 14.37 14.37 14.37 14.37 14.37 14.37 14.37 14.37 14.37 14.38 14.37 14.38 15.38 16.37 16.37 16.37 16.37 16.37 16.37 16.37 16.37 16.37 16.37) Building Sty 57 RANCH 44 RANCH 50 RANCH 17 RANCH 18 RANCH 18 RANCH 18 RANCH 18 RANCH 19 BI-LEVEL 19 BI-LEVEL 19 BI-LEVEL 19 STORY 7 RANCH 27 TRI-LEVEL 19 STORY 7 RANCH 27 TRI-LEVEL 10 STORY 7 RANCH 27 RANCH 27 RANCH 28 STORY 7 RANCH 27	/le Land Value S20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building	g Depr. 0 0 4 4 2 2 0 0 0 0 5 5 0 0 3 3 5 5 5 2 2 0 0 0 0 0 7 7 5 5 2 2 0 0 8 8
Parcel Number 08:22:501-006 08:22:501-006 08:22:501-025 08:22:501-025 08:22:501-025 08:22:501-026 08:22:502-004 08:22:502-001 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-004 08:102:502-004 08:102:502-004 08:102:502-004 08:102:502-004 08:102:502-004 08:102:502-004	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5390 RIVER RIDGE DR 5390 RIVER RIDGE DR 5407 RIVER RIDGE DR 5402 MAURA DR 5402 MAURA DR 5411 MAURA DR 2024 ECF Study For: Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 8396 N SEYMOUR RD 6461 N MCKINLEY RD 6461 N MCKINLEY RD 6691 N MCKINLEY RD 6690 N SEYMOUR RD 9098 W COLDWATER RD	RIVER RIDG Sale Date 08/15/22 08/15/22 08/12/12 08/07/27 05/06/22 04/08/21 12/03/21 05/24/21 12/03/21 05/27/22 12/10/21 05/18/21 TOWNSHIF Sale Date 06/01/21 09/27/22 12/17/21 01/27/23 08/17/21 08/02/22 11/10/22 08/02/21	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$258,000 PTA \$238,000 PTA \$145,000 PTA \$145,000 PTA \$190,000 PTA \$187,000 PTA \$188,000 PTA	WEST SIDE OF RIVE TO TERMS of Sale 10.3-ARM'S LENGTH 03-ARM'S LENGTH	\$3,218,900 Adj. Sale \$ \$210,000 \$185,000 \$185,000 \$185,000 \$194,000 \$138,000 \$194,000 \$138,000 \$145,000 \$145,000 \$158,0	\$1,079,300 Sale. Ratio => Std. Dev. => **MENT, AVERAGE H.** Asd. when Sold \$78,500 \$76,100 \$77,500 \$67,700 \$52,700 \$67,700 \$57,800 \$77,500 \$77,500 \$77,500 \$57,900 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$131,300 \$131,300 \$131,300 \$211,3500 \$131,300 \$210,500 \$131,300 \$210,500 \$131,300 \$211,500	33.53 2.20 OMES, BUILT O' Asd/Adj. Sale 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57 35.22 0.84 Asd/Adj. Sale 30.25 39.17 36.81 39.74 38.88 27.87 48.24 47.30 34.93	\$2,950,157 UT Lur. Appraisal \$191,669 \$141,800 \$194,769 \$219,077 \$219,077 \$219,077 \$219,077 \$219,077 \$218,178 \$172,618 \$172,618 \$162,805 \$180,169 \$180,169 \$180,169 \$180,169 \$180,169 \$180,169 \$180,169 \$180,169 \$2,419,620	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000 \$	\$309,000 \$2,984,930 Bldg. Residual \$186,975 \$165,000 \$147,150 \$127,020 \$147,150 \$127,000 \$170,000 \$17	\$34,036,813 E.C.F. => Cost Man. \$ \$210,805 \$152,250 \$218,488 \$245,415 \$245,415 \$245,415 \$245,415 \$245,415 \$245,415 \$245,415 \$227,300 \$191,473 \$190,773 \$190,773 \$190,773 \$190,773 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$191	0.858 0.728 0.729 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.927 0.891 0.896 0.834 0.812 0.854 E.C.F. 1.050 0.875 0.801 0.744 0.769 0.912	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,480 1,142 1,472 2(2) Floor Area 1,435 1,126 1,472 2(2) 1,472 2(3) 1,472 2(4) 1,472 1,47	\$193.85 D23 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$84.46 \$156.43 \$109.74 \$114.86 \$164.35 \$109.74 \$214.81 D23 ECF: .800 024 ECF Used: Av \$123.34 \$102.04 \$103.40 \$82.57 \$166.36 \$150.87 \$129.12 \$113.39 \$111.66	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 74.37 74.37 75.99 92.60 92.88 65.28 91.20 93.71 89.05 88.63 83.41 81.20 Dev. by Mean (% 104.99 87.51 80.13 74.36 76.87 14.21 73.99 63.76 78.47	Building Sty 57 RANCH 44 RANCH 50 RANCH 17 RANCH 13 RANCH 13 RANCH 15 RANCH 16 RANCH 17 RANCH 18 RANCH 18 RANCH 19 RANCH	/le Land Value S20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 77	g Depr. 0 4 4 2 2 0 0 0 0 5 5 5 5 2 2 3 3 6 6
