

Neighborhoods Used: 1SF02.RES - 1SF02 - NE RESIDENTIAL GRP 2

4630 BLACKTAIL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01932-040-O		03/29/2024		1SF02 401	365,000	41,437
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	83		323,563	338,279	0.956



4723 BAHAMA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03652-079-O		03/28/2024		1SF02 401	485,000	40,287
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	96		444,713	488,506	0.910



7761 ELK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01932-051-O		02/23/2024		1SF02 401	402,000	57,166
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		344,834	424,119	0.813



7816 WAPITI ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01930-008-O		08/29/2023		1SF02 401	370,000	40,027
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		329,973	316,709	1.042



7417 JAMAICA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03652-084-O		08/04/2023		1SF02 401	418,000	44,533
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		373,467	513,306	0.728



7810 ELK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01932-071-O		07/28/2023		1SF02 401	412,000	41,862
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		370,138	424,880	0.871



4686 BAHAMA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03652-066-O		07/21/2023		1SF02 401	425,000	46,644
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		378,356	471,550	0.802



7213 HEARTWOOD CT

Parcel Number	**	Invalid Sale	**	Class	AdjSalePrice	LandValue
05970-016-O		07/20/2023		1SF02 401	330,050	60,057
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	0		0	0	0.000



Neighborhoods Used: 1SF02.RES - 1SF02 - NE RESIDENTIAL GRP 2

4545 CARIBOU ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01932-057-O		06/13/2023		1SF02 401	438,500	40,329
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		398,171	445,696	0.893



7842 WAPITI ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01930-010-O		04/14/2023		1SF02 401	324,000	41,860
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		282,140	370,394	0.762



7831 ELK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01932-047-O		12/12/2022		1SF02 401	382,500	41,525
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		340,975	410,030	0.832



7879 WAPITI ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01930-025-O		11/17/2022		1SF02 401	360,000	40,711
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		319,289	423,419	0.754



7438 JAMAICA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03652-061-O		10/28/2022		1SF02 401	377,888	41,551
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		336,337	379,908	0.885



7619 CAPRI ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03654-013-O		09/19/2022		1SF02 401	375,000	49,431
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		325,569	346,764	0.939



4684 PEBBLE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03650-038-O		08/19/2022		1SF02 401	335,423	49,554
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		285,869	317,226	0.901



7251 JAMAICA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03650-046-O		08/05/2022		1SF02 401	277,000	39,815
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	83		237,185	257,660	0.921



Neighborhoods Used: 1SF02.RES - 1SF02 - NE RESIDENTIAL GRP 2

7282 JAMAICA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03650-016-O		07/13/2022		1SF02 401	335,000	41,565
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	83		293,435	327,085	0.897



7315 JAMAICA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03650-042-O		07/01/2022		1SF02 401	277,000	40,259
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	83		236,741	320,170	0.739



7454 JAMAICA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03652-062-O		07/01/2022		1SF02 401	415,000	41,533
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	98		373,467	482,126	0.775



7483 CAPRI ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03651-058-O		06/10/2022		1SF02 401	360,000	52,034
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		307,966	316,056	0.974



7825 WAPITI ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01930-029-A		05/04/2022		1SF02 401	385,500	46,762
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	83		338,738	403,280	0.840



7854 ELK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01932-068-O		04/19/2022		1SF02 401	407,000	42,524
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		364,476	429,403	0.849



7388 CAPRI ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03650-020-O		04/12/2022		1SF02 401	375,000	54,668
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		320,332	309,397	1.035



Neighborhoods Used: 1SF03.RES - 1SF03 - NE RESIDENTIAL GRP 3

207 W KILGORE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07020-005-O	03/13/2024 1SF03	401	237,000	39,676
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	197,324	205,549
				E.C.F.
				0.960



5113 BRENNERTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07020-044-O	09/19/2023 1SF03	401	360,000	44,249
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	315,751	307,913
				E.C.F.
				1.025



5226 BRENNERTON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07020-058-O	09/01/2023 1SF03	401	275,000	46,415
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	228,585	223,940
				E.C.F.
				1.021



520 CIRCLEWOOD SOUTH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07022-164-O	08/02/2023 1SF03	401	260,000	50,106
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	209,894	238,696
				E.C.F.
				0.879



5228 RIDGEBROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07021-146-A	06/16/2023 1SF03	401	720,000	73,072
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	54	646,928	652,917
				E.C.F.
				0.991



213 W KILGORE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07020-006-O	03/03/2023 1SF03	401	245,000	36,888
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	208,112	203,007
				E.C.F.
				1.025



511 WOODS END CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07022-152-O	02/24/2023 1SF03	401	282,000	51,465
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	230,535	221,268
				E.C.F.
				1.042



421 SUNVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07021-133-O	02/03/2023 1SF03	401	180,000	46,757
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	58	133,243	191,628
				E.C.F.
				0.695



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Neighborhoods Used: 1SF03.RES - 1SF03 - NE RESIDENTIAL GRP 3

5419 WOODMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07022-177-0 07/20/2022 1SF03 401 338,000 47,113
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 71 290,887 310,654 0.936



5105 WOODMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07020-086-A 06/24/2022 1SF03 401 252,500 46,168
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 63 206,332 198,328 1.040



5123 RIDGEBROOK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07021-109-0 06/16/2022 1SF03 401 315,000 53,024
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 261,976 224,198 1.169



Neighborhoods Used: 1SF03.RES - 1SF03 - NE RESIDENTIAL GRP 3

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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
11	0	7.06	11.48	1.012
After Application of E.C.F.s		7.05	11.49	1.013

