

2026 ECF Analysis- Hartland Township

4005 - OLDER FARM HOMES

ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Time Adjustment	Time Adjusted Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Story	L/B Ratio	Land Value			
4708-06-200-025	8488 ALLEN RD	05/06/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,800	47.20	1.10	\$	302,500	\$133,911	\$40,143	\$234,857	\$163,487	1.437	2,201	\$106.70	4005	3.9281	13/4 - 2 STORY		\$36,750		
4708-23-200-006	12640 DUNHAM RD	10/27/22	\$587,500	WD	03-ARM'S LENGTH	\$587,500	\$277,700	47.27	1.10	\$	646,250	\$672,418	\$140,118	\$447,382	\$314,114	1.424	3,272	\$136.73	4005	2.7002	13/4 - 2 STORY		\$110,500		
4708-29-300-020	9251 BERGIN RD	10/25/21	\$501,500	WD	03-ARM'S LENGTH	\$501,500	\$76,725	54.44	1.15	\$	576,725	\$389,695	\$111,805	\$291,298	\$291,298	1.338	2,218	\$175.70	4005	5.9476	13/4 - 2 STORY		\$81,300		
4708-30-100-005	1848 N HACKER RD	06/30/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$95,600	42.49	1.10	\$	247,500	\$257,213	\$112,918	\$112,082	\$80,608	1.390	768	\$145.94	4005	0.6807	1 STORY		\$65,000		
4708-30-400-028	8545 BERGIN RD	08/11/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$157,100	51.09	1.05	\$	322,875	\$357,593	\$99,276	\$208,224	\$173,091	1.203	2,064	\$100.88	4005	15.5433	13/4 - 2 STORY	29%	\$88,730		
Totals:			\$1,896,500			\$1,896,500	\$933,200				\$2,232,200		\$1,392,240	\$1,022,598			\$133.19			0.3067					
Sale. Ratio =>									49.21																
Std. Dev. =>									4.51																
															E.C.F. =>		1.361	Std. Deviation=>		0.094940866					
															Ave. E.C.F. =>		1.358	Ave. Variance=>		5.7600	Coefficient of Var=>		4.240250147		

4012 - HARTLAND VILLAGE RESIDENTIAL

ECF Study

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value
4708-16-101-018		3660 MILL ST	02/21/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,200	38.19	\$216,851	\$37,547	\$227,453	\$102,989	2.209	1,136	\$200.22	4012	1.25 - 1.5 STY		0.140196	\$37,152
4708-16-101-097		3557 MILL ST	01/06/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,300	48.15	\$210,727	\$43,339	\$156,661	\$96,145	1.629	1,008	\$155.42	4012	13.4383	1 STORY	0.216695	\$43,339
4708-16-101-101		10431 MAPLE	10/16/23	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$164,700	53.15	\$356,689	\$73,360	\$236,540	\$162,739	1.453	1,720	\$137.52	4012	31.0321	13/4 - 2 STORY	0.236722	\$73,360
Totals:				\$774,900			\$774,900	\$362,200		\$784,267		\$620,654	\$361,873			\$164.39		4.8696			
Sale. Ratio =>									46.74												
Std. Dev. =>									7.61					E.C.F. =>				1.715			
										Ave. E.C.F. =>				2.6469				Std. Deviation=>			
														Ave. Variance=>				0.39504387			
																		Coefficient of Var=>			
																		16.80843981			

4015 - MOREVIEW HILLS & 4510 - PLEASANT VALLEY

ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value
4708-04-101-026	10145 CARLEE JUNE	09/21/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$126,800	40.90	\$338,327	\$69,610	\$240,390	\$170,182	1.413	1,800	\$133.55	4015	16.7304	SPLIT-LEVEL	22%	\$68,920
4708-33-401-048	349 E PETERSON DR	04/02/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$176,700	52.75	\$329,451	\$47,704	\$287,296	\$178,434	1.610	2,112	\$136.03	4510	3.0246	13/4 - 2 STORY	14%	\$46,360
4708-33-401-165	340 E PETERSON DR	07/21/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$96,200	42.76	\$229,946	\$116,267	\$116,640	\$175,464	1.536	1,068	\$167.27	4510	4.3392	1 STORY	21%	\$46,360
4708-33-401-220	260 W PETERSON DR	09/10/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$194,700	49.92	\$358,188	\$81,130	\$308,870	\$175,464	1.760	2,135	\$144.67	4510	18.0450	BI-LEVEL	21%	\$81,130
Totals:			\$1,260,000			\$1,260,000	\$594,400		\$1,255,912		\$1,015,196	\$640,347			\$145.38		0.5532			
										Sale. Ratio =>	47.17	E.C.F. =>		1.585	Std. Deviation=>		0.14531613			
										Std. Dev. =>	5.66	Ave. E.C.F. =>		1.580	Ave. Variance=>		10.5348	Coefficient of Var=>		6.668214536

4020 - METES & BOUNDS YR 2000+

ECF Study

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value		
4708-04-200-014		5911 HARTLAND RD	12/20/24	\$940,000	WD	03-ARM'S LENGTH	\$940,000	\$486,400	51.74	\$1,124,853	\$363,081	\$576,919	\$702,094	0.822	2,712	\$212.73	4020	20.6583	1 STORY	18%	\$169,238		
4708-05-400-023		5245 PLEASANT HILL DR	05/15/23	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$272,700	50.69	\$584,744	\$122,868	\$415,132	\$425,692	0.975	2,043	\$203.20	4020	5.3102	1.25 - 1.5 STY	18%	\$99,286		
4708-06-400-027		7868 PARSHALLVILLE RD	05/23/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$175,400	38.98	\$482,530	\$332,447	\$328,175	\$332,447	0.987	2,304	\$142.68	4020	4.1145	13/4 - 2 STORY	27%	\$121,825		
4708-07-200-012		4989 CULLEN RD	11/13/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$236,500	47.78	\$514,639	\$110,743	\$384,257	\$372,254	1.032	2,112	\$181.94	4020	0.3948	1 STORY	20%	\$99,286		
4708-09-300-021		4017 HARTLAND RD	07/20/23	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$271,400	51.22	\$608,343	\$121,107	\$408,793	\$449,065	0.910	2,562	\$159.56	4020	11.7976	13/4 - 2 STORY	23%	\$121,107		
4708-09-400-029		4183 COUNTRY WAY	08/20/24	\$659,800	WD	03-ARM'S LENGTH	\$659,800	\$331,900	50.30	\$670,081	\$119,996	\$559,804	\$506,991	1.065	2,396	\$225.29	4020	3.6426	1 STORY	18%	\$119,996		
4708-11-200-005		12558 CLYDE RD	01/19/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$261,500	40.23	\$682,771	\$189,282	\$460,718	\$454,829	1.013	2,381	\$193.50	4020	1.5347	13/4 - 2 STORY	27%	\$177,344		
4708-11-200-028		4711 FENTON RD	07/29/24	\$596,000	WD	03-ARM'S LENGTH	\$596,000	\$261,700	43.91	\$586,615	\$176,216	\$418,178	\$378,248	1.110	1,755	\$239.19	4020	8.1516	13/4 - 2 STORY	20%	\$121,095		
4708-12-300-043		4080 ROLLING ACRES DR	09/11/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$305,000	53.04	\$669,673	\$137,514	\$437,486	\$490,469	0.892	2,060	\$212.37	4020	13.6321	1 STORY	21%	\$120,404		
4708-15-100-044		11300 HIBNER RD	01/17/25	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$314,800	58.40	\$474,453	\$141,545	\$397,455	\$306,828	1.295	1,677	\$237.00	4020	26.7074	1 STORY	26%	\$141,545		
4708-23-200-016		2877 FENTON RD	06/21/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$322,400	46.72	\$739,554	\$103,596	\$586,404	\$586,136	1.000	2,338	\$250.81	4020	2.7839	1 STORY	15%	\$103,596		
4708-23-300-029		2280 BULLARD	03/20/25	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$402,000	53.60	\$824,949	\$114,010	\$635,990	\$655,243	0.971	2,727	\$233.22	4020	5.7679	13/4 - 2 STORY	15%	\$113,418		
4708-25-100-020		1788 DOROTHY'S WAY	05/21/24	\$574,900	WD	03-ARM'S LENGTH	\$574,900	\$240,700	41.87	\$554,384	\$143,397	\$431,503	\$378,790	1.139	1,732	\$249.14	4020	11.0867	13/4 - 2 STORY	19%	\$111,784		
4708-29-300-028		1155 KENDRA LN	08/23/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$306,100	49.77	\$502,719	\$666,285	\$494,165	\$502,719	0.983	3,256	\$151.77	4020	4.5311	13/4 - 2 STORY	20%	\$120,835		
4708-31-100-042		824 N HACKER RD	01/10/25	\$737,000	WD	03-ARM'S LENGTH	\$737,000	\$345,100	46.82	\$768,350	\$99,430	\$637,570	\$616,516	1.034	2,490	\$256.05	4020	0.5855	13/4 - 2 STORY	13%	\$94,346		
4708-31-300-009		486 N HACKER RD	04/26/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$221,400	40.25	\$500,488	\$113,764	\$436,236	\$356,428	1.224	2,073	\$210.44	4020	19.5617	1 STORY	21%	\$113,764		
Totals:				\$9,889,600			\$9,889,600	\$4,755,000		\$10,452,712		\$7,590,391	\$7,514,749			\$209.93		1.8229					
										Sale. Ratio =>	48.08	E.C.F. =>				1.010	Std. Deviation=>		0.1200				
										Std. Dev. =>	5.56	Ave. E.C.F. =>				1.028	Ave. Variance=>		8.7663	Coefficient of Var=>	8.52050551		