Parcel Number 08:22:501-006 08:22:501-020 08:22:501-025 08:22:501-025 08:22:501-026 08:22:501-026 08:22:502-004 08:22:502-004 08:22:502-004 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:22:502-009 08:15:200-0012 08:04:200-012 08:04:200-012 08:04:200-012 08:04:200-003 08:15:200-003 08:15:200-003	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 9471 HEDDY DR 9462 HEDDY DR 5402 MAURA DR 5441 MAURA DR 2024 ECF Study For: Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 8396 N SEYMOUR RD 8360 N SEYMOUR RD 8281 N MCKINLEY RD 6461 N MCKINLEY RD 6621 N MCKINLEY RD 6631 N MCKINLEY RD 6630 N SEYMOUR RD	RIVER RIDG Sale Date 08/15/22 08/15/22 08/15/22 04/01/21 05/06/22 04/08/21 15/24/21 12/03/21 05/27/22 12/10/21 05/21/32 12/10/21 05/21/22 12/10/21 05/21/22 12/10/21 05/21/22 12/10/21 05/21/22 12/10/21 05/21/22 12/10/21 05/21/22 12/10/21	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$255,000 PTA \$238,000 PTA \$145,000 PTA \$194,000 PTA \$194,000 PTA \$194,000 PTA \$194,000 PTA \$195,000 PTA \$187,000 PTA	WEST SIDE OF RIVE TO TERMS OF SIDE 33-ARM'S LENGTH 33-ARM'S LENGTH	\$3,218,900 Adj. Sale \$5 \$210,000 \$182,000 \$182,000 \$182,500 \$144,000 \$144,000 \$149,000 \$144,900 \$144,900 \$144,900 \$1444,900	\$1,079,300 Sale. Ratio => Std. Dev. => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$76,100 \$77,500 \$67,700 \$52,600 \$77,500 \$72,800 \$77,500 \$57,900 \$77,500 \$57,900 \$72,900 \$74,900 \$72,900 \$70,400 \$72,900 \$896,500 Sale. Ratio => Std. Dev. => Mad. when Sold \$72,000 \$68,900 \$131,7100 \$131,800 \$131,300 \$113,500 \$113,500 \$113,500 \$113,500 \$113,500 \$113,500 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000 \$113,000	33.53 2.20 OMES, BUILT O Asd/Adj, Sale 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57 35.22 0.84 Asd/Adj, Sale 30.25 39.17 36.81 39.74 48.24 47.30	\$2,950,157 UT	\$21,000 Land + Yard \$23,025 \$20,000 \$22,745 \$25,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000	\$309,000 \$2,984,930 Bidg, Residual \$186,975 \$165,000 \$102,000 \$174,000 \$174,000 \$174,000 \$174,000 \$175,000 \$176,000 \$177,000	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,258 \$212,808 \$152,258 \$212,808 \$245,415 \$229,300 \$218,483 \$245,415 \$229,300 \$211,473 \$190,773 \$181,395 \$227,746 \$217,8506 \$200,211 \$208,120 \$2,679,896 E.C.F. => Ave. E.C.F. => \$168,577 \$131,295 \$133,674 \$341,569 \$342,123 \$270,588 \$294,370 \$574,391	0.858 0.728 0.729 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.937 0.891 0.896 0.834 0.812 0.854 E.C.F. 1.050 0.875 0.801 0.744 0.769 0.912 0.740 0.638 0.785	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,483 1,234 1,472 2(2) Floor Area 1,435 1,126 1,191 3,076 1,581 1,636 1,686 1,687 3,230	\$193.85 023 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$114.86 \$156.47 \$114.86 \$164.35 \$109.74 \$114.81 023 ECF: .800 024 ECF Used: Av \$103.40 \$82.57 \$102.40 \$82.57 \$103.40 \$82.57 \$150.87 \$129.12	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 14.37 59.96 92.89 65.28 19.20 93.71 39.05 89.63 81.20 Dev. by Mean (% 104.99 67.51 80.13 74.36 76.87 78.78) Building Sty 57 RANCH 44 RANCH 50 RANCH 17 RANCH 18 RANCH 18 RANCH 18 RANCH 18 RANCH 19 BI-LEVEL 19 BI-LEVEL 19 BI-LEVEL 19 STORY 7 RANCH 27 TRI-LEVEL 19 STORY 7 RANCH 27 TRI-LEVEL 10 STORY 7 RANCH 27 RANCH 27 RANCH 28 STORY 7 RANCH 27	/le Land Value	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building 77 66 67 77 68 88 88 88 88 88 88 88 88 88 88 88 88	g Depr. 0 4 4 2 2 0 0 0 0 5 5 0 0 3 3 5 5 5 2 2 3 3 6 6 6 0 7 7 7 5 2 2 0 0 8 8 8 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-025 08-22-501-025 08-22-501-025 08-22-501-026 08-22-502-004 08-22-502-001 08-22-502-001 08-22-502-004 08-22-502-004 08-22-502-001 08-22-502-004 08-22-502-004 08-22-502-004 08-22-502-004 08-12-502-004 08-12-502-004 08-12-502-004 08-15-200-018 08-04-200-012 08-15-200-025 08-15-200-025 08-15-200-025 08-15-200-038 08-22-200-021	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 RIDGE DR 5400 RIVER RIDGE DR 5407 RIVER RIDGE DR 94071 HEDDY DR 9402 HEDDY RD 9	RIVER RIDG Sale Date 08/15/22 08/15/22 08/15/22 04/01/21 04/01/21 05/06/22 04/08/21 12/03/21 05/24/22 07/25/22 12/10/21 05/18/21 TOWNSHII Sale Date 06/01/21 09/27/22 12/17/21 01/27/23 08/12/21 05/02/22 11/10/22 08/02/21	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$185,000 PTA \$228,000 PTA \$145,000 PTA \$194,000 PTA \$194,000 PTA \$194,000 PTA \$194,000 PTA \$187,000 PTA	WEST SIDE OF RIVE TO TERMS of Sale 03-ARM'S LENGTH	\$3,218,900 Ad,301e \$5 \$210,000 \$182,500 \$182,500 \$182,500 \$183,000 \$145,000 \$180,00	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$59,200 \$77,500 \$67,700 \$67,700 \$67,700 \$77,500 \$67,700 \$77,500 \$64,600 \$73,600 \$73,600 \$73,600 \$70,400 \$72,900 \$70,400 \$72,900 \$896,500 \$3le. Ratio => Std. Dev. => Asd. when Sold \$72,000 \$68,900 \$68,900 \$1313,100 \$1313,100 \$1313,100 \$1313,100 \$1313,100 \$1313,000	33.53 2.20 OMES, BUILT O Asd/Adj, Sale 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57 35.22 0.84 Asd/Adj, Sale 30.25 39.17 39.17 40.81 39.24 40.81 40.	