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)
CONTEMP	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)
GARAGE ONLY	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)
MANUFACTURED	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)
QUAD-LEVEL	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)
RANCH	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)
TRI-LEVEL	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)
TWO-STORY	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)
	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)	0.984(11)

Single Family E.C.F. : 0.984 (11)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1SF03 - RES - 1SF03 - NE RESIDENTIAL GRP 3

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 1SF04.RES - 1SF04 - NE RESIDENTIAL GRP 4

4536 LEXINGTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04500-039-O	03/07/2024 1SF04	401	199,500	31,508
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	167,992	145,210
				E.C.F.
				1.157



4316 FARNHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04502-268-O	02/12/2024 1SF04	401	222,000	33,503
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	188,497	134,016
				E.C.F.
				1.407



5602 TIFFIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04501-185-O	02/07/2024 1SF04	401	188,700	24,965
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	63	163,735	122,346
				E.C.F.
				1.338



5637 TIFFIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04501-197-O	12/08/2023 1SF04	401	194,900	25,350
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	68	169,550	152,946
				E.C.F.
				1.109



5729 MEREDITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04501-242-O	11/17/2023 1SF04	401	210,000	25,056
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	73	184,944	134,816
				E.C.F.
				1.372



5824 MEREDITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04502-288-O	10/04/2023 1SF04	401	170,000	28,026
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	58	141,974	115,177
				E.C.F.
				1.233



4611 FARNHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04503-389-O	09/29/2023 1SF04	401	205,000	27,022
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	177,978	136,099
				E.C.F.
				1.308



428 CAMEO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06840-057-O	08/31/2023 1SF04	401	200,000	32,659
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	167,341	109,838
				E.C.F.
				1.524



Neighborhoods Used: 1SF04.RES - 1SF04 - NE RESIDENTIAL GRP 4

4733 HANOVER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04500-014-O		06/23/2023		1SF04 401	155,000	26,985
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		128,015	115,425	1.109



4317 FARNHAM AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04502-271-O		05/08/2023		1SF04 401	226,543	32,190
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		194,353	120,402	1.614



5931 BELARD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04503-417-O		04/28/2023		1SF04 401	210,000	30,744
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	58		179,256	129,464	1.385



4630 LEXINGTON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04500-034-O		03/07/2023		1SF04 401	187,500	29,893
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		157,607	99,830	1.579



5520 CHATHAM ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04500-057-O		02/28/2023		1SF04 401	180,000	28,289
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		151,711	105,582	1.437



5746 CHESHIRE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04502-253-O		02/27/2023		1SF04 401	200,000	25,402
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61		174,598	114,811	1.521



5639 S SPRINKLE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04501-131-O		01/27/2023		1SF04 401	213,500	24,082
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		189,418	187,677	1.009



5851 BELARD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04503-414-O		12/13/2022		1SF04 401	196,000	23,448
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	58		172,552	136,171	1.267



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Neighborhoods Used: 1SF04.RES - 1SF04 - NE RESIDENTIAL GRP 4

5723 CRANSTON ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
04503-372-O		10/28/2022		1SF04	200,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	60	169,128	133,186	1.270



5817 CHESHIRE ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
04502-277-O		09/30/2022		1SF04	240,802
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63	187,315	165,606	1.131



5910 CRANSTON ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
04503-336-O		09/28/2022		1SF04	204,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	58	173,406	137,672	1.260



4220 CABOT ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
04501-174-O		08/05/2022		1SF04	140,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	111,414	119,200	0.935



4517 PITTSFORD AVE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
04503-361-O		07/29/2022		1SF04	147,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	59	118,344	122,587	0.965



5928 MEREDITH ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
04502-295-O		07/12/2022		1SF04	255,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	58	219,382	162,994	1.346



6839 CAMEO AVE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
06840-047-O		07/01/2022		1SF04	233,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59	200,958	142,793	1.407



5850 BELARD ST					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
04503-392-O		07/01/2022		1SF04	230,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	79	201,422	172,626	1.167



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Neighborhoods Used: 1SF04.RES - 1SF04 - NE RESIDENTIAL GRP 4

4614 FARNHAM AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04503-325-0		06/27/2022		1SF04 401	227,500	32,240
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	63		195,260	152,554	1.280



6821 CAMEO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06840-049-0		05/25/2022		1SF04 401	181,000	29,975
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		151,025	104,755	1.442



4507 PITTSFORD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04501-252-0		05/13/2022		1SF04 401	150,000	30,212
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		119,788	111,217	1.077



5526 CHATHAM ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04500-058-0		05/06/2022		1SF04 401	210,000	37,051
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		172,949	144,884	1.194



5644 MEREDITH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04501-233-0		04/21/2022		1SF04 401	169,000	30,482
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		138,518	104,772	1.322



Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 1SF05.RES - 1SF05 - NE RESIDENTIAL GRP 5

7435 KINGSTON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00015-200-0 03/18/2024 1SF05 401 200,250 46,570
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 72 153,680 129,290 1.189



7633 LAKE WOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04200-254-0 03/15/2024 1SF05 401 179,000 41,444
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 137,556 127,703 1.077



2109 LANSING AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06480-020-0 09/18/2023 1SF05 401 160,000 53,204
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 106,796 127,718 0.836



728 BYE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04200-186-A 05/25/2023 1SF05 401 220,000 47,048
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 172,952 143,284 1.207