4040 - METES & BOUNDS 1940 - 1960's

ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value
4708-06-200-032	8304 E ALLEN RD	09/12/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$154,900	48.41	\$342,404	\$96,999	\$223,001	\$161,557	1.380	2,270	\$98.24	4040	9.2913	1 STORY	30%	\$96,810
4708-10-400-040	17169 HIBNER RD	08/21/24	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$193,000	49.87	\$381,727	\$127,592	\$259,408	\$167,304	1.551	2,105	\$123.23	4040	7.7280	13/4 - 2 STORY	29%	\$113,508
4708-12-000-012	13545 HIBNER RD	10/07/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$153,300	43.18	\$329,091	\$118,899	\$236,101	\$138,375	1.706	1,248	\$189.18	4040	23.3000	1 STORY	32%	\$112,043
4708-15-400-011	3399 BULLARD RD	04/23/24	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$215,300	46.60	\$452,298	\$166,310	\$295,690	\$188,274	1.571	1,524	\$194.02	4040	9.7294	1 STORY	29%	\$134,343
4708-16-200-012	10833 HIBNER RD	03/01/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$151,800	42.17	\$354,986	\$89,107	\$270,893	\$175,036	1.937	1,937	\$139.85	4040	7.4408	13/4 - 2 STORY	25%	\$88,640
4708-30-100-029	1496 N HACKER RD	08/15/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$135,600	61.64	\$264,465	\$109,135	\$110,865	\$102,258	1.084	1,260	\$87.99	4040	38.9069	1 STORY	45%	\$99,286
Totals:			\$2,104,000			\$2,104,000	\$1,003,900		\$2,124,971		\$1,395,958	\$932,804			\$138.75		2.3281			
													Sale. Ratio ==>	47.71						
													Std. Dev. ==>	7.02						
													Ave. Variance==>	14.73						
													Ave. E.C.F. ==>	1.473						
													E.C.F. ==>	1.497						
															Std. Deviation==>		STDEV(N4:N9)			
															Ave. Variance==>		14.1035			
															Coefficient of Var==>		9.573128664			

4070 - METES & BOUNDS 1970 - 80's

ECF Study																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value		
4708-03-200-013	11600 KERNS WAY	09/09/24	\$611,000	WD	03-ARM'S LENGTH	\$611,000	\$214,800	35.16	\$518,243	\$204,447	\$406,553	\$248,650	1.635	1,681	\$241.85	4070	37.5201	1 STORY	31%	\$188,799		
4708-03-200-014	11644 KERNS WAY	02/19/25	\$323,730	WD	03-ARM'S LENGTH	\$323,730	\$158,600	48.99	\$343,911	\$120,885	\$202,845	\$176,724	1.148	1,640	\$123.69	4070	11.2036	1 STORY	37%	\$120,885		
4708-04-400-008	10717 ORCHARD BLOSSOM VW	06/16/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$160,200	42.16	\$398,496	\$112,758	\$267,242	\$226,417	1.180	1,392	\$191.98	4070	7.9532	BI-LEVEL	29%	\$109,630		
4708-04-400-042	5346 HARTLAND RD	04/29/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$239,400	56.33	\$436,367	\$99,286	\$325,714	\$267,101	1.219	1,880	\$173.25	4070	4.0399	1 STORY	23%	\$99,286		
4708-06-200-030	8330 ALLEN RD	02/13/25	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$214,500	43.78	\$440,063	\$209,470	\$280,530	\$182,720	1.535	1,872	\$149.86	4070	27.5456	13/4 - 2 STORY	39%	\$188,905		
4708-09-400-028	4211 COUNTRY WAY	11/01/24	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$190,000	43.58	\$406,424	\$134,998	\$301,002	\$215,076	1.400	1,588	\$189.55	4070	13.9673	13/4 - 2 STORY	31%	\$134,998		
4708-11-100-035	12340 CLYDE RD	03/27/25	\$450,750	WD	03-ARM'S LENGTH	\$450,750	\$219,900	48.79	\$454,065	\$221,080	\$229,670	\$184,616	1.244	2,032	\$113.03	4070	1.5798	13/4 - 2 STORY	48%	\$215,139		
4708-12-100-015	4764 VINCENT DR	06/28/24	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$374,200	45.09	\$827,014	\$226,638	\$603,262	\$475,734	1.268	2,672	\$225.77	4070	0.8225	13/4 - 2 STORY	23%	\$188,846		
4708-12-400-026	13900 ROCKY RIDGE	09/25/23	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$124,600	33.77	\$363,591	\$117,958	\$251,042	\$194,638	1.290	1,669	\$150.41	4070	2.9948	13/4 - 2 STORY	31%	\$116,094		
4708-12-400-051	4225 N TIPSICO LAKE RD	12/22/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$140,100	45.93	\$356,960	\$138,538	\$166,462	\$173,076	0.962	2,085	\$79.84	4070	29.8056	SPLIT-LEVEL	40%	\$121,677		
4708-14-400-033	3133 FENTON RD	07/19/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$225,900	46.10	\$483,836	\$240,714	\$249,286	\$192,648	1.294	1,336	\$186.59	4070	3.4155	1 STORY	37%	\$179,558		
4708-16-200-021	3949 COUNTRY WAY	10/10/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$201,400	41.53	\$418,669	\$119,824	\$365,176	\$236,803	1.542	2,262	\$161.44	4070	28.2269	13/4 - 2 STORY	24%	\$118,665		
4708-16-200-065	10868 HIBNER RD	06/13/23	\$464,500	WD	03-ARM'S LENGTH	\$371,600	\$181,200	48.76	\$375,433	\$135,810	\$235,790	\$199,686	1.181	2,368	\$99.57	4070	7.9037	1 STORY	36%	\$135,000		
4708-18-100-005	8330 DWYER RD	06/15/23	\$390,000	OTH	03-ARM'S LENGTH	\$390,000	\$194,800	49.95	\$436,659	\$209,966	\$180,034	\$179,630	1.002	2,036	\$88.43	4070	25.7592	13/4 - 2 STORY	51%	\$198,231		
4708-23-400-003	2105 FENTON RD	09/30/24	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$125,400	44.80	\$279,965	\$85,216	\$194,684	\$154,318	1.262	1,564	\$124.48	4070	0.1737	1 STORY	29%	\$81,549		
4708-25-400-007	1600 S TIPSICO LAKE RD	06/24/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$169,800	43.54	\$383,762	\$131,978	\$258,022	\$199,512	1.293	2,193	\$117.66	4070	3.3425	SPLIT-LEVEL	30%	\$118,611		
4708-26-100-012	12398 CUNDY RD	12/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$111,200	38.34	\$267,451	\$38,558	\$251,442	\$181,373	1.386	2,054	\$122.42	4070	12.6482	13/4 - 2 STORY	13%	\$38,558		
4708-29-300-027	9001 BERGIN RD	07/18/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$236,500	47.30	\$522,622	\$135,103	\$364,897	\$307,067	1.188	2,569	\$142.04	4070	7.1513	13/4 - 2 STORY	23%	\$112,552		
4708-29-400-003	9457 BERGIN RD	07/20/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$192,400	43.73	\$473,562	\$211,448	\$228,552	\$207,697	1.100	2,395	\$95.43	4070	15.9433	1 STORY	40%	\$174,536		
4708-29-400-003	9457 BERGIN RD	01/09/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$192,400	43.73	\$473,562	\$211,448	\$228,552	\$207,697	1.100	2,395	\$95.43	4070	15.9433	1 STORY	40%	\$174,536		
4708-30-300-021	8191 BERGIN RD	12/19/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$237,000	46.47	\$445,571	\$110,282	\$399,718	\$265,681	1.505	1,732	\$230.78	4070	24.4664	13/4 - 2 STORY	21%	\$105,649		
4708-36-200-005	13800 LONE TREE RD	08/28/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$157,000	49.37	\$350,027	\$166,036	\$151,964	\$145,793	1.042	1,739	\$87.39	4070	21.7516	1 STORY	47%	\$148,201		
4708-36-300-017	125 JENI LN	06/26/23	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$192,400	40.17	\$496,964	\$137,400	\$341,600	\$284,916	1.199	2,012	\$169.78	4070	6.0892	13/4 - 2 STORY	29%	\$137,400		
Totals:			\$10,096,780			\$10,003,880	\$4,453,700		\$9,953,217		\$6,484,039	\$5,107,572			\$146.12		0.9654					
									Sale. Ratio =>	44.52				E.C.F. =>	1.269				Std. Deviation=>	0.17634103		
									Std. Dev. =>	4.97				Ave. E.C.F. =>	1.260				Ave. Variance=>	13.4890	Coefficient of Var=>	10.7069015