\$2,950,157 Cur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077 \$22,419,620 \$22,419,620 \$22,514,130 \$277,883 \$321,534 \$215,393 \$22,534 \$22,539 \$22,534 \$22,539 \$22,534 \$22,539	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000	\$309,000 \$2,984,930 Bidg. Residual \$186,975 \$155,000 \$162,500 \$147,155 \$227,255 \$213,000 \$174,000 \$174,000 \$174,000 \$174,000 \$175,000 \$177,000	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$218,488 \$245,415 \$229,300 \$245,415 \$229,300 \$219,473 \$190,773 \$181,395 \$227,746 \$218,506 \$200,211 \$208,120 \$2,679,896 E.C.F. => \$168,575 \$153,575 \$153,574 \$341,569 \$342,123 \$270,588 \$294,370 \$574,391 \$224,263 \$241,569 \$342,123 \$270,588 \$294,370 \$574,391 \$242,463 \$341,569 \$342,123 \$270,588 \$294,370 \$574,391 \$242,463 \$242,643 \$341,569 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$344,1512 \$242,463 \$341,569 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$344,1512 \$242,463 \$344,569 \$344,569	0.858 0.728 0.729 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.937 0.891 0.894 0.812 0.854 0.847 0.854 0.847 0.854 0.875 0.801 0.740 0.638 0.769 0.912 0.740 0.638 0.799 0.779 0.779	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,488 1,920 1,472 2(2) Floor Area 1,435 1,435 1,435 1,130 1,472 21 1,472	\$193.85 D23 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$114.86 \$164.35 \$109.74 \$414.81 D23 ECF: .800 024 ECF Used: Av \$123.34 \$102.04 \$81.23.34 \$102.04 \$81.23.34 \$102.04 \$81.23.34 \$103.40 \$82.57 \$150.87 \$113.99 \$111.66 \$112.91 \$120.93 \$91.65	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 14.37 15.996 92.60 92.898 65.28 91.20 93.71 89.05 88.41 81.20 Dev. by Mean (% 104.99 87.51 80.13 74.35 76.87 77.399 63.76 78.47 79.78) Building Sty 57 RANCH 44 RANCH 50 RANCH 17 RANCH 13 RANCH 14 RANCH 15 RANCH 18 RANCH 11 RANCH 17 RANCH 19 BI-LEVEL 19 BI-LEVEL 19 BI-LEVEL 10 RANCH 17 RANCH 18 RANCH 19 RANCH 11 RANCH 19 RANCH 10 RANCH 11 RANCH 11 RANCH 11 RANCH 12 STORY 13 RANCH 14 RANCH 15 STORY 16 RANCH 17 RANCH 17 RANCH 18 RANCH 18 RANCH 19 RANCH 18 RANCH 18 RANCH 18 RANCH 19 RANCH 11 RANCH 18 RANCH 19 RANCH 11 RANCH 11 RANCH 11 RANCH 11 RANCH 11 RANCH 11 RANCH 11 RANCH 11 RANCH 11 RANCH 12 RANCH 13 RANCH 14 RANCH 15 RANCH 16 RANCH 17 RANCH 18 RANCH 1	/le Land Value	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building	g Depr. 0 4 4 2 2 0 0 0 0 0 5 5 0 0 0 0 0 0 0 0 0 0 0
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-025 08-22-501-025 08-22-501-025 08-22-501-026 08-22-502-004 08-22-502-001 08-22-502-001 08-22-502-004 08-22-502-004 08-22-502-001 08-22-502-004 08-22-502-004 08-22-502-004 08-22-502-004 08-12-502-004 08-12-502-004 08-12-502-004 08-15-200-018 08-04-200-012 08-15-200-025 08-15-200-025 08-15-200-025 08-15-200-038 08-22-200-021	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 9471 HEDDY DR 5460 RIVER RIDGE DR 9471 HEDDY DR 5402 MAURA DR 5441 MAURA DR 2024 ECF Study For: Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 8406 N SEYMOUR RD 6403 N MCKINLEY RD 6283 N MCKINLEY RD 6281 M MCKINLEY RD 6321 N MCKINLEY RD 6390 N SEYMOUR RD 9098 W COLDWATER RD 9098 W COLDWATER RD 9232 VISTA DEL ARROYA	RIVER RIDG Sale Date 08/15/22 08/15/22 08/15/22 08/07/21 05/06/22 04/08/21 12/03/21 12/03/21 12/03/21 05/24/21 12/03/21 05/24/21 12/03/21 05/24/21 12/10/21 05/21/22 12/10/21 05/21/22 12/10/21 05/21/22 12/10/21 05/21/22 11/10/22 10/10/27/23 10/10/27/23 10/10/27/22 10/03/22 10/03/22	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$185,000 PTA \$228,000 PTA \$145,000 PTA \$194,000 PTA \$194,000 PTA \$194,000 PTA \$194,000 PTA \$187,000 PTA	WEST SIDE OF RIVE TO TERMS OF SIDE 33-ARM'S LENGTH 33-ARM'S LENGTH	\$3,218,900 Adj. Sale \$5 \$210,000 \$185,000 \$185,000 \$185,000 \$185,000 \$194,000 \$138,000 \$194,000 \$138,000 \$194,000 \$238,000 \$194,000 \$187,	\$1,079,300 Sale. Ratio => Std. Dev. => **MENT, AVERAGE H.