826 CHATEAU DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04200-210-0 05/19/2023 1SF05 401 180,000 36,603
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 143,397 170,924 0.839



417 RUTH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02200-107-0 04/28/2023 1SF05 401 140,000 26,902
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 113,098 98,814 1.145



7146 LOVERS LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08340-011-0 03/31/2023 1SF05 401 155,000 66,244
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 58 88,756 91,285 0.972



2327 LANSING AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06480-034-0 03/31/2023 1SF05 401 175,500 32,292
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 72 143,208 102,815 1.393



Neighborhoods Used: 1SF05.RES - 1SF05 - NE RESIDENTIAL GRP 5

7628 KINGSTON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-035-O		01/26/2023		1SF05	401	172,500 46,889
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		125,611	152,377	0.824



7531 LAKE WOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-317-O		12/01/2022		1SF05	401	264,000 40,112
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		223,888	254,913	0.878



6922 LOVERS LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00010-330-O		11/30/2022		1SF05	401	205,000 49,015
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		155,985	162,945	0.957



7914 KINGSTON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-008-O		11/28/2022		1SF05	401	170,000 24,763
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		145,237	144,690	1.004



2227 LANSING AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06480-029-O		11/10/2022		1SF05	401	180,000 29,559
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		150,441	110,672	1.359



7816 LOVERS LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00015-490-C		11/09/2022		1SF05	401	190,000 55,396
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		134,604	197,946	0.680



7443 KINGSTON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00015-205-O		11/04/2022		1SF05	401	232,000 61,035
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		170,965	166,143	1.029



7816 LAKE WOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-135-O		09/06/2022		1SF05	401	172,000 25,309
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		146,691	109,232	1.343



Neighborhoods Used: 1SF05.RES - 1SF05 - NE RESIDENTIAL GRP 5

809 E CENTRE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00015-370-O		08/18/2022		1SF05	401	140,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		111,108	108,859	1.021



6316 LOVERS LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00010-035-O		07/29/2022		1SF05	401	150,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		117,624	107,263	1.097



1203 E CENTRE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00015-490-D		05/31/2022		1SF05	401	366,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		97,244	148,616	0.654
Commercial Buildings:		ResidualValue		CostByManual	E.C.F.	
		10168		15540	0.654	



7808 KINGSTON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-020-O		05/13/2022		1SF05	401	150,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		126,918	91,082	1.393



621 RUTH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02200-120-O		05/11/2022		1SF05	401	98,692
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		46,492	79,602	0.584



7520 KINGSTON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-046-O		05/04/2022		1SF05	401	153,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		135,688	111,004	1.222



7723 GARDEN LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00015-455-O		04/28/2022		1SF05	401	140,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		101,547	169,920	0.598



2109 LANSING AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06480-020-O		04/08/2022		1SF05	401	150,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		96,796	127,718	0.758



<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

Single Family E.C.F. : 0.973 (24)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 0.654 (1)

```
<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
```

```
      Starting Date: 04/01/2022
```

```
        Ending Date: 03/31/2024
```

```
    Terms Selected: All
```

```
Analyze by Style:
```

```
Analyze by %Good:
```

```
  Show Valid Data : X
```

```
Show Invalid Data : X
```

```
  Show Costs and Residuals:
```

```
Use Infl. Adj. Sale Prices:
```

```
  Neighborhood(s): 1SF05 - RES - 1SF05 - NE RESIDENTIAL GRP 5
```

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 1SF14.RES - 1SF14 - NE RESIDENTIAL GRP 4A

1501 FRIENDLY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00820-007-B	03/19/2024 1SF14	401	288,500	33,894
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	254,606	206,895
				E.C.F. 1.231



1918 WINTERS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02320-018-O	03/01/2024 1SF14	401	219,500	33,710
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	185,790	127,209
				E.C.F. 1.461



323 DAWNLEE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01121-024-O	02/14/2024 1SF14	401	250,000	44,996
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	205,004	168,133
				E.C.F. 1.219



426 AMOS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01900-036-O	01/22/2024 1SF14	401	214,000	48,025
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	165,975	120,927
				E.C.F. 1.373



1709 HELEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02321-090-B	01/03/2024 1SF14	401	149,900	23,794
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	126,106	126,394
				E.C.F. 0.998



7626 AUTUMN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00281-086-O	12/14/2023 1SF14	401	192,500	37,298
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	155,202	125,918
				E.C.F. 1.233



1706 HELEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02321-089-O	12/01/2023 1SF14	401	245,000	51,059
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	193,941	199,011
				E.C.F. 0.975



4217 TIFFANY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00281-045-O	11/22/2023 1SF14	401	235,000	38,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	63	196,250	154,714
				E.C.F. 1.268



Neighborhoods Used: 1SF14.RES - 1SF14 - NE RESIDENTIAL GRP 4A

2227 BYRD DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
04560-014-O		11/02/2023	1SF14 401	207,880	20,563
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	187,317	122,149	1.534



2005 WINTERS DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
02320-041-O		10/27/2023	1SF14 401	215,000	32,666
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	182,334	152,201	1.198



5342 AZALEA ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
08220-042-O		09/29/2023	1SF14 401	204,000	32,235
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73	171,765	151,533	1.134



7538 AUTUMN ST					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00281-039-O		09/28/2023	1SF14 401	275,000	47,417
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	227,583	183,973	1.237



2303 FAIRFIELD RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
02560-058-O		08/29/2023	1SF14 401	175,000	34,115
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63	140,885	147,665	0.954