4090 - METES & BOUNDS 1990 - 1999

ECF Study																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
4708-03-300-019	11063 CLYDE RD	02/29/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$189,300	41.60	\$472,428	\$107,044	\$347,956	\$344,702	1.009	2,057	\$169.16	4090	4.3495	13/4 - 2 STORY		24%	\$107,044
4708-06-100-016	8194 E ALLEN	12/11/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$153,800	41.01	\$349,970	\$131,361	\$243,639	\$206,235	1.181	1,428	\$170.62	4090	12.8431	1 STORY		32%	\$121,008
4708-09-300-013	10230 COOK RD	05/03/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$175,700	39.48	\$387,907	\$99,286	\$345,714	\$272,284	1.270	1,950	\$177.29	4090	21.6747	13/4 - 2 STORY		22%	\$99,286
4708-09-400-027	10800 OLD COUNTRY WAY	02/28/25	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$190,100	31.16	\$417,048	\$109,630	\$500,370	\$290,017	1.725	2,028	\$246.73	4090	67.2378	1 STORY		18%	\$109,630
4708-09-400-040	10555 OAKHILL DR	07/24/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$220,100	39.66	\$532,390	\$106,182	\$448,818	\$402,083	1.116	1,924	\$233.27	4090	6.3297	1 STORY		19%	\$106,182
4708-10-300-016	4140 ARLEN DR	09/11/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$184,600	36.92	\$513,571	\$103,491	\$396,509	\$386,868	1.025	2,126	\$186.50	4090	2.8014	13/4 - 2 STORY		20%	\$101,441
4708-11-100-008	4714 BULLARD	05/09/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$189,900	44.68	\$488,124	\$261,217	\$163,783	\$214,063	0.765	1,796	\$91.19	4090	28.7820	1.25 - 1.5 STY		50%	\$211,046
4708-12-200-011	4971 N TIPSICO LAKE RD	09/05/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$143,300	37.71	\$409,190	\$119,973	\$260,027	\$272,846	0.953	1,847	\$140.78	4090	9.9919	13/4 - 2 STORY		32%	\$119,973
4708-12-300-009	4352 FENTON RD	05/01/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$293,200	39.09	\$790,813	\$171,115	\$578,885	\$584,621	0.990	3,326	\$174.05	4090	6.2746	1 STORY		16%	\$116,360
4708-12-300-019	13397 HIBNER RD	07/28/23	\$624,000	WD	03-ARM'S LENGTH	\$624,000	\$221,400	35.48	\$655,224	\$127,813	\$496,187	\$497,558	0.997	2,971	\$167.01	4090	5.5690	13/4 - 2 STORY		18%	\$110,491
4708-12-300-046	4247 ROLLING ACRES DR	11/28/23	\$975,000	WD	03-ARM'S LENGTH	\$840,000	\$353,700	42.11	\$811,893	\$249,006	\$590,994	\$562,325	1.051	4,037	\$146.39	4090	0.1952	13/4 - 2 STORY		26%	\$222,185
4708-13-300-011	12958 YALE PLACE CT	04/25/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$253,400	53.91	\$546,687	\$123,422	\$346,578	\$399,307	0.868	2,035	\$170.31	4090	18.4986	1 STORY		26%	\$120,860
4708-16-400-010	3244 HIDDEN CREEK DR	08/30/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$262,100	42.27	\$667,234	\$105,113	\$514,887	\$530,303	0.971	3,140	\$163.98	4090	8.2005	1 STORY		17%	\$104,000
4708-19-100-014	2871 PRESTON LN	06/25/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$191,300	42.99	\$465,912	\$112,215	\$332,785	\$333,676	0.997	1,725	\$192.92	4090	5.5607	1 STORY		25%	\$112,215
4708-19-300-015	2410 N HACKER RD	05/20/24	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$266,400	47.15	\$585,714	\$132,207	\$432,793	\$427,837	1.012	2,381	\$181.77	4090	4.1351	13/4 - 2 STORY		23%	\$132,207
4708-21-100-038	10220 DUNHAM RD	04/30/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$172,400	39.18	\$430,229	\$96,772	\$343,228	\$314,582	1.091	2,126	\$161.44	4090	3.8125	13/4 - 2 STORY		22%	\$96,772
4708-22-200-018	11612 DUNHAM RD	05/10/24	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$348,900	29.69	\$1,047,950	\$120,274	\$1,054,726	\$875,166	1.205	4,479	\$235.48	4090	15.2237	MANUFACTUREE		9%	\$100,148
4708-30-300-025	8401 BERGIN RD	12/13/24	\$435,000	WD	03-ARM'S LENGTH	\$445,000	\$106,613	48.88	\$472,650	\$106,613	\$338,387	\$345,318	0.980	1,618	\$209.14	4090	7.3006	1 STORY		24%	\$106,613
4708-34-300-010	275 MAXFIELD RD	12/13/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$421,700	46.86	\$968,328	\$246,792	\$653,208	\$680,694	0.960	3,006	\$217.30	4090	9.3315	1 STORY		23%	\$210,587
4708-34-300-015	11137 AL FORD LN	10/18/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$231,700	50.37	\$475,322	\$228,246	\$231,754	\$233,091	0.994	2,180	\$106.31	4090	5.8669	1.25 - 1.5 STY		49%	\$226,615
4708-34-400-008	11588 LANCERS TRL	12/13/23	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$327,500	40.94	\$862,721	\$255,719	\$544,181	\$572,643	0.950	2,674	\$203.51	4090	10.2639	13/4 - 2 STORY		28%	\$221,878
Totals:			\$12,403,900			\$12,278,900	\$5,008,000		\$12,351,305		\$9,165,409	\$8,746,218			\$178.34		0.5007				
								Sale. Ratio =>	40.79												
								Std. Dev. =>	5.91				E.C.F. =>	1.048			Std. Deviation=>	0.18980324			
													Ave. E.C.F. =>	1.053			Ave. Variance=>	12.1068	Coefficient of Var=>	11.49814489	

4140 Forestbrook & 4550 Hartland Lakes Estates

ECF Study																								
	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Time Adjustment	Time Adjusted Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value	
	4708-26-100-009	12008 RENFREW CT	05/11/22	\$710,000	WD	03-ARM'S LENGTH	\$681,600	\$241,200	35.39	1.10	\$	749,760	\$576,347	\$77,153	\$604,447	\$477,349	1.266	2,833	\$213.36	4140	21.3001	13/4 - 2 STORY	10%	\$71,500
	4708-27-102-009	1401 REMSING DR	06/28/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$168,300	36.99	1.05	\$	477,750	\$502,539	\$102,473	\$352,527	\$351,529	1.003	2,232	\$157.94	4550	5.0417	13/4 - 2 STORY	22%	\$99,238
	4708-27-102-012	1377 REMSING DR	06/21/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$147,200	41.46	1.10	\$	390,500	\$401,103	\$99,238	\$255,762	\$248,038	1.031	1,684	\$151.88	4550	2.2117	1 STORY	28%	\$99,238
	4708-27-102-030	1475 ODETTE	08/30/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$139,700	40.49	1.10	\$	379,500	\$371,180	\$83,360	\$261,640	\$237,454	1.102	1,486	\$176.07	4550	4.8599	1 STORY	24%	\$83,360
	4708-27-102-043	1398 REMSING DR	05/15/24	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$191,200	44.57	1.00	\$	429,000	\$359,584	\$83,360	\$345,640	\$258,153	1.339	1,634	\$211.53	4550	28.5639	1 STORY	19%	\$83,360
	4708-27-404-002	1478 COURTNEY CT	11/09/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$224,500	42.76	1.10	\$	577,500	\$631,863	\$109,368	\$415,632	\$432,607	0.961	2,320	\$179.15	4140	9.2496	13/4 - 2 STORY	14%	\$75,812
	4708-27-404-021	1148 COURTNEY CT	06/20/23	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$228,600	45.73	1.05	\$	524,895	\$557,933	\$71,527	\$428,373	\$427,756	1.001	2,508	\$170.80	4140	5.1814	13/4 - 2 STORY	14%	\$68,920
	4708-27-404-025	1113 COURTNEY CT	05/05/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$168,400	43.74	1.10	\$	423,500	\$477,736	\$71,191	\$313,809	\$337,780	0.929	1,632	\$192.28	4140	12.4223	1 STORY	18%	\$68,920
Totals:				\$3,703,900			\$3,675,500	\$1,509,100				\$3,878,285			\$2,977,830	\$2,770,668		\$181.63		0.9571				
									Sale. Ratio =>		41.06						E.C.F. =>	1.075		Std. Deviation=>		0.158717744		
									Std. Dev. =>		3.96						Ave. E.C.F. =>	1.053		Ave. Variance=>		12.1609	Coefficient of Var=>	11.5459741
***Sales Time Adjusted due to lack of current sales in neighborhood																								