** Asd. when Sold \$78,500 \$76,100 \$77,500 \$67,700 \$57,500 \$77,500 \$77,500 \$77,500 \$77,500 \$77,500 \$77,500 \$77,500 \$77,500 \$77,500 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$70,400 \$71,500 \$89,500 \$89,500 \$81,000 \$81,300 \$11,300 \$11,300 \$11,300 \$11,300 \$11,500 \$11,500 \$11,500 \$11,500 \$11,500 \$11,500 \$11,400 \$1,477,300	33.53 2.20 OMES, BUILT O' Asd/Adj. Sale 37.38 32.00 41.70 42.85 31.00 26.34 46.69 27.11 34.00 32.71 37.72 37.65 38.57 35.22 0.84 Asd/Adj. Sale 30.25 39.17 36.81 39.74 38.88 27.87 48.24 47.30 34.93 40.62 39.02	\$2,950,157 UT Lur. Appraisal \$191,669 \$141,800 \$194,790 \$191,977 \$219,077 \$219,077 \$219,077 \$219,077 \$218,172,518 \$165,116 \$204,385 \$162,805 \$180,169 \$180,169 \$180,169 \$2,419,620 Lur. Appraisal \$191,647 \$162,754 \$180,975 \$355,716 \$341,130 \$253,903 \$322,544 \$425,485 \$523,903 \$322,534	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000 \$22,745 \$25,000 \$20,000 \$	\$309,000 \$2,984,930 Bldg. Residual \$186,975 \$165,000 \$162,500 \$147,155 \$227,255 \$213,000 \$177,000 \$177,000 \$169,000 \$2,269,697 Bldg. Residual \$177,000 \$174,000 \$22,412 \$150,000 \$22,412 \$150,000 \$22,412 \$150,000 \$22,412 \$150,000 \$22,412 \$150,000 \$22,412 \$150,000 \$22,412 \$150,000 \$22,500 \$246,831 \$246,831 \$246,831 \$246,831 \$246,831 \$246,831 \$246,831 \$246,831 \$246,831 \$246,831 \$246,831 \$246,831 \$247,831 \$246,832 \$247,831 \$246,832 \$247,831 \$247,831 \$246,832 \$247,831 \$2	\$360,302 \$4,096,813 E.C.F. => Cost Man. \$ \$210,805 \$152,250 \$218,488 \$245,415 \$229,300 \$191,473 \$190,773 \$190,773 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,473 \$190,773 \$191,475 \$242,679,896 E.C.F. => Cost Man. \$ \$188,577 \$131,295 \$153,674 \$341,569 \$342,123 \$270,588 \$294,370 \$574,391 \$242,463 \$416,512 \$240,188 \$306,772 \$3,482,523	0.858 0.728 0.729 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.891 0.893 0.812 0.854 E.C.F. 1.050 0.875 0.801 0.744 0.769 0.912 0.740 0.638 0.779 0.701 0.799	1,594 2(2) Floor Area 1,380 1,152 1,540 1,235 1,480 1,112 1,480 1,112 1,482 1,472 2(2) Floor Area 1,435 1,472 2(3) Floor Area 1,435 1,126 1,191 3,076 1,581 1,687 3,230 1,704 2,943 1,548 2,346	\$193.85 D23 ECF: .663 024 ECF Used: Av \$193.49 \$143.23 \$102.98 \$95.56 \$147.57 \$172.47 \$114.86 \$164.35 \$109.74 \$114.86 \$164.35 \$109.74 \$114.86 \$164.35 \$109.74 \$113.99 \$114.81 D23 ECF: .800 024 ECF Used: Av \$123.34 \$102.04 \$103.40 \$82.57 \$129.12 \$113.39 \$111.66 \$112.91 \$120.93 \$91.65 \$117.35	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (% 88.69 108.37 14.37 15.996 92.60 92.898 65.28 91.20 93.71 89.05 88.41 81.20 Dev. by Mean (% 104.99 87.51 80.13 74.35 76.87 77.399 63.76 78.47 79.78	Building Sty TRANCH RANCH R	Ale Land Value S20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building	g Depr. 0 4 4 2 2 0 0 0 0 0 5 5 0 0 0 0 0 0 0 0 0 0 0
Parcel Number 08-22-501-006 08-22-501-010 08-22-501-025 08-22-501-025 08-22-501-025 08-22-501-026 08-22-502-004 08-22-502-001 08-22-502-001 08-22-502-004 08-22-502-004 08-22-502-001 08-22-502-004 08-22-502-004 08-22-502-004 08-22-502-004 08-12-502-004 08-12-502-004 08-12-502-004 08-15-200-018 08-04-200-012 08-15-200-025 08-15-200-025 08-15-200-025 08-15-200-038 08-22-200-021	2024 ECF Study For: Street Address 5437 N SEYMOUR RD 5477 N SEYMOUR RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9461 W COLDWATER RD 9481 W COLDWATER RD 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 5470 RIVER RIDGE DR 9471 HEDDY DR 5460 RIVER RIDGE DR 9471 HEDDY DR 5402 MAURA DR 5441 MAURA DR 2024 ECF Study For: Street Address 8492 N SEYMOUR RD 8396 N SEYMOUR RD 8406 N SEYMOUR RD 6403 N MCKINLEY RD 6283 N MCKINLEY RD 6281 M MCKINLEY RD 6321 N MCKINLEY RD 6390 N SEYMOUR RD 9098 W COLDWATER RD 9098 W COLDWATER RD 9232 VISTA DEL ARROYA	RIVER RIDG Sale Date 08/15/22 08/15/22 08/15/22 08/07/21 05/06/22 04/08/21 12/03/21 12/03/21 12/03/21 05/24/21 12/03/21 05/24/21 12/03/21 05/24/21 12/10/21 05/21/22 12/10/21 05/21/22 12/10/21 05/21/22 12/10/21 05/21/22 11/10/22 10/10/27/23 10/10/27/23 