330 E VAN HOESEN BLVD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
01600-062-O		08/24/2023	1SF14 401	178,000	27,170
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	150,830	120,804	1.249



1904 HELEN AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
02321-081-O		08/22/2023	1SF14 401	230,000	30,678
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63	199,322	161,179	1.237



7813 S SPRINKLE RD					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00280-020-O		08/21/2023	1SF14 401	223,950	33,790
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66	190,160	149,384	1.273



Neighborhoods Used: 1SF14.RES - 1SF14 - NE RESIDENTIAL GRP 4A

2107 BYRD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04560-025-O 08/16/2023 1SF14 401 165,000 30,998
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 134,002 82,905 1.616



1509 HAMELINK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02980-009-B 08/03/2023 1SF14 401 174,000 36,149
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 137,851 106,334 1.296



1915 WINTERS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02320-039-O 07/31/2023 1SF14 401 221,700 38,164
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 183,536 153,198 1.198



312 COLONIAL AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01600-027-O 07/25/2023 1SF14 401 200,000 28,295
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 171,705 145,038 1.184



1928 ECKENER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04560-160-O 07/21/2023 1SF14 401 149,500 20,657
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 128,843 72,589 1.775



2010 FAIRFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02560-021-O 07/13/2023 1SF14 401 207,500 35,511
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 61 171,989 115,191 1.493



7748 HARVEST LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00292-024-O 07/07/2023 1SF14 401 266,000 39,189
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 86 226,811 196,101 1.157



1603 FRIENDLY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00820-011-O 06/30/2023 1SF14 401 200,000 36,742
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 58 163,258 118,912 1.373



Neighborhoods Used: 1SF14.RES - 1SF14 - NE RESIDENTIAL GRP 4A

7230 CAPRI ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03640-019-0		06/26/2023		1SF14 401	235,000	32,601
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		202,399	142,390	1.421



5335 PLATEAU ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08220-032-0		06/07/2023		1SF14 401	195,000	34,279
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59		160,721	92,870	1.731



2228 BENDER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02561-073-0		05/17/2023		1SF14 401	206,400	36,283
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	55		170,117	115,229	1.476



8221 S SPRINKLE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00024-035-0		04/28/2023		1SF14 401	160,000	35,887
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		124,113	102,971	1.205



207 COLONIAL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01600-044-0		04/21/2023		1SF14 401	192,500	30,732
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		161,768	127,424	1.270



5729 LOVERS LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00003-250-0		04/14/2023		1SF14 401	152,000	37,027
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		114,973	89,613	1.283



1515 HAMELINK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02980-010-0		03/17/2023		1SF14 401	177,000	38,516
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		138,484	104,997	1.319



2220 ECKENER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04560-178-0		03/16/2023		1SF14 401	98,500	20,563
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		77,937	58,519	1.332



Neighborhoods Used: 1SF14.RES - 1SF14 - NE RESIDENTIAL GRP 4A

317 E VAN HOESEN BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01600-089-O 03/10/2023 1SF14 401 172,500 28,021
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 144,479 103,893 1.391



2012 BYRD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04560-073-O 02/24/2023 1SF14 401 172,000 22,513
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 59 149,487 97,763 1.529



5110 GARDEN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02561-102-A 01/25/2023 1SF14 401 137,900 32,266
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 105,634 99,730 1.059



1615 HAMELINK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02980-013-A 01/12/2023 1SF14 401 199,000 32,095
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 166,905 151,726 1.100



1909 HELEN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02321-099-O 12/29/2022 1SF14 401 204,000 31,905
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 172,095 151,893 1.133



7617 S SPRINKLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00280-031-O 12/12/2022 1SF14 401 187,400 40,455
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 64 146,945 141,432 1.039



219 E MILHAM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01600-008-O 12/02/2022 1SF14 401 239,000 25,256
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 213,744 205,384 1.041



411 E VAN HOESEN BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01600-093-O 11/23/2022 1SF14 401 174,000 31,664
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 142,336 141,533 1.006



Neighborhoods Used: 1SF14.RES - 1SF14 - NE RESIDENTIAL GRP 4A

2028 HELEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02321-074-0	11/17/2022 1SF14	401	235,000	33,727
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	201,273	164,606
				E.C.F. 1.223



7729 S SPRINKLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00280-024-0	11/10/2022 1SF14	401	220,000	48,216
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	171,784	166,424
				E.C.F. 1.032



329 E MILHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01600-015-0	10/27/2022 1SF14	401	137,000	23,947
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	113,053	79,855
				E.C.F. 1.416



4121 TIFFANY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00281-042-0	10/03/2022 1SF14	401	235,000	36,011
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	198,989	160,193
				E.C.F. 1.242



213 E MILHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01600-007-0	09/22/2022 1SF14	401	194,000	26,128
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	54	167,872	121,448
				E.C.F. 1.382



2028 WINTERS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02320-013-0	09/09/2022 1SF14	401	210,000	32,724
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	177,276	137,113
				E.C.F. 1.293



305 BOSTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01610-011-0	09/08/2022 1SF14	401	180,000	30,832
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	149,168	131,165
				E.C.F. 1.137



2011 ECKENER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04560-119-0	08/29/2022 1SF14	401	149,000	22,960
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	126,040	118,642
				E.C.F. 1.062



Neighborhoods Used: 1SF14.RES - 1SF14 - NE RESIDENTIAL GRP 4A

1506 HAMELINK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02980-020-A 08/16/2022 1SF14 401 156,500 25,233
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 58 131,267 77,176 1.701