4150 - HART WOODS & ROLL HILLS

ECF Study																							
	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value		
	4708-29-101-006	1627 HAROLD LN	08/07/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$157,100	40.81	\$394,201	\$126,704	\$258,296	\$213,145	1.212	1,720	\$150.17	4150	2.1985	SPLIT-LEVEL	33%	\$125,775		
	4708-29-101-026	1638 HARTLAND WOODS	08/28/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$146,200	37.97	\$372,081	\$126,649	\$258,351	\$195,563	1.321	1,795	\$143.93	4150	8.7243	13/4 - 2 STORY	33%	\$125,775		
	4708-29-101-028	1608 HARTLAND WOODS	05/30/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$145,700	33.49	\$433,473	\$125,775	\$309,225	\$245,178	1.261	2,191	\$141.13	4150	2.7411	13/4 - 2 STORY	29%	\$125,775		
	4708-29-101-038	9377 PLACID WAY	06/23/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$161,200	37.93	\$436,568	\$128,122	\$296,878	\$245,774	1.208	2,026	\$146.53	4150	2.5885	SPLIT-LEVEL	30%	\$125,775		
	4708-29-200-022	1620 DEANNA DR	11/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$197,100	43.80	\$475,020	\$120,835	\$329,165	\$282,219	1.166	2,014	\$163.44	4150	6.7472	1 STORY	27%	\$120,835		
	4708-29-301-003	1165 ROLLING HILLS DR	05/01/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$285,900	52.94	\$557,367	\$99,631	\$440,369	\$364,730	1.207	3,298	\$133.53	4150	2.6433	13/4 - 2 STORY	18%	\$99,631		
	4708-29-301-042	9447 BLUEBERRY HILL	08/30/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$179,600	41.29	\$437,812	\$125,775	\$309,225	\$248,635	1.244	1,820	\$169.90	4150	0.9873	1 STORY	29%	\$125,775		
	4708-29-301-077	9162 BLUEBERRY HILL	12/20/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$178,300	38.76	\$459,601	\$125,775	\$334,225	\$265,997	1.257	2,015	\$165.87	4150	2.2683	13/4 - 2 STORY	27%	\$125,775		
	4708-29-301-094	1324 RAVENSWOOD WAY	07/31/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$176,500	37.96	\$472,351	\$125,775	\$339,225	\$276,156	1.228	1,989	\$170.55	4150	0.5436	1 STORY	27%	\$125,775		
Totals:				\$3,980,000			\$3,980,000	\$1,627,600		\$4,038,474		\$2,874,959	\$2,337,397			\$153.90		0.3834					
									Sale. Ratio =>	40.89	E.C.F. =>				1.230	Std. Deviation=>		0.04388736					
									Std. Dev. =>	5.45	Ave. E.C.F. =>				1.234	Ave. Variance=>		3.2713	Coefficient of Var=>		2.651401532		

4170 - MILLPOINTE

ECF Study																							
	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value		
	4708-29-201-032	1822 ANDOVER BLVD	09/05/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$128,800	42.09	\$307,453	\$76,769	\$229,231	\$175,960	1.303	1,372	\$167.08	4170	2.4354	1 STORY	25%	\$76,769		
	4708-29-201-033	1816 ANDOVER BLVD	08/23/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$128,900	40.60	\$320,974	\$76,769	\$240,731	\$186,274	1.292	1,372	\$175.46	4170	3.4747	1 STORY	24%	\$76,769		
	4708-29-201-045	1686 ANDOVER BLVD	02/12/24	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$128,200	40.19	\$305,164	\$76,769	\$242,231	\$174,214	1.390	1,372	\$176.55	4170	6.3323	1 STORY	24%	\$76,769		
	4708-29-201-053	1622 ANDOVER BLVD	08/09/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$131,500	42.83	\$336,431	\$76,769	\$230,231	\$198,064	1.162	1,372	\$167.81	4170	16.4690	1 STORY	25%	\$76,769		
	4708-29-201-059	1629 DARTMOOR DR	02/25/25	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$155,100	40.92	\$334,749	\$76,769	\$302,231	\$196,781	1.536	1,832	\$164.97	4170	20.8778	13/4 - 2 STORY	20%	\$76,769		
	4708-29-201-077	1782 DARTMOOR DR	11/25/24	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$154,400	43.62	\$335,293	\$81,375	\$272,625	\$193,683	1.408	1,386	\$196.70	4170	8.0489	1 STORY	22%	\$76,769		
	4708-29-201-089	1668 DARTMOOR DR	08/15/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$127,400	40.06	\$336,491	\$76,769	\$241,231	\$198,110	1.218	1,833	\$131.60	4170	10.9434	13/4 - 2 STORY	24%	\$76,769		
	4708-29-201-115	1714 NEWGATE LN	11/22/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,900	42.07	\$285,904	\$76,769	\$206,515	\$158,214	1.305	1,614	\$127.95	4170	2.1810	BI-LEVEL	27%	\$76,769		
	4708-29-201-120	1674 NEWGATE LN	05/20/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$153,400	43.83	\$334,858	\$76,769	\$273,231	\$196,864	1.388	1,372	\$199.15	4170	6.0819	1 STORY	22%	\$76,769		
	4708-29-201-142	1707 CHELSEA CIR DR	09/26/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$137,400	42.28	\$327,900	\$76,769	\$248,231	\$191,557	1.296	1,472	\$168.64	4170	3.1236	13/4 - 2 STORY	24%	\$76,769		
	4708-29-201-180	1540 CHELSEA CIR	11/20/24	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$153,800	47.47	\$324,433	\$76,769	\$247,231	\$188,912	1.309	1,472	\$167.96	4170	1.8389	13/4 - 2 STORY	24%	\$76,769		
	4708-29-201-181	1534 CHELSEA CIR	11/30/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$137,600	41.07	\$336,941	\$79,666	\$255,334	\$196,243	1.301	1,372	\$186.10	4170	2.5987	1 STORY	23%	\$76,769		
	4708-29-201-185	1939 ANDOVER BLVD	07/15/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$127,300	39.78	\$302,053	\$79,612	\$240,388	\$169,673	1.417	1,513	\$158.88	4170	8.9678	BI-LEVEL	24%	\$76,769		
	4708-29-201-188	1915 ANDOVER BLVD	09/11/24	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$143,200	43.93	\$333,899	\$77,796	\$248,204	\$195,349	1.271	1,372	\$180.91	4170	5.6532	1 STORY	24%	\$76,769		
	4708-29-201-196	1847 ANDOVER BLVD	10/05/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$112,700	38.46	\$292,969	\$76,769	\$216,231	\$164,912	1.311	1,614	\$133.97	4170	1.5909	BI-LEVEL	26%	\$76,769		
Totals:				\$4,858,500			\$4,858,500	\$2,039,600		\$4,815,512		\$3,693,876	\$2,784,812			\$166.92		0.0660					
										Sale. Ratio =>	41.98					E.C.F. =>	1.326			Std. Deviation=>	0.08969402		
										Std. Dev. =>	2.22					Ave. E.C.F. =>	1.327			Ave. Variance=>	6.7078	Coefficient of Var=> 5.054511169	