10/10/27/22 10/03/22 10/03/22	SE ESTATES Sale Price Inst \$210,000 PTA \$185,000 PTA \$185,000 PTA \$185,000 PTA \$228,000 PTA \$145,000 PTA \$194,000 PTA \$194,000 PTA \$194,000 PTA \$194,000 PTA \$187,000 PTA	WEST SIDE OF RIVE TO TERMS OF SIDE 33-ARM'S LENGTH 33-ARM'S LENGTH	\$3,218,900 A0,5ale \$5 \$210,000 \$185,000 \$185,000 \$253,000 \$145,000 \$145,000 \$145,000 \$145,000 \$145,000 \$159,000 \$255,000 \$159,000 \$255,000 \$159,000 \$255,000 \$159,000 \$255,000 \$159,000 \$25,545,400 Adj.Sale \$5 \$238,000 \$175,900 \$335,000 \$345,000	\$1,079,300 Sale. Ratio => Std. Dev. => MENT, AVERAGE H. Asd. when Sold \$78,500 \$59,200 \$77,500 \$67,700 \$67,700 \$67,700 \$77,500 \$67,700 \$77,500 \$64,600 \$73,600 \$73,600 \$73,600 \$70,400 \$72,900 \$70,400 \$72,900 \$896,500 \$3le. Ratio => Std. Dev. => Asd. when Sold \$72,000 \$68,900 \$68,900 \$1313,100 \$1313,100 \$1313,100 \$1313,100 \$1313,100 \$1313,000	33.53 2.20 OMES, BUILT Of Asd/Adj, Sale 42.85 31.00 41.70 42.85 31.00 32.71 37.65 38.57 35.22 0.84 Asd/Adj, Sale 30.25 39.17 36.81 39.74 38.88 27.87 48.24 47.30 34.93 40.62 39.02	\$2,950,157 Cur. Appraisal \$191,669 \$141,800 \$194,790 \$219,077 \$22,419,620 \$22,419,620 \$22,514,130 \$277,883 \$321,534 \$215,393 \$22,534 \$22,539 \$22,534 \$22,539 \$22,534 \$22,539	\$21,000 Land + Yard \$23,025 \$20,000 \$20,000 \$22,745 \$25,000 \$20,000 \$22,745 \$25,000 \$20,000 \$	\$309,000 \$2,984,930 Bidg, Residual \$186,975 \$155,000 \$162,500 \$147,155 \$227,255 \$213,000 \$174,000 \$170,000 \$17	\$360,302 \$4,096,813 E.C.F. => Ave. E.C.F. => \$210,805 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$152,250 \$218,488 \$245,415 \$229,300 \$245,415 \$229,300 \$219,473 \$190,773 \$181,395 \$227,746 \$218,506 \$200,211 \$208,120 \$2,679,896 E.C.F. => \$168,575 \$153,575 \$153,574 \$341,569 \$342,123 \$270,588 \$294,370 \$574,391 \$224,263 \$241,569 \$342,123 \$270,588 \$294,370 \$574,391 \$242,463 \$341,569 \$342,123 \$270,588 \$294,370 \$574,391 \$242,463 \$242,643 \$341,569 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$344,1512 \$242,463 \$341,569 \$342,123 \$270,588 \$342,123 \$270,588 \$342,123 \$270,588 \$344,1512 \$242,463 \$344,569 \$344,569	0.858 0.728 0.729 0.729 0.728 E.C.F. 0.887 1.084 0.744 0.600 0.926 0.929 0.653 0.912 0.937 0.891 0.896 0.834 0.812 0.854 E.C.F. 1.050 0.875 0.801 0.744 0.769 0.912 0.740 0.638 0.785 0.799 0.770 0.779	1,594 2(2) Floor Area 1,380 1,152 1,578 1,540 1,235 1,480 1,112 1,480 1,123 1,472 2(2) Floor Area 1,435 1,126 1,435 1,121 1,472 21 1,472 22 24 25 24 24 24 24 24 24 24 24 24 26 26 26 26 26 27 26 26 27 26 27 26 27 27 28 28 29 29 20 20 20 20 20 20 20 20 20 20 20 20 20	\$193.85 D23 ECF: .663 024 ECF Used: Av \$135.49 \$143.23 \$102.98 \$95.56 \$147.57 \$114.86 \$164.35 \$109.74 \$414.81 D23 ECF: .800 024 ECF Used: Av \$123.34 \$102.04 \$81.23.34 \$102.04 \$81.23.34 \$102.04 \$81.23.34 \$103.40 \$82.57 \$150.87 \$113.99 \$111.66 \$112.91 \$120.93 \$91.65	ECF Area I RIV RIV RIV RIV RIV RIV RIV RIV RIV R	728 Dev. by Mean (** 88.69 108.37 14.37 15.996 92.60 92.80 93.71 93.73	Building Sty TRANCH RANCH R	Ale Land Value S20,000 \$20,000	Parcels in Sale Property 401 401 401 401 401 401 401 401 401 401	Class Building	g Depr. 0 4 4 2 2 0 0 0 0 0 5 5 0 0 0 0 0 0 0 0 0 0 0

Not Used																Reason:			
08-22-300-010	5224 N SEYMOUR RD	12/23/22		03-ARM'S LENGTH	\$175,000	\$102,100	58.34	\$228,590	\$68,400	\$106,600	\$203,175		2,328	\$45.79	TWSPR	52.4670 Questionable Sale P.		401	65
8-22-554-018	5064 N SEYMOUR RD	10/31/22	\$119,900 PTA	03-ARM'S LENGTH	\$119,900	\$64,100	53.46	\$151,015	\$61,000	\$58,900	\$116,148	0.507	940	\$62.66	TWSPR	50.7110 Questionable Sale P.	\$61,000	401	70
Parcel Number	2024 ECF Study For: Street Address	Sale Date	E/TWIN OAKS/PL Sale Price Inst	EASANT WOODS/HIDDE	N LAKE DEVELO Adj. Sale \$			Cur. Appraisal		TYLE, AGE AND	Cost Man. \$	E.C.F.	Floor Area	\$/Sa.Ft.	ECF Area D	Dev. by Mean (%) Building Style	Land Value Ot	her Parcels in Sale Property Class	Building Depr.
08-34-501-013	3366 AMBLESIDE DR	05/21/21		03-ARM'S LENGTH	\$372,000	\$158,500	Asd/Adj. Sale 42.61	\$389,597	\$90,699	\$281,301	\$442,157		2,411	\$/5q.Ft. \$116.67	Amble L	63.6202 1 3/4 STORY	\$29,000	her Parcels in Sale Property Class 401	Building Depr.