311 COLONIAL AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01600-050-O 07/29/2022 1SF14 401 215,000 31,748
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 183,252 132,192 1.386



2212 ECKENER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04560-176-O 07/27/2022 1SF14 401 149,000 23,064
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 125,936 79,836 1.577



2010 FAIRFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02560-021-O 07/21/2022 1SF14 401 185,000 35,511
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 61 149,489 115,191 1.298



1919 BENDER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02561-105-O 07/05/2022 1SF14 401 200,000 46,476
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 153,524 122,461 1.254



5916 LOVERS LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08460-006-O 07/05/2022 1SF14 401 190,000 31,016
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 59 158,984 131,220 1.212



7537 S SPRINKLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00280-034-O 07/01/2022 1SF14 401 216,500 40,589
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 175,911 145,879 1.206



1320 WINTERS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00880-001-B 06/03/2022 1SF14 401 234,900 35,440
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 58 199,460 196,196 1.017



Neighborhoods Used: 1SF14.RES - 1SF14 - NE RESIDENTIAL GRP 4A

426 AMOS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01900-036-0		06/02/2022		1SF14 401	135,000	48,025
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		86,975	120,927	0.719



305 AMOS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01900-047-0		06/01/2022		1SF14 401	234,500	56,048
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		178,452	145,166	1.229



2019 FAIRFIELD RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02560-048-0		05/24/2022		1SF14 401	161,234	35,244
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		125,990	122,756	1.026



1817 ECKENER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04560-130-0		05/19/2022		1SF14 401	182,500	39,805
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		142,695	134,183	1.063



2228 FAIRFIELD RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02560-011-A		05/09/2022		1SF14 401	222,000	48,404
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		173,596	145,462	1.193



1729 BENDER RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02561-099-A		05/06/2022		1SF14 401	177,500	33,777
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		143,723	105,982	1.356



5419 PLATEAU ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08220-037-0		04/15/2022		1SF14 401	166,000	33,913
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		132,087	106,850	1.236



8313 S SPRINKLE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01960-001-0		04/01/2022		1SF14 401	225,000	40,631
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		184,369	129,088	1.428



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DB: City Of Portage Current

Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF01.RES - 2SF01 - NW RESIDENTIAL GRP 1

6376 TALISKER CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06732-051-O		03/15/2024		2SF01 401	720,000	109,590
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	96		610,410	665,405	0.917



2267 PRESERVE BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00005-217-O		11/27/2023		2SF01 401	850,000	185,860
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	81		664,140	1,096,038	0.606



6481 CULLY'S TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06730-021-O		08/22/2023		2SF01 401	550,000	101,208
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		448,792	613,298	0.732



6285 MCGILLICUDDY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06731-032-O		08/21/2023		2SF01 401	716,500	82,061
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	88		634,439	883,552	0.718



6400 TALISKER CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06732-050-O		07/27/2023		2SF01 401	650,000	104,247
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	95		545,753	775,332	0.704



6845 SHALLOWFORD WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00902-040-O		07/27/2023		2SF01 401	603,000	61,529
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		541,471	668,583	0.810



3975 TULLYMORE PT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06732-056-O		06/01/2023		2SF01 401	689,000	89,518
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	93		599,482	725,934	0.826



6341 MCGILLICUDDY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06731-029-O		05/15/2023		2SF01 401	799,000	76,047
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	89		722,953	960,064	0.753



Neighborhoods Used: 2SF01.RES - 2SF01 - NW RESIDENTIAL GRP 1

3522 BELLFLOWER DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09220-001-O		04/07/2023		2SF01 401	724,600	87,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		637,080	842,654	0.756



6444 CULLY'S TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06730-017-O		08/04/2022		2SF01 401	675,000	106,125
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		568,875	640,513	0.888



3428 SWAN CREEK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08184-076-O		07/28/2022		2SF01 401	535,000	64,209
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		470,791	592,744	0.794



6041 MCGILLICUDDY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06800-012-O		07/25/2022		2SF01 401	565,000	93,130
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	90		471,870	621,898	0.759



4535 BRICKLETON WOODS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00902-029-O		07/14/2022		2SF01 401	575,000	99,430
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	82		475,570	719,216	0.661



3426 SANDHILL LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08184-086-A		07/05/2022		2SF01 401	922,000	59,891
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		862,109	971,298	0.888



6179 MCGILLICUDDY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06800-005-O		06/17/2022		2SF01 401	565,000	75,720
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		489,280	650,106	0.753



6814 BRICKLETON CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00901-002-O		06/08/2022		2SF01 401	493,200	62,746
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		430,454	568,117	0.758



Neighborhoods Used: 2SF01.RES - 2SF01 - NW RESIDENTIAL GRP 1

6719 OLEANDER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09223-041-O		05/25/2022		2SF01 401	825,000	96,409
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		728,591	1,080,273	0.674



6891 SHALLOWFORD WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00902-042-A		05/13/2022		2SF01 401	542,000	61,614
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		480,386	627,291	0.766



6914 OLEANDER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09220-014-A		04/27/2022		2SF01 401	775,000	115,038
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		659,962	846,739	0.779



3470 SANDHILL LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08184-085-O		04/01/2022		2SF01 401	579,900	57,915
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		521,985	760,016	0.687



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF02.RES - 2SF02 - NW RESIDENTIAL GRP 2

1523 HOLIDAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00640-011-O	12/15/2023 2SF02	401	500,000	75,327
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	424,673	459,419
				E.C.F. 0.924



3651 FLEETWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08182-026-O	06/06/2023 2SF02	401	445,000	52,316
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	392,684	413,727
				E.C.F. 0.949



5350 GWYNEDD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00004-055-A	05/05/2023 2SF02	401	600,000	91,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	508,200	575,149
				E.C.F. 0.884



2999 BRYNMAWR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00005-040-B	04/03/2023 2SF02	401	549,000	50,668
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	77	498,332	633,412
				E.C.F. 0.787



2954 BRYNMAWR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09425-010-O	07/22/2022 2SF02	401	495,000	61,741
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	78	433,259	467,106
				E.C.F. 0.928



1410 HOLIDAY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00004-056-O	06/16/2022 2SF02	401	535,000	143,412
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	391,588	567,024
				E.C.F. 0.691

!!MULTI-PARCEL SALE!!