4190 - SAN MARINO

ECF Study																								
	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value			
	4708-30-201-042	1784 CLOVER RIDGE DR	06/06/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$217,700	45.83	\$504,649	\$129,901	\$345,099	\$395,304	0.873	2,500	\$138.04	4190	5.2234	13/4 - 2 STORY	27%	\$127,710			
	4708-30-201-057	1612 MOONLIGHT DR	08/23/24	\$593,631	WD	03-ARM'S LENGTH	\$593,631	\$205,700	34.65	\$578,115	\$471,840	\$462,820	\$471,840	0.981	2,404	\$219.52	4190	5.5653	13/4 - 2 STORY	22%	\$127,710			
	4708-30-201-059	1676 MOONLIGHT DR	08/15/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$255,200	47.26	\$557,959	\$127,710	\$412,290	\$453,849	0.908	2,980	\$138.35	4190	1.6801	13/4 - 2 STORY	24%	\$127,710			
	4708-30-201-062	1902 CLOVER RIDGE DR	12/15/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$230,500	46.57	\$529,540	\$130,769	\$364,231	\$420,645	0.866	1,976	\$184.33	4190	5.9343	1 STORY	26%	\$127,710			
	4708-30-201-079	1835 CLOVER RIDGE DR	06/15/23	\$488,000	WD	03-ARM'S LENGTH	\$488,000	\$211,300	43.30	\$491,001	\$133,877	\$354,123	\$376,713	0.940	2,249	\$157.46	4190	1.4803	1 STORY	36%	\$127,710			
	4708-30-201-098	1910 WEST VIEW TR	02/21/25	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$207,800	53.28	\$510,160	\$133,709	\$256,291	\$397,100	0.645	2,798	\$91.60	4190	27.9824	1.25 -1.5 STY	23%	\$127,710			
	4708-30-202-012	1893 PARK RIDGE CT	01/24/25	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$161,000	39.46	\$367,723	\$129,168	\$278,832	\$251,640	1.108	1,743	\$159.97	4190	18.2827	1 STORY	31%	\$127,710			
	4708-30-401-023	8552 GLEN VIEW DR	05/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$163,500	36.33	\$445,225	\$127,710	\$322,290	\$334,931	0.962	2,304	\$139.88	4190	3.7026	13/4 - 2 STORY	28%	\$127,710			
	4708-30-401-030	8732 GLEN VIEW DR	07/12/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$236,900	43.07	\$552,064	\$134,518	\$415,482	\$440,449	0.943	2,833	\$146.66	4190	1.8083	13/4 - 2 STORY	23%	\$127,710			
	4708-30-401-033	1375 THORN RIDGE DR	01/10/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$241,200	40.88	\$459,017	\$134,813	\$455,187	\$436,924	1.042	2,715	\$167.66	4190	11.6568	13/4 - 2 STORY	22%	\$127,710			
	4708-30-401-050	1470 MIST WOOD DR	04/03/23	\$441,110	WD	03-ARM'S LENGTH	\$441,110	\$162,600	36.86	\$468,161	\$127,710	\$313,400	\$359,126	0.873	1,970	\$159.09	4190	5.2555	13/4 - 2 STORY	29%	\$127,710			
	4708-30-401-074	8476 MIST FIELD CT	12/12/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$159,600	36.77	\$446,619	\$127,710	\$336,400	\$336,400	0.910	1,726	\$177.46	4190	1.4723	1 STORY	29%	\$127,710			
	4708-30-401-089	8714 GLEN HAVEN DR	01/03/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$246,500	44.82	\$551,726	\$131,768	\$418,232	\$442,994	0.944	2,640	\$158.42	4190	1.8873	13/4 - 2 STORY	23%	\$127,710			
	4708-30-402-015	8741 NORTH HILLS CT	02/15/24	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$262,500	39.77	\$662,317	\$167,811	\$492,189	\$521,631	0.944	2,168	\$227.02	4190	1.8327	1 STORY	19%	\$127,710			
	4708-30-402-031	1172 THORN RIDGE DR	12/04/23	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$194,300	34.88	\$561,055	\$153,365	\$403,635	\$430,053	0.939	2,179	\$185.24	4190	1.3340	13/4 - 2 STORY	23%	\$127,710			
Totals:				\$7,621,741			\$7,621,741	\$3,156,300		\$7,775,331		\$5,600,391	\$6,069,600			\$161.58		0.2536						
									Sale. Ratio =>	41.41					E.C.F. =>	0.923			Std. Deviation=>	0.10025381				
									Std. Dev. =>	5.36					Ave. E.C.F. =>	0.925			Ave. Variance=>	6.3400	Coefficient of Var=>	6.852351124		

4225 - PARSHALLVILLE POND

ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value
4708-05-102-006	5777 CIDER MILL DR	07/20/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$249,600	49.92	\$583,955	\$92,310	\$407,690	\$486,777	0.838	2,319	\$175.80	4225	14.7927	13/4 - 2 STORY	0.17187	\$85,934
4708-05-102-013	5836 CIDER MILL DR	08/03/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$292,700	47.21	\$647,250	\$85,934	\$534,066	\$555,758	0.961	2,880	\$185.44	4225	2.4488	13/4 - 2 STORY	0.13860	\$85,934
4708-22-303-008	11108 MATTHEW LN	09/27/24	\$451,900	WD	03-ARM'S LENGTH	\$451,900	\$166,000	36.73	\$409,328	\$90,085	\$361,815	\$316,082	1.145	2,136	\$169.39	4225	15.9231	13/4 - 2 STORY	0.19511	\$88,169
4708-22-303-029	2364 LORRAINA LN	12/27/24	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$172,900	44.11	\$415,530	\$88,169	\$303,831	\$324,120	0.937	2,069	\$146.85	4225	4.8052	13/4 - 2 STORY	0.22492	\$88,169
4708-22-303-041	2387 LORRAINA LN	03/20/25	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$179,400	40.31	\$416,754	\$88,169	\$356,831	\$325,332	1.097	2,069	\$172.47	4225	11.1367	13/4 - 2 STORY	0.19813	\$88,169
4708-22-303-044	2361 LORRAINA LN	08/11/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$133,800	35.68	\$361,782	\$88,169	\$286,831	\$270,904	1.059	1,519	\$188.83	4225	7.3337	1 STORY	0.23512	\$88,169
4708-22-303-045	2349 LORRAINA LN	04/03/24	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$174,500	41.95	\$423,256	\$88,169	\$327,831	\$331,769	0.988	2,057	\$159.37	4225	0.2674	13/4 - 2 STORY	0.21194	\$88,169
4708-22-303-066	11332 ANYA LN	08/18/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$169,400	40.82	\$462,368	\$91,760	\$323,240	\$366,939	0.881	2,069	\$156.23	4225	10.4545	13/4 - 2 STORY	0.21246	\$88,169
4708-22-303-069	11257 ANYA LN	11/18/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$226,400	42.72	\$544,597	\$104,320	\$425,680	\$435,918	0.977	2,674	\$159.19	4225	0.8941	13/4 - 2 STORY	0.16636	\$88,169
4708-22-303-074	11345 MATTHEW LN	08/07/24	\$589,000	WD	03-ARM'S LENGTH	\$589,000	\$205,800	34.94	\$547,107	\$89,679	\$499,321	\$452,899	1.102	2,393	\$208.66	4225	11.7044	13/4 - 2 STORY	0.14969	\$88,169
4708-22-303-075	11360 MATTHEW LN	10/20/23	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$176,300	42.90	\$476,325	\$91,966	\$319,034	\$380,553	0.838	2,057	\$155.10	4225	14.7113	13/4 - 2 STORY	0.21452	\$88,169
4708-22-303-083	11252 MATTHEW LN	03/20/25	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$186,000	41.80	\$447,537	\$88,169	\$356,831	\$355,810	1.003	2,064	\$172.88	4225	1.7414	13/4 - 2 STORY	0.19813	\$88,169
Totals:			\$5,589,900			\$5,589,900	\$2,332,800		\$5,735,789		\$4,503,001	\$4,602,861			\$170.85		0.7151			
								Sale. Ratio =>	41.73				E.C.F. =>		Std. Deviation=>	0.10206413				
								Std. Dev. =>	4.43				Ave. E.C.F. =>		Ave. Variance=>	8.0178	Coefficient of Var=>	8.1361079		