08-34-501-013	3384 WOODRIDGE DR	11/16/22		03-ARM'S LENGTH	\$425,000	\$156,600	36.85	\$385,713	\$29,000	\$396,000	\$527,682		2,928	\$135.25	Amble	75.0452 2 STORY	\$29,000	401	95
08-34-504-021	3439 WOODRIDGE DR	11/19/21		03-ARM'S LENGTH	\$410,000	\$121,900	29.73	\$319,273	\$38,302	\$371,698	\$415,638	0.894	2,050	\$181.32	Amble	89.4284 RANCH	\$29,000	401	96
08-22-578-010	9117 TWIN OAKS	12/15/21		03-ARM'S LENGTH	\$324,950	\$139,800	43.02	\$325,819	\$32,000	\$292,950	\$434,644	0.674	1.963	\$149.24	TOaks	67.4001 BANCH	\$32,000	401	90
08-22-578-014	9079 TWIN OAKS	11/28/22		03-ARM'S LENGTH	\$315,000	\$140,600	44.63	\$305,119	\$32,000	\$283,000	\$404,022	0.700	2,496	\$113.38	TOaks	70.0457 2 STORY	\$32,000	401	86
08-23-502-005	5338 JAIME LN	09/10/21	\$284,000 PTA	03-ARM'S LENGTH	\$284,000	\$119,200	41.97	\$270,123	\$32,000	\$252,000	\$352,253	0.715	1,692	\$148.94	TOaks	71.5395 RANCH	\$32,000	401	86
08-23-503-008	8404 JACLYN ANN	09/23/22		03-ARM'S LENGTH	\$354,900	\$150,700	42.46	\$352,277	\$74,214	\$280,686	\$411,336	0.682	1,976	\$142.05	TOaks	68.2377 1 1/2 STORY	\$32,000	401	90
08-23-503-016	8494 JACLYN ANN	07/13/22		03-ARM'S LENGTH	\$333,700	\$151,500	45.40	\$326,741	\$32,000	\$301,700	\$436,007	0.692	2,647	\$113.98	TOaks	69.1961 1 3/4 STORY	\$32,000	401	90
08-23-503-016	8494 JACLYN ANN	07/30/21		03-ARM'S LENGTH	\$315,000	\$145,100	46.06	\$326,741	\$32,000	\$283,000	\$436,007	0.649	2,647	\$106.91	TOaks	64.9072 1 3/4 STORY	\$32,000	401	90
08-23-503-021	8453 JACLYN ANN	03/31/23	\$315,000 PTA	03-ARM'S LENGTH	\$315,000	\$132,300	42.00	\$284,850	\$32,000	\$283,000	\$374,038	0.757	1,867	\$151.58	TOaks	75.6607 1 3/4 STORY	\$32,000	401	90
					\$3,449,550	\$1,416,200		\$3,286,253		\$3,025,335	\$4,233,784	0.715							
						Sale. Ratio =>	41.05				E.C.F. =>	0.715	20	23 ECF: .676					
						Std. Dev. =>	2.40				Ave. E.C.F. =>	0.715		24 ECF Used: A	vorago ECE 7	215			
						Stu. Dev>	2.40				Ave. L.c.i>	0.713	20	Z4 ECI O3CU. A	verage Let ./	15			
Not Used																Reason			
08-14-601-011	8370 MAURICE LN	01/10/22	\$335,000 PTA	03-ARM'S LENGTH	\$335,000	\$176,000	52.54	\$406,908	\$30,000	\$305,000	\$542,314	0.562	3,110	\$98.07	HIDLK	56.2405 Outlier	\$30,000	401	90
	2024 ECF Study For:			GE/NEEDLES/SMALL SITE		HIGH END DEVEL													
08-35-577-022	8227 FOUNTAIN VIEW CT	10/11/22		03-ARM'S LENGTH	\$485,000	\$202,500	41.75	\$441,764	\$46,123	\$438,877	\$659,402		2,404	\$182.56	KRYS2	66.5569 1 STORY	\$32,000	401	88
08-35-578-034 08-35-578-035	8179 SHADYBROOK LN 8185 SHADYBROOK LN	03/11/22 10/01/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$400,000 \$530,000	\$180,800 \$266,600	45.20 50.30	\$416,525 \$565,345	\$35,753 \$62,137	\$364,247 \$467,863	\$634,620 \$838,680		3,208 4,474	\$113.54 \$104.57	Krys2 Krys2	57.3961 2 STORY 55.7856 2 STORY	\$32,000 \$32,000	401 401	90 84
08-35-578-041	8221 KRYSTA CT	06/11/21		03-ARM'S LENGTH	\$365,000	\$145,200	39.78	\$333,617	\$35,278	\$329,722	\$497,232		2,171	\$151.88	Krys2	66.3115 2 STORY	\$32,000	401	92
08-35-578-048	8190 SHADYBROOK LN	08/31/22		03-ARM'S LENGTH	\$390,000	\$157,900	40.49	\$391,321	\$36,869	\$353,131	\$590,753	0.598	2,586	\$136.55	Krys2	59.7764 1 3/4 STORY	\$32,000	401	90
08-36-506-002	3315 FIELDSTONE DR	06/08/22		03-ARM'S LENGTH	\$456,000	\$248,400	54.47	\$482,401	\$47,190	\$408,810	\$725,352		2,897	\$141.11	Krys2	21.3525 2 STORY	\$32,000	401	88
08-36-506-016	3274 FIELDSTONE DR	09/13/21	\$535,000 PTA	03-ARM'S LENGTH	\$535,000	\$259,900	48.58	\$592,276	\$102,770	\$432,230	\$815,843	0.530	3,113	\$138.85	Krys2	24.7332 2 STORY	\$32,000	401	92
08-22-503-001	9445 PINE NEEDLE TRL	10/28/22		03-ARM'S LENGTH	\$275,000	\$22,500	8.18	\$247,203	\$37,440	\$237,560	\$349,605	0.680	1,526	\$155.67	NDLS	67.9510 RANCH	\$29,000	401	99
08-22-503-019	9464 PINE NEEDLE TRL	01/13/23		03-ARM'S LENGTH	\$330,000	\$143,700	43.55	\$323,240	\$32,755	\$297,245	\$484,142	0.614	1,971	\$150.81	NDLS	61.3963 RANCH	\$29,000	401	92