5148 BLUE HERON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08183-050-O	05/23/2022 2SF02	401	437,000	51,232
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	385,768	510,445
				E.C.F. 0.756



2917 BRYNMAWR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09425-012-O	04/28/2022 2SF02	401	520,000	57,738
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	72	462,262	617,802
				E.C.F. 0.748



Neighborhoods Used: 2SF02.RES - 2SF02 - NW RESIDENTIAL GRP 2

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
8	0	8.64	10.84	0.999	0.833	0.836
After Application of E.C.F.s		8.60	10.42	0.999		

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)
CONTEMP	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)
GARAGE ONLY	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)
MANUFACTURED	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)
QUAD-LEVEL	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)
RANCH	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)
TRI-LEVEL	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)
TWO-STORY	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)
	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)	0.824 (8)

Single Family E.C.F. : 0.824 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2SF02 - RES - 2SF02 - NW RESIDENTIAL GRP 2

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF2A.RES - 2SF2A - NW RESIDENTIAL GRP 2A

7504 MAC ARTHUR LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09407-229-0		01/26/2024		2SF2A 401	820,000	81,962
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		738,038	849,288	0.869



4062 PRESTWICK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05502-031-0		12/15/2023		2SF2A 401	450,000	95,139
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		354,861	497,611	0.713



7620 CARNOUSTIE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09404-116-0		11/20/2023		2SF2A 401	381,500	80,559
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		300,941	276,647	1.088



7300 DUNROSS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09407-244-0		11/17/2023		2SF2A 401	745,500	92,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		653,480	798,988	0.818



7252 HAMPSTEAD LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-716-0		07/28/2023		2SF2A 401	380,940	55,465
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	82		325,475	372,284	0.874



7471 ST GEORGE CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09406-184-0		07/24/2023		2SF2A 401	430,000	73,283
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		356,717	447,174	0.798



3352 HAMPSTEAD CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-728-0		06/22/2023		2SF2A 401	476,000	63,669
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	83		412,331	573,541	0.719



2706 BURNOCK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09407-217-0		05/26/2023		2SF2A 401	480,000	79,977
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76		400,023	399,671	1.001



Neighborhoods Used: 2SF2A.RES - 2SF2A - NW RESIDENTIAL GRP 2A

7657 DUNROSS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09406-203-O		05/04/2023		2SF2A 401	750,000	81,825
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		668,175	667,958	1.000



3089 MUIRFIELD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09404-121-O		05/04/2023		2SF2A 401	390,000	64,348
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	71		325,652	348,941	0.933



7367 COTTAGE OAKS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-828-O		10/06/2022		2SF2A 401	702,000	130,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		572,000	732,167	0.781



7733 INNISBROOK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09402-086-O		09/15/2022		2SF2A 401	335,000	66,267
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	68		268,733	263,117	1.021



7347 HAMPSTEAD LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-702-A		09/15/2022		2SF2A 401	430,000	101,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		328,500	437,049	0.752



7576 MAC ARTHUR LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09407-225-O		09/13/2022		2SF2A 401	450,000	99,296
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		350,704	414,479	0.846



7340 PRESTWICK LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05502-043-O		09/09/2022		2SF2A 401	575,000	106,885
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		468,115	521,178	0.898



7316 DUNROSS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09407-243-O		09/01/2022		2SF2A 401	515,000	81,806
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		433,194	551,542	0.785



Neighborhoods Used: 2SF2A.RES - 2SF2A - NW RESIDENTIAL GRP 2A

2686 JESSICA DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09407-224-O		08/31/2022		2SF2A 401	499,900	88,116
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76		411,784	503,588	0.818



3112 MUIRFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09404-114-O		07/22/2022		2SF2A 401	380,000	65,160
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		314,840	302,036	1.042



7220 MACKENZIE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-750-O		07/07/2022		2SF2A 401	930,000	159,278
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		770,722	903,476	0.853



2751 INNISBROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09405-149-O		06/10/2022		2SF2A 401	483,000	88,882
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		394,118	496,326	0.794



3080 ST ANTHONY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09406-176-O		05/23/2022		2SF2A 401	435,000	63,297
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		371,703	380,988	0.976



2601 GLENALMOND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09405-164-O		05/13/2022		2SF2A 401	549,900	80,640
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		469,260	604,251	0.777



Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF03.RES - 2SF03 - NW RESIDENTIAL GRP 3

727 CHALFONTE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02920-039-O	03/15/2024 2SF03	401	325,000	47,959
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	277,041	192,337
				E.C.F.
				1.440



5106 OLD COLONY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00940-029-O	03/04/2024 2SF03	401	235,000	46,728
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	188,272	200,686
				E.C.F.
				0.938