4240 - AUTUMN WOODS

ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value
4708-29-103-011	9088 AMBERGROVE DR	06/22/23	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$157,600	36.15	\$412,918	\$133,400	\$302,600	\$342,547	0.883	2,074	\$145.90	4240	8.9383	13/4 - 2 STORY	0.305963303	\$133,400
4708-29-103-013	9100 AMBERGROVE DR	08/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$169,700	48.49	\$419,170	\$135,751	\$214,249	\$347,327	0.617	2,482	\$86.32	4240	17.7150	13/4 - 2 STORY	0.381142857	\$133,400
4708-29-103-015	9154 AMBERGROVE DR	06/24/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$177,500	43.83	\$430,990	\$133,400	\$271,600	\$364,694	0.745	2,017	\$134.66	4240	4.9266	13/4 - 2 STORY	0.329382716	\$133,400
4708-29-103-064	1443 FOUR SEASONS DR	09/14/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$179,200	41.67	\$450,307	\$133,400	\$296,600	\$388,366	0.764	2,464	\$120.37	4240	3.0289	13/4 - 2 STORY	0.310232558	\$133,400
4708-29-104-095	1619 FOUR SEASONS DR	12/28/23	\$379,550	WD	03-ARM'S LENGTH	\$379,550	\$155,800	41.05	\$396,280	\$136,628	\$242,922	\$320,652	0.758	1,963	\$123.75	4240	3.6413	13/4 - 2 STORY	0.351468845	\$133,400
4708-29-104-096	1605 FOUR SEASONS DR	09/19/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$179,700	39.93	\$449,908	\$136,083	\$313,917	\$384,589	0.816	2,478	\$126.68	4240	2.2238	13/4 - 2 STORY	0.296444444	\$133,400
4708-29-104-103	1544 FOUR SEASONS DR	03/18/24	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$162,300	37.75	\$427,575	\$133,400	\$296,500	\$360,509	0.822	2,473	\$119.89	4240	2.8448	13/4 - 2 STORY	0.310304722	\$133,400
4708-29-104-116	9123 LYNDENGLEN CT	04/12/24	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$204,400	44.24	\$455,766	\$133,400	\$328,600	\$395,056	0.832	2,464	\$133.36	4240	3.7779	13/4 - 2 STORY	0.288744589	\$133,400
4708-29-104-137	1668 FOUR SEASONS DR	01/30/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,200	39.81	\$435,513	\$141,225	\$283,775	\$360,647	0.787	2,452	\$115.73	4240	0.7151	13/4 - 2 STORY	0.313882353	\$133,400
4708-29-104-138	1674 FOUR SEASONS DR	07/31/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$168,300	37.32	\$436,393	\$133,400	\$317,600	\$371,315	0.855	2,472	\$128.48	4240	6.1338	13/4 - 2 STORY	0.29578714	\$133,400
4708-31-201-044	822 SADDLE CLUB LN	11/04/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$210,200	42.04	\$481,266	\$90,130	\$409,870	\$479,333	0.855	2,359	\$173.75	4240	6.1083	13/4 - 2 STORY	0.1763380	\$88,169
Totals:			\$4,718,450			\$4,718,450	\$1,933,900		\$4,798,086		\$3,278,233	\$4,115,036			\$128.08		0.2647			
								Sale. Ratio =>	40.99				E.C.F. =>		Std. Deviation=>	0.0737005				
								Std. Dev. =>	3.55				Ave. E.C.F. =>		Ave. Variance=>	5.4594	Coefficient of Var=>	6.87586701		

4241 - COBBLESTONE PRESERVES

ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value
4708-29-401-020	9831 VIEWCREST CT	06/15/23	\$441,200	WD	03-ARM'S LENGTH	\$441,200	\$177,600	40.25	\$430,283	\$131,058	\$310,142	\$441,987	0.702	2,013	\$154.07	4241	2.8615	1 STORY	0.288880326	\$127,454
4708-29-401-032	1485 WOODHURST CT	07/28/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$197,700	40.76	\$499,897	\$127,454	\$357,546	\$550,137	0.650	2,686	\$133.11	4241	2.3164	13/4 - 2 STORY	0.262791753	\$127,454
4708-29-401-076	1536 WOODHURST CT	05/19/23	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$202,000	42.30	\$482,354	\$131,492	\$346,008	\$518,260	0.668	2,655	\$130.32	4241	0.5451	13/4 - 2 STORY	0.266919372	\$127,454
Totals:			\$1,403,700			\$1,403,700	\$577,300		\$1,412,534		\$1,013,696	\$1,510,384			\$139.17		0.1934			
								Sale. Ratio =>	41.13				E.C.F. =>		Std. Deviation=>	0.02631613				
								Std. Dev. =>	1.07				Ave. E.C.F. =>		Ave. Variance=>	1.9077	Coefficient of Var=>	2.834189781		

4245 - PINES OF HARTLAND

ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value
4708-08-101-011	9115 PINE HILL TR	10/10/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$193,800	47.85	\$412,716	\$102,402	\$302,598	\$245,891	1.231	1,747	\$173.21	4245	4.0085	1 STORY	0.233400	\$94,527
4708-08-101-024	4617 PINE WAY DR	03/19/25	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$216,500	46.56	\$461,871	\$85,934	\$379,066	\$297,890	1.273	1,823	\$207.94	4245	0.1799	1.25 - 1.5 STY	0.184804	\$85,934
4708-08-101-036	9296 PINE HILL TR	07/12/24	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$175,500	38.16	\$446,475	\$85,934	\$373,966	\$285,690	1.309	2,065	\$181.10	4245	3.8286	13/4 - 2 STORY	0.186854	\$85,934
Totals:			\$1,329,900			\$1,329,900	\$585,800		\$1,321,062		\$1,055,630	\$829,471			\$187.41		0.1950			
								Sale. Ratio =>	44.05				E.C.F. =>		Std. Deviation=>	0.03921657				
								Std. Dev. =>	5.26				Ave. E.C.F. =>		Ave. Variance=>	2.6723	Coefficient of Var=>	2.103032032		

4255 - HARTLAND ESTATES

ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value
4708-19-401-038	9227 ROTONDO DR	07/02/24	\$478,000	WD	03-ARM'S LENGTH	\$478,000	\$248,700	52.03	\$551,330	\$150,648	\$327,352	\$515,015	0.636	2,783	\$117.63	4255	11.2988	13/4 - 2 STORY	0.309623431	\$148,000
4708-19-401-082	2387 ARCIERO CT	06/13/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$247,100	42.60	\$549,821	\$148,000	\$432,000	\$516,479	0.836	2,679	\$161.25	4255	8.7828	13/4 - 2 STORY	0.255172414	\$148,000
4708-19-401-086	2339 ARCIERO CT	03/15/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$233,000	43.15	\$560,356	\$148,000	\$392,000	\$530,021	0.740	2,829	\$138.56	4255	0.9010	13/4 - 2 STORY	0.274074074	\$148,000
4708-19-402-109	8615 MARIA CT	12/04/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$234,100	42.18	\$576,693	\$148,000	\$407,000	\$551,019	0.739	2,825	\$144.07	4255	0.9973	13/4 - 2 STORY	0.266666667	\$148,000
4708-19-402-117	2101 CRISTINA ANNE CT	07/07/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$262,900	40.76	\$645,575	\$171,652	\$473,348	\$609,156	0.777	2,890	\$163.79	4255	2.8452	13/4 - 2 STORY	0.229457364	\$148,000
4708-19-402-136	8630 GIOVANNI CT	03/18/24	\$578,800	WD	03-ARM'S LENGTH	\$578,800	\$240,800	41.60	\$586,524	\$148,000	\$430,800	\$563,656	0.764	2,505	\$171.98	4255	1.5692	13/4 - 2 STORY	0.255701451	\$148,000
Totals:			\$3,376,800			\$3,376,800	\$1,466,600		\$3,470,299		\$2,462,500	\$3,285,346			\$149.55		0.0936			
								Sale. Ratio =>	43.43				E.C.F. =>		Std. Deviation=>	0.06590374				
								Std. Dev. =>	4.15				Ave. E.C.F. =>		Ave. Variance=>	4.3991	Coefficient of Var=>	5.876354173		

4275 - WOODS EDGE & 4280 - WILDERNESS LAKE EST

ECF Study																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
4708-27-405-010	1010 WOODS EDGE DR	06/27/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$221,300	52.07	\$421,990	\$68,920	\$356,080	\$382,110	0.932	1,578	\$225.65	4275	0.4605	1 STORY	16%	\$68,920
4708-27-405-013	1045 WOODS EDGE DR	11/17/23	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$249,700	49.25	\$529,033	\$68,920	\$438,080	\$497,958	0.880	2,255	\$194.27	4275	4.7519	13/4 - 2 STORY	14%	\$68,920
4708-35-200-029	12621 GOLDEN OAKS DR	04/12/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$247,900	39.98	\$609,453	\$164,494	\$455,506	\$463,499	0.983	2,426	\$187.76	4280	5.5483	13/4 - 2 STORY	17%	\$107,906
4708-35-400-028	12755 SLEIGH TRL	05/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$304,100	46.78	\$686,315	\$121,924	\$528,076	\$587,907	0.898	3,285	\$160.75	4280	2.9043	1.25 -1.5 STY	17%	\$108,768
4708-35-400-031	12901 SLEIGH TRL	02/16/24	\$998,000	WD	03-ARM'S LENGTH	\$998,000	\$329,500	33.02	\$1,013,026	\$125,505	\$872,495	\$924,501	0.944	4,572	\$190.83	4280	1.6474	13/4 - 2 STORY	12%	\$117,387
Totals:			\$3,200,000			\$3,200,000	\$1,352,500		\$3,269,817		\$2,650,237	\$2,855,976			\$191.85		0.0690			
								Sale. Ratio =>	42.27				E.C.F. =>	0.928		Std. Deviation=>	0.04022585			
								Std. Dev. =>	7.70				Ave. E.C.F. =>	0.927		Ave. Variance=>	3.0625	Coefficient of Var=>	3.302664774	