08-15-676-009	9188 NORTH ISLAND CT	05/26/22		03-ARM'S LENGTH	\$425,000	\$167,900	39.51	\$409,742	\$30,000	\$395,000	\$632,903	0.624	2,895	\$136.44	SITEC	62.4108 RANCH	\$30,000	401 401	92 90
08-14-601-011	8370 MAURICE LN	01/10/22	\$335,000 PIA	03-ARM'S LENGTH	\$335,000 \$4,526,000	\$176,000 \$1,971,400	52.54	\$406,908 \$4,610,342	\$30,000	\$305,000 \$4,029,685	\$542,314 \$6,770,845	0.502	3,110	\$98.07	SHEC	56.2405 1 1/2 STORY	\$30,000	401	90
					+ 1,0=0,000	4-,,		¥ -,,- :-		¥ 1,020,000	4-,,								
						Sale. Ratio =>	43.56				E.C.F. =>	0.595	20	23 ECF:					
						Std. Dev. =>	7.63				Ave. E.C.F. =>	0.603	20	24 ECF Used: A	verage ECF .6	603			
Not Used	2246 FIELDSTONE DD	12/01/21	6304 000 DTA	O2 ADMIC LEMETH	\$394.900	6343 400	61.56	ĆE C2 1C0	\$40,440	\$354.460	\$869.548	0.400	4.959	671.40	V2	Reason:	633.000	401	00
08-36-506-012	3246 FIELDSTONE DR	12/01/21	\$394,900 PIA	03-ARM'S LENGTH	\$394,900	\$243,100	61.56	\$562,169	\$40,440	\$354,460	\$869,548	0.408	4,959	\$71.48	Krys2	36.9490 Outlier	\$32,000	401	90
	2024 ECF Study For:	ZONE 3 RIVE	R RD AREA. MUD	CREEK SITE CONDO	ROADSIDE PLA	TTS AND SUBDIVISION	ONS OFF RIVER F	D. JUST SOUTH	OF RIVER, SIMI	I AR OLIALITY AN	D STYLF								
08-36-504-007	7514 RIVER RD	07/14/21		03-ARM'S LENGTH	\$345,000	\$155,700	45.13	\$376,986	\$32,000	\$313,000	\$456,935	0.685	1,980	\$158.08	Z3RVR	68.4999 1+ STORY	\$32,000	401	84
08-36-553-003	3272 WOOD VALLEY DR	05/12/21		03-ARM'S LENGTH	\$189,900	\$113,800	59.93	\$290,434	\$40,155	\$149,745	\$331,495		1,982	\$75.55	Z3RVR	298954.8274 RANCH	\$32,000	401	72
08-36-552-004	3204 WOOD VALLEY DR	04/02/21		03-ARM'S LENGTH	\$270,000	\$95,700	35.44	\$236,072	\$37,000	\$233,000	\$263,672	0.884	1,462	\$159.37	Z3RVR	298911.6325 RANCH	\$32,000	401	96
08-36-553-005	3242 WOOD VALLEY DR	12/28/21		03-ARM'S LENGTH	\$257,000	\$83,300	32.41	\$220,076	\$46,754	\$210,246	\$229,566	0.916	1,659	\$126.73	Z3RVR	298908.4157 RANCH	\$32,000	401	71
08-36-553-010	3241 WOOD VALLEY DR	12/17/21		03-ARM'S LENGTH	\$203,000	\$83,200	40.99	\$211,621	\$32,000	\$171,000	\$237,909	0.719	1,472	\$116.17	Z3RVR	298928.1237 RANCH	\$32,000	401	86
08-36-553-015	3423 LONGVIEW DR	09/14/22		03-ARM'S LENGTH	\$270,000	\$90,600	33.56	\$225,504	\$39,440	\$230,560	\$246,442		2,192	\$105.18	Z3RVR Z3RVR	298906.4447 2 STORY	\$32,000	401	70
08-36-553-018 08-36-578-004	3273 WOOD VALLEY DR 7303 RIVER RD	12/16/21 08/09/21		03-ARM'S LENGTH 03-ARM'S LENGTH	\$241,000 \$200,000	\$97,400 \$60,900	40.41 30.45	\$248,381 \$173,371	\$32,000 \$32,000	\$209,000 \$168,000	\$286,597 \$187,246	0.729 0.897	1,704 1,324	\$122.65 \$126.89	Z3RVR Z3RVR	298927.0754 2 STORY 89.7214 RANCH	\$32,000 \$32,000	401 401	80 69
08-30-378-004	7505 KIVEK KD	00/03/21	\$200,000 TTA	OS-AMINI S ELIVOTTI	\$1,975,900	\$780,600	30.43	\$1,982,445	J32,000	\$1,684,551	\$2,239,862	0.777	1,324	ÿ120.03	ZJIVI	05.7214 NAIVEIT	332,000	401	05
					+-,,	*******		4-,00-,110		¥-,,	+-,,								
						Sale. Ratio =>	39.51				E.C.F. =>	0.752		23 ECF: .755					
						Std. Dev. =>	2.20				Ave. E.C.F. =>	0.777	20	24 ECF Used: A	verage ECF .7	177			
				AGRICULTURAL PR	OPERTY 2024	FCF STUDY													
Some properties	from out of municipality use	d																	
Parcel Number	Street Address		Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residu <u>al</u>	Cost Man. \$	E.C.F.	1							
04-19-100-010	Clayton Twp	12/01/21	\$230,000	\$230,000	0 \$106,500	46.30	\$263,933	\$145,882	\$84,118	\$120,222	0.700	•							
09-24-300-008	Forest Twp	02/14/23	\$300,000	\$300,000		49.57	\$339,441	\$204,436	\$95,564	\$142,509	0.671								
04-17-300-005	Clayton Twp	02/14/23	\$330,000	\$330,000	\$128,600	38.97	\$388,459	\$172,331	\$157,669	\$223,908	0.704								
14-29-300-011 08-12-400-012	Mt Morris Twp Flushing Twp	02/23/23 11/04/22	\$370,000 \$423,000 AL	\$370,000 \$423,000		43.08 29.88	\$411,128 \$425,369	\$193,209 \$106,723	\$176,791 \$316,277	\$218,115 \$354,051	0.811 0.893								

Some properties f	from out of municipality used	d										
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.	