730 GRANDMARAIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02920-040-O	03/01/2024 2SF03	401	346,000	53,267
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	292,733	258,944
				E.C.F.
				1.130



5759 BAY MEADOW TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03195-011-O	02/29/2024 2SF03	401	417,514	47,060
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	84	370,454	407,771
				E.C.F.
				0.908



1220 CARRIAGE PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07740-027-O	02/27/2024 2SF03	401	335,000	54,129
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	280,871	268,396
				E.C.F.
				1.046



2614 HEVERLY EAST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03280-024-O	02/20/2024 2SF03	401	261,000	53,602
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	68	207,398	172,652
				E.C.F.
				1.201



5783 GRAND TRAVERSE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03181-015-O	02/07/2024 2SF03	401	230,000	50,249
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	179,751	122,905
				E.C.F.
				1.463



3101 FLEETWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03580-006-O	01/17/2024 2SF03	401	315,000	65,751
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	63	249,249	258,961
				E.C.F.
				0.962



Neighborhoods Used: 2SF03.RES - 2SF03 - NW RESIDENTIAL GRP 3

5848 ANGLING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00760-013-0		12/26/2023		2SF03	401	270,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		178,654	220,682	0.810



2616 EAGLE HARBOR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03189-209-0		12/15/2023		2SF03	401	345,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		288,085	280,852	1.026



5239 BRONSON BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00940-052-0		11/17/2023		2SF03	401	330,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		282,961	260,496	1.086



2928 HILL 'AN' BROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03580-045-0		11/16/2023		2SF03	401	408,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		312,710	221,755	1.410



5750 NEWHAVEN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03183-078-0		11/01/2023		2SF03	401	260,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		213,882	140,389	1.523



1803 TIMBERLANE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08280-036-0		10/23/2023		2SF03	401	375,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		255,468	276,269	0.925



2700 HEMLOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03280-040-0		09/29/2023		2SF03	401	325,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		271,469	240,863	1.127



2681 EAGLE HARBOR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03189-211-0		09/26/2023		2SF03	401	400,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77		333,594	260,164	1.282



Neighborhoods Used: 2SF03.RES - 2SF03 - NW RESIDENTIAL GRP 3

5860 TRADEWIND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03191-256-0 09/21/2023 2SF03 401 430,000 48,561
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 80 381,439 393,267 0.970



2623 HILL 'AN' BROOK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03582-104-0 09/21/2023 2SF03 401 345,000 67,413
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 277,587 265,699 1.045



5240 BRONSON BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00940-065-0 09/08/2023 2SF03 401 301,000 47,657
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 253,343 225,889 1.122



5628 ANGLING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00760-022-0 08/25/2023 2SF03 401 280,000 65,239
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 214,761 145,166 1.479



1412 MEADOWBROOK LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08281-054-B 08/18/2023 2SF03 401 429,000 53,890
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 375,110 226,431 1.657



5206 ANGLING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00006-025-0 08/11/2023 2SF03 401 284,580 64,601
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 219,979 184,611 1.192



2127 HEMLOCK AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02081-028-0 08/10/2023 2SF03 401 240,000 50,433
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 189,567 117,772 1.610



3002 W MILHAM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00761-063-0 08/08/2023 2SF03 401 235,000 54,592
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 180,408 162,066 1.113



Neighborhoods Used: 2SF03.RES - 2SF03 - NW RESIDENTIAL GRP 3

5834 ANGLING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00760-014-O 07/28/2023 2SF03 401 310,250 68,060
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 242,190 192,247 1.260



3029 STURGEON BAY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03186-129-O 07/28/2023 2SF03 401 303,303 59,796
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 75 243,507 274,205 0.888



3022 HILL 'AN' BROOK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03580-043-O 07/26/2023 2SF03 401 410,000 93,019
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 316,981 354,406 0.894



5675 GRAND TRAVERSE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03182-046-O 07/21/2023 2SF03 401 220,000 50,475
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 169,525 127,045 1.334



5314 RUGBY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08700-038-O 07/17/2023 2SF03 401 315,000 57,372
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 257,628 201,487 1.279



5705 HEVERLY WEST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03190-229-O 07/12/2023 2SF03 401 381,900 65,623
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 79 316,277 366,356 0.863



5791 OLD MISSION ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03186-115-O 06/15/2023 2SF03 401 300,000 48,622
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 73 251,378 253,410 0.992



730 GRANDMARAI AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02920-040-O 05/18/2023 2SF03 401 315,500 53,267
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 262,233 258,944 1.013



Neighborhoods Used: 2SF03.RES - 2SF03 - NW RESIDENTIAL GRP 3

2312 ROSEWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02082-063-O	04/17/2023 2SF03	401	290,000	56,604
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	233,396	244,172
				E.C.F.
				0.956



5225 GREENHILL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03586-179-O	02/28/2023 2SF03	401	256,000	60,462
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	195,538	188,048
				E.C.F.
				1.040



5022 STONEHENGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07740-041-A	01/10/2023 2SF03	401	305,000	49,663
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	255,337	238,142
				E.C.F.
				1.072



1317 W KILGORE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00940-008-A	12/16/2022 2SF03	401	335,000	66,509
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	268,491	286,987
				E.C.F.
				0.936



2325 ABBOTT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07500-004-O	12/09/2022 2SF03	401	225,000	44,787
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	180,213	156,444
				E.C.F.
				1.152



5601 BAY MEADOW TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03195-021-O	11/23/2022 2SF03	401	317,500	44,254
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	82	273,246	333,550
				E.C.F.
				0.819