4285 - FIDDLER GROVE

ECF Study																											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Time Adjustment	Time adjustment Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value					
4708-29-105-002	1975 FIDDLER CT	10/05/21	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$229,600	49.92	1.15	\$	\$28,885.00	\$636,646	\$101,245	\$358,655	\$415,390	0.863	1,826	\$196.42	4285	8.3300	1 STORY	22%	\$101,245				
4708-29-105-007	1901 FIDDLER CT	05/20/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$220,100	44.03	1.10	\$	\$49,890.00	\$563,091	\$101,245	\$398,655	\$377,095	1.057	1,584	\$251.68	4285	11.0459	1 STORY	20%	\$101,245				
4708-29-105-010	1865 FIDDLER CT	08/25/21	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$213,300	47.72	1.15	\$	\$14,050.00	\$586,884	\$103,289	\$343,711	\$373,779	0.920	1,584	\$216.99	4285	2.7159	1 STORY	23%	\$101,245				
Totals:			\$1,406,800			\$1,406,800	\$663,000				\$1,786,621		\$1,101,021	\$1,166,264			\$221.69		0.2658								
								Sale. Ratio =>	47.13											E.C.F. =>	0.944	Std. Deviation=>		0.099693338			
								Std. Dev. =>	2.98											Ave. E.C.F. =>	0.947	Ave. Variance=>		7.3639	Coefficient of Var=>		7.778362427

***Sales Time Adjusted due to lack of current sales in neighborhood

4290 - LONG LAKE PINES

ECF Study																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Time Adjustment	Time Adjusted Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value				
4708-33-402-003	305 LAKE PINES DR	06/13/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$203,600	38.78	1.10	\$	577,500	\$607,127	\$118,498	\$406,502	\$448,692	0.906	2,540	\$160.04	4290	1.5091	13/4 - 2 STORY	22%	\$115,276			
4708-33-402-018	160 LAKE PINES DR	07/28/22	\$617,000	WD	03-ARM'S LENGTH	\$617,000	\$217,400	35.24	1.10	\$	678,700	\$673,334	\$135,617	\$481,383	\$493,276	0.976	2,206	\$218.22	4290	5.4825	1 STORY	19%	\$115,276			
4708-33-402-020	200 LAKE PINES DR	04/30/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$231,000	38.50	1.15	\$	690,000	\$722,639	\$120,997	\$479,003	\$525,243	0.912	2,548	\$187.99	4290	0.9099	13/4 - 2 STORY	19%	\$115,276			
4708-33-402-023	290 LAKE PINES DR	03/02/23	\$663,500	WD	03-ARM'S LENGTH	\$663,500	\$270,400	40.75	1.05	\$	696,675	\$703,424	\$136,790	\$526,710	\$551,903	0.954	2,872	\$183.39	4290	3.3289	13/4 - 2 STORY	17%	\$115,276			
Totals:			\$2,970,500			\$2,405,500	\$922,400				\$2,706,525		\$1,893,598	\$2,019,114			\$187.41		0.0128							
								Sale. Ratio =>	38.35									E.C.F. =>	0.938			Std. Deviation=>	0.046127172			
								Std. Dev. =>	3.97									Ave. E.C.F. =>	0.921			3.5246	Coefficient of Var=>	3.826660343		

4300 - Hartland Manor & 4325 Fox Ridge Stacked & 4330 - Hunters Ridge Condos & 4335 Hunters Ridge Stacked

ECF Study																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value		
4708-21-302-002	10533 FAWN RIDGE TR	05/16/23	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$48,300	42.93	\$124,270	\$25,900	\$86,600	\$89,590	0.967	636	\$136.16	4300	11.2301	ATT CONDO	0.230222222	\$25,900		
4708-21-303-007	10233 CROSSVIEW TRL	05/15/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,700	41.61	\$244,125	\$43,957	\$186,043	\$182,302	1.021	1,508	\$123.37	4325	5.8407	ATT CONDO	0.189378261	\$43,557		
4708-21-303-015	10274 CROSSVIEW TRL	11/01/24	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$99,900	43.06	\$203,190	\$43,557	\$188,443	\$145,385	1.296	1,719	\$109.62	4325	21.7238	ATT CONDO	0.18774569	\$43,557		
4708-21-303-016	10294 CROSSVIEW TRL	06/25/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,400	47.45	\$215,025	\$43,557	\$176,443	\$156,164	1.130	1,300	\$135.73	4325	5.0932	ATT CONDO	0.197986364	\$43,557		
4708-21-303-022	10266 CROSSVIEW TRL	05/11/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$96,900	43.07	\$241,314	\$43,957	\$181,043	\$179,742	1.007	1,714	\$105.63	4325	7.1689	ATT CONDO	0.193586667	\$43,557		
4708-21-303-023	10258 CROSSVIEW TRL	06/13/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$121,000	49.39	\$252,894	\$43,957	\$201,043	\$190,289	1.057	1,508	\$133.32	4325	2.2410	ATT CONDO	0.177783673	\$43,557		
4708-21-306-004	10040 RIDGE RUN ST	07/22/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$120,200	43.71	\$271,076	\$68,630	\$206,370	\$184,377	1.119	1,719	\$120.05	4335	4.2456	ATT CONDO	0.249563636	\$68,630		
4708-21-306-010	10028 RIDGE RUN ST	09/28/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$87,200	35.59	\$228,365	\$68,630	\$176,370	\$145,478	1.212	1,243	\$141.89	4335	13.3422	ATT CONDO	0.280122449	\$68,630		
4708-21-306-011	10020 RIDGE RUN ST	05/18/23	\$279,268	WD	03-ARM'S LENGTH	\$279,268	\$107,000	38.31	\$271,793	\$68,630	\$210,638	\$185,030	1.138	1,763	\$119.48	4335	5.9474	ATT CONDO	0.245749603	\$68,630		
4708-21-306-012	10010 RIDGE RUN ST	08/14/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$125,600	43.01	\$324,114	\$68,630	\$223,370	\$232,681	0.960	1,565	\$142.73	4335	11.8942	ATT CONDO	0.235034247	\$68,630		
4708-21-306-019	9968 RIDGE RUN ST	08/02/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,500	39.81	\$237,203	\$68,630	\$191,370	\$153,527	1.246	1,306	\$146.53	4335	16.7563	ATT CONDO	0.263961538	\$68,630		
4708-21-306-020	9952 RIDGE RUN ST	09/06/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$144,800	51.35	\$331,179	\$68,910	\$213,090	\$238,861	0.892	1,565	\$136.16	4335	18.6815	ATT CONDO	0.243368794	\$68,630		
4708-21-306-026	9940 RIDGE RUN ST	04/26/24	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$122,700	46.74	\$276,162	\$68,630	\$193,870	\$189,009	1.026	1,763	\$109.97	4335	5.3208	ATT CONDO	0.261447619	\$68,630		
4708-21-306-028	9936 RIDGE RUN ST	02/20/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$106,600	38.76	\$271,076	\$68,630	\$206,370	\$184,377	1.119	1,719	\$120.05	4335	4.2456	ATT CONDO	0.249563636	\$68,630		
4708-21-306-031	9916 RIDGE RUN ST	09/06/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$102,700	40.27	\$235,429	\$68,630	\$186,370	\$151,912	1.227	1,306	\$142.70	4335	14.7906	ATT CONDO	0.269137255	\$68,630		
4708-21-306-032	9900 RIDGE RUN ST	10/30/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,300	46.29	\$328,138	\$68,630	\$206,370	\$236,346	0.873	1,565	\$131.87	4335	20.5757	ATT CONDO	0.249563636	\$68,630		
4708-21-306-036	9904 RIDGE RUN ST	02/14/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$143,900	48.78	\$330,231	\$68,630	\$226,370	\$238,252	0.950	1,565	\$144.65	4335	12.8798	ATT CONDO	0.232644068	\$68,630		
4708-21-306-043	9864 RIDGE RUN ST	05/09/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$103,500	40.59	\$237,203	\$68,630	\$186,370	\$153,527	1.214	1,306	\$142.70	4335	13.4995	ATT CONDO	0.269137255	\$68,630		
4708-21-306-050	9836 RIDGE RUN ST	02/14/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$108,800	37.52	\$276,162	\$68,630	\$221,370	\$189,009	1.171	1,763	\$125.56	4335	9.2288	ATT CONDO	0.236655172	\$68,630		
4708-21-306-051	9828 RIDGE RUN ST	05/28/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$99,900	38.72	\$229,871	\$68,630	\$189,370	\$146,850	1.290	1,243	\$152.35	4335	21.0624	ATT CONDO	0.266007752	\$68,630		
4708-21-306-063	9776 RIDGE RUN ST	08/22/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$98,300	38.55	\$231,570	\$68,630	\$186,370	\$148,397	1.256	1,243	\$149.94	4335	17.6962	ATT CONDO	0.269137255	\$68,630		
4708-21-306-065	9788 RIDGE RUN ST	07/17/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$129,500	43.90	\$333,289	\$68,630	\$226,370	\$241,037	0.939	1,565	\$144.65	4335	13.9776	ATT CONDO	0.232644068	\$68,630		
4708-21-306-073	9805 RIDGE RUN ST	01/31/25	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$144,600	52.60	\$330,611	\$68,630	\$206,270	\$238,598	0.865	1,565	\$131.80	4335	21.4418	ATT CONDO	0.24965442	\$68,630		
4708-21-306-080	9999 RIDGE RUN ST	07/31/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$176,100	54.18	\$360,078	\$58,151	\$266,849	\$274,979	0.970	1,846	\$144.56	4330	10.8491	ATT CONDO	0.177772308	\$57,776		
4708-21-306-081	9993 RIDGE RUN ST	05/06/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$148,400	51.17	\$305,831	\$58,151	\$231,849	\$225,574	1.028	1,448	\$160.12	4330	5.1106	ATT CONDO	0.199227586	\$57,776		
Totals:			\$6,503,168			\$6,503,168	\$2,866,800		\$6,690,199		\$4,974,991	\$4,701,295			\$134.06		2.0708					
						Sale. Ratio =>	44.08							E.C.F. =>	1.058	Std. Deviation=>		0.13526468				
						Std. Dev. =>	5.17							Ave. E.C.F. =>	1.079	Ave. Variance=>		11.7769	Coefficient of Var=>		10.91544088	