04-19-100-010	Clayton Twp	12/01/21	\$230,000	\$230,000	\$106,500	46.30	\$263,933	\$145,882	\$84,118	\$120,222	0.700	
09-24-300-008	Forest Twp	02/14/23	\$300,000	\$300,000	\$148,700	49.57	\$339,441	\$204,436	\$95,564	\$142,509	0.671	
04-17-300-005	Clayton Twp	02/14/23	\$330,000	\$330,000	\$128,600	38.97	\$388,459	\$172,331	\$157,669	\$223,908	0.704	
14-29-300-011	Mt Morris Twp	02/23/23	\$370,000	\$370,000	\$159,400	43.08	\$411,128	\$193,209	\$176,791	\$218,115	0.811	
08-12-400-012	Flushing Twp	11/04/22	\$423,000 AL	\$423,000	\$126,400	29.88	\$425,369	\$106,723	\$316,277	\$354,051	0.893	
01-29-300-027	Argentine Twp	01/04/22	\$500,000	\$500,000	\$179,000	35.80	\$468,785	\$190,342	\$309,658	\$278,649	1.111	
09-17-100-003	Forest Twp	11/16/22	\$400,000	\$400,000	\$155,800	38.95	\$379,336	\$194,735	\$205,265	\$188,415	1.089	
09-24200001	Forest Twp	01/23/23	\$400,000	\$400,000	\$172,800	43.20	\$354,260	\$227,943	\$172,057	\$131,742	1.306	
		Totals:	\$2,953,000	\$2,953,000	\$1,177,200		\$3,030,711		\$1,517,399	\$1,657,611		
					Sale. Ratio =>	39.86			1	E.C.F. =>	0.915	
					Std. Dev. =>	6.61			4	Ave. E.C.F. =>	0.911	
Not Used												
08-20-200-001	5491 DILLON RD	03/15/22	\$360,000 03-ARI	\$360,000	\$122,700	34.08	\$282,853	\$147,056	\$212,944	\$149,227	1.427	Sold to Solar Company t Used in acreage for prop Project

.915 ECF Used For 2024 AGRICULTURAL ECF AREA

COMMERCIAL/INDUSTRIAL PROPERTY 2024 ECF STUDY

Darcel Number	Street Address	Sale Date	Calo Drico	mc of C	Adi Sala È	Acd whon Sold	Acd/Adi Sala	Cur Appraisal	Land L Vard	Pldg Pocidual	Cost Man \$	ECE	El Aroa	¢/ca E+	ECE Are	a chu Moan	Land Value	Other in Sale	Proporty Class
Parcel Nulliber	Street Address	Sale Date	Sale Fille	1115 01 3	Auj. Sale ş	45u. Wileii 30iu	Asu/Auj. Jaie	Cui. Appraisai	Lanu + ranu	biug. Kesiuuai	COST IVIAII. 3	E.C.F.	riAlea	ə/əy.ru	ECF AIR	ea 7. by ivicali	Lanu value	Other in Sale	-Toperty class
08-02-300-010	8474 W MT MORRIS RD	01/10/23	\$375,000	03-ARI	\$375,000	\$146,000	38.93	\$309,613	\$120,476	\$254,524	\$261,600	0.973	6,608	\$38.52	COMM	26.9581	\$107,593		201
08-02-300-027	8394 W MT MORRIS RD	04/27/21	\$130,000	03-ARI	\$130,000	\$105,800	81.38	\$196,858	\$86,539	\$43,461	\$152,585	0.285	3,840	\$11.32	COMM	41.8537	\$74,154		201
08-10-200-004	7416 GILLETTE RD	04/20/21	\$10,100,000	19-MU	\$5,940,000	\$2,129,200	35.85	\$5,605,213	\$2,288,834	\$3,651,166	\$4.586.970	0.796	2.990	\$1221.13	COMM	9.2618	\$2,257,335	08-10-200-005	201

08-23-300-003 08-27-502-005	5034 N MCKINLEY RD 4359 N SEYMOUR RD	05/14/21 08/26/21	\$912,000 \$450,000	03-ARI 33-TO	\$912,000 \$450,000	\$421,800 \$199,500	46.25 44.33	\$949,334 \$428,447	\$132,422 \$117,522	\$779,578 \$332,478	\$1,129,892 \$430,048	0.690 0.773	11,088 4,230	\$70.31 \$78.60	COMM	1.3411 6.9749	\$132,422 \$117,522	201 201
08-27-302-003	4333 N 3E1WOOK KD		\$11,967,000		\$7,807,000	\$3,002,300		\$7,489,465	J117,522	\$5,061,207	\$6,561,095			\$283.97		6.8028	J117,522	201
						Sale. Ratio => Std. Dev. =>	38.46 18.38				E.C.F. => Ave. E.C.F. =>	0.771 0.703		Std. Deviatio Ave. Varianc	0.25567092 17.2779	5 Coefficient	24.56453755	
						-												
							703 AVERA	GE ECF Used	d For 2024	COMMER	CIAL/INDUS	I RIAL ECF	AKEA					
						Ŀ	.703 AVERA	GE ECF Used	d For 2024	COMMERC	CIAL/INDUS	I KIAL ECF	AKEA					
Not Used 08-02-300-009	Reason 8490 W MT MORRIS RD	09/14/22	\$204,000		\$204,000	\$20,800	10.20	\$113,482	\$45,503	\$158,497	\$94,024	1.686	312	\$508.00	СОММ	168.5717	\$45,503	201
		09/14/22	\$204,000 \$250,000		\$204,000 \$250,000	<u>L</u>									сомм	168.5717	\$45,503 \$19,988	201 201