4530 - ROUND LAKE & 4535 - HANDY LAKE & 4540 - MAXFIELD LAKE FRONT

ECF Study																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value					
4708-22-301-094	11420 NORWAY	08/13/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$341,100	60.91	\$583,924	\$135,552	\$424,448	\$246,358	1.723	2,880	\$147.38	4535	3.2127	13/4 - 2 STORY		\$135,258					
4708-27-100-005	1390 SHADY CREST DR	09/15/23	\$964,900	WD	03-ARM'S LENGTH	\$964,900	\$282,500	29.28	\$958,554	\$375,300	\$589,600	\$320,469	1.840	2,771	\$212.78	4540	8.4786	1 STORY		\$328,023					
4708-27-203-017	11523 TIMBERLANE TRL	09/12/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,800	39.92	\$234,776	\$99,736	\$145,264	\$74,198	1.958	810	\$179.34	4535	20.2777	1 STORY		\$99,736					
4708-27-204-152	1514 MAXFIELD RD	05/22/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,800	44.50	\$264,376	\$93,711	\$146,289	\$93,772	1.560	930	\$157.30	4540	19.4966	1.25 -1.5 STY		\$93,711					
4708-27-204-154	1494 MAXFIELD RD	11/22/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,100	57.95	\$234,986	\$81,474	\$108,526	\$84,347	1.287	1,038	\$104.55	4540	46.8359	1.25 -1.5 STY		\$81,474					
4708-27-204-207	1556 MAXFIELD RD	05/11/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$182,900	35.51	\$499,271	\$163,787	\$351,213	\$184,332	1.905	1,710	\$205.39	4540	15.0313	1 STORY		\$160,350					
4708-27-403-011	1297 MAXFIELD RD	05/30/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$202,400	38.19	\$536,121	\$121,416	\$408,584	\$227,860	1.793	2,291	\$178.34	4540	3.8121	13/4 - 2 STORY		\$117,130					
4708-27-403-013	1311 MAXFIELD RD	05/12/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$192,200	39.30	\$472,234	\$180,816	\$308,184	\$160,120	1.925	1,688	\$182.57	4540	16.9693	1 STORY		\$180,816					
4708-28-401-033	1265 LONG LAKE CT	07/11/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$361,200	40.13	\$906,773	\$96,911	\$803,089	\$444,979	1.805	3,607	\$222.65	4530	4.9763	13/4 - 2 STORY		\$92,591					
Totals:			\$4,633,900			\$4,633,900	\$1,877,000		\$4,691,015		\$3,285,197	\$1,836,435			\$176.70		3.3883								
								Sale. Ratio =>	40.51	E.C.F. =>				1.789	Std. Deviation=>		0.21272951								
								Std. Dev. =>	10.28	Ave. E.C.F. =>				1.755	Ave. Variance=>		15.4545		Coefficient of Var=>		8.805898182				

4545 - BULLARD LAKE WOODS FRONT

ECF Study																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Time Adjustment	Time Adjusted Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value	
4708-23-102-001	2530 BULLARD	10/14/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$239,500	38.94	1.10	\$	\$757,068	\$110,096	\$504,904	\$404,017	1.250	2,439	\$207.01	4545	10.7002	1 STORY	17%	\$104,660	
4708-23-102-004	2566 BULLARD	07/22/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$142,600	40.74	1.15	\$	\$402,500	\$452,426	\$104,660	\$201,785	1.216	2,752	\$89.15	4545	14.0863	13/4 - 2 STORY	30%	\$104,660	
4708-23-102-008	12330 ERIKA ST	11/21/22	\$521,500	WD	03-ARM'S LENGTH	\$521,500	\$155,600	29.84	1.10	\$	\$590,283	\$107,430	\$414,070	\$299,924	1.381	1,872	\$221.19	4545	2.3871	1 STORY	20%	\$104,660	
4708-23-102-011	12364 ERIKA ST	06/06/24	\$389,000	OTH	03-ARM'S LENGTH	\$389,000	\$171,200	44.01			\$362,185	\$105,869	\$283,131	\$179,117	1.581	1,344	\$210.66	4545	22.3994	1 STORY	27%	\$104,660	
Totals:			\$1,875,500			\$1,875,500	\$708,900				\$2,161,963		\$1,447,445	\$1,084,842			\$182.00		2.2468				
								Sale. Ratio =>		37.80				E.C.F. =>		1.334		Std. Deviation=>		0.165363235			
								Std. Dev. =>		6.07				Ave. E.C.F. =>		1.357		Ave. Variance=>		12.3933		Coefficient of Var=>	
																				9.134767384			

4555 - LAKE TYRONE

ECF Study																						
	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value	
	4708-02-101-012	5521 MABLEY HILL RD	05/21/24	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$108,300	38.34	\$307,616	\$195,020	\$87,480	\$71,763	1.219	672	\$130.18	4555	43.0668	1 STORY	69%	\$195,006	
	4708-03-201-016	5888 BULLARD RD	07/21/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$156,600	33.68	\$427,057	\$166,791	\$298,209	\$165,880	1.798	2,358	\$126.47	4555	14.8055	13/4 - 2 STORY	35%	\$162,385	
	4708-03-201-029	5786 BULLARD RD	07/11/24	\$686,100	WD	03-ARM'S LENGTH	\$686,100	\$269,600	39.29	\$629,208	\$174,000	\$512,100	\$290,126	1.765	1,932	\$265.06	4555	11.5412	13/4 - 2 STORY	24%	\$163,344	
	4708-03-201-035	5744 BULLARD RD	05/22/23	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$143,700	53.72	\$424,786	\$160,297	\$107,203	\$168,572	0.636	1,733	\$61.86	4555	101.3733	1 STORY	60%	\$160,297	
	4708-03-201-061	5952 BULLARD	03/31/25	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$129,300	31.93	\$301,627	\$173,068	\$231,932	\$81,937	2.831	934	\$248.32	4555	118.0935	1 STORY	43%	\$172,830	
	Totals:			\$2,106,100			\$2,106,100	\$807,500		\$2,090,294		\$1,236,924	\$778,278			\$166.38		6.0373				
									Sale. Ratio =>		38.34		E.C.F. =>		1.589		Std. Deviation=>		0.81286181			
									Std. Dev. =>		8.58		Ave. E.C.F. =>		1.650		Ave. Variance=>		57.7761		Coefficient of Var=> 35.02253714	

4560 - Lake Metes & Bounds & 4565 - Long Lake Front & 4570 - Whalen Lake

ECF Study																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	L/B Ratio	Land Value				
4708-27-101-064	1459 SHORELINE DR	03/04/25	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$233,500	26.24	\$852,987	\$360,510	\$529,490	\$387,472	1.367	2,245	\$235.85	4565	19.8913	1 STORY		0.405067416	\$360,510			
4708-28-401-047	1174 LONG LAKE DR	08/01/24	\$1,790,000	WD	03-ARM'S LENGTH	\$1,790,000	\$821,000	45.87	\$1,852,041	\$403,691	\$1,386,309	\$1,139,536	1.217	4,501	\$308.00	4565	4.8945	13/4 - 2 STORY		0.225525698	\$403,691			
4708-34-100-019	925 MAXFIELD RD	01/17/25	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$457,900	59.08	\$969,443	\$265,842	\$509,158	\$553,581	0.920	2,954	\$172.36	4565	24.7857	1 STORY		0.328412903	\$254,520			
Totals:			\$3,455,000			\$3,455,000	\$1,512,400		\$3,674,471		\$2,424,957	\$2,080,588			\$238.74		0.2096							
								Sale. Ratio =>	43.77	E.C.F. =>				1.166	Std. Deviation=>		0.22737107							
								Std. Dev. =>	16.53	Ave. E.C.F. =>				1.168	Ave. Variance=>		16.5238	Coefficient of Var=>		14.15182103				