2311 ROSEWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02082-048-O	11/23/2022 2SF03	401	275,000	50,864
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	224,136	255,191
				E.C.F.
				0.878



5736 OLD MISSION ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03186-139-O	11/21/2022 2SF03	401	250,000	56,210
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	193,790	230,656
				E.C.F.
				0.840



Neighborhoods Used: 2SF03.RES - 2SF03 - NW RESIDENTIAL GRP 3

5038 BRONSON BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00940-054-O	10/25/2022 2SF03	401	280,000	46,577
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	233,423	183,628
				E.C.F.
				1.271



2119 HEMLOCK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02081-029-O	10/20/2022 2SF03	401	189,200	50,807
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	138,393	146,279
				E.C.F.
				0.946



5105 STONEHENGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07740-006-O	09/23/2022 2SF03	401	314,000	51,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	63	262,970	297,444
				E.C.F.
				0.884



1609 W KILGORE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08281-044-O	09/20/2022 2SF03	401	233,000	51,017
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	181,983	162,138
				E.C.F.
				1.122



5723 TRADEWIND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03188-189-O	09/07/2022 2SF03	401	315,000	45,788
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	77	269,212	295,315
				E.C.F.
				0.912



1701 GREENBRIAR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08283-143-O	09/01/2022 2SF03	401	284,000	66,303
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	217,697	242,215
				E.C.F.
				0.899



5724 SHERWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00005-080-O	08/26/2022 2SF03	401	262,900	51,204
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	74	211,696	195,421
				E.C.F.
				1.083



5639 BAY MEADOW TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03195-018-O	08/12/2022 2SF03	401	390,000	42,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	83	347,970	351,860
				E.C.F.
				0.989



Neighborhoods Used: 2SF03.RES - 2SF03 - NW RESIDENTIAL GRP 3

5738 THUNDER BAY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03187-163-O 07/29/2022 2SF03 401 357,000 60,739
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 75 296,261 331,550 0.894



5314 LYNNHILL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08700-024-O 07/26/2022 2SF03 401 375,000 74,562
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 300,438 287,630 1.045



3620 W MILHAM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00760-002-O 07/18/2022 2SF03 401 185,000 59,441
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 125,559 122,173 1.028



5148 BRONSON BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00940-061-O 07/08/2022 2SF03 401 246,010 46,728
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 199,282 185,317 1.075



5124 MAPLERIDGE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00940-085-O 06/30/2022 2SF03 401 300,000 47,181
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 252,819 300,020 0.843



2624 HEVERLY EAST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03280-023-O 06/15/2022 2SF03 401 285,000 53,602
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 231,398 263,364 0.879



5744 BAY MEADOW TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03195-032-O 06/15/2022 2SF03 401 400,000 41,997
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 358,003 311,668 1.149



5907 HEVERLY EAST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03280-002-O 05/27/2022 2SF03 401 275,000 55,423
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 219,577 272,849 0.805



Neighborhoods Used: 2SF03.RES - 2SF03 - NW RESIDENTIAL GRP 3

5647 BAY MEADOW TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03195-017-0		05/03/2022		2SF03	401	428,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		386,691	368,056	1.051



2732 HEVERLY WEST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03280-019-0		04/26/2022		2SF03	401	255,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		198,422	177,156	1.120



3512 WEDGWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08700-008-A		04/18/2022		2SF03	401	286,426
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		224,260	198,669	1.129



1229 MEADOWBROOK LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07740-035-0		04/04/2022		2SF03	401	349,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		296,300	334,316	0.886



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

6909 KEYSTONE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07082-070-O 03/25/2024 2SF04 401 228,000 39,241
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 188,759 116,037 1.627



6015 MARLOW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01724-309-O 03/11/2024 2SF04 401 267,000 40,805
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 226,195 152,129 1.487



806 COTTONDALE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07623-174-O 02/28/2024 2SF04 401 185,500 35,836
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 66 149,664 155,344 0.963



714 FLAMINGO AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07620-025-O 02/20/2024 2SF04 401 220,000 38,019
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 181,981 145,499 1.251



1025 SCHURING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00016-450-O 02/09/2024 2SF04 401 205,000 73,376
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 131,624 124,526 1.057



1224 WARWICK ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01721-087-O 02/02/2024 2SF04 401 265,000 50,181
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 214,819 175,018 1.227



7325 QUAIL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05220-008-O 12/22/2023 2SF04 401 232,500 63,009
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 169,491 174,216 0.973



6635 BLUEGRASS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06540-049-O 12/12/2023 2SF04 401 275,000 50,710
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 224,290 148,502 1.510



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

6840 CROMWELL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01302-034-O		12/05/2023		2SF04 401	310,000	44,089
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		265,911	224,404	1.185



709 FLAMINGO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-035-O		12/04/2023		2SF04 401	205,000	36,374
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		168,626	124,705	1.352



6829 WINDEMERE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01301-027-O		12/01/2023		2SF04 401	217,580	42,819
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		174,761	114,983	1.520



7180 MARFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07800-023-O		11/28/2023		2SF04 401	240,000	42,643
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		197,357	165,886	1.190



6243 PEACHTREE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07623-169-O		11/27/2023		2SF04 401	185,000	36,053
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	66		148,947	147,647	1.009



6575 SUSSEX ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03200-005-O		11/17/2023		2SF04 401	325,000	57,238
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77		267,762	298,015	0.898



6126 DEVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01720-010-O		11/09/2023		2SF04 401	228,000	38,939
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		189,061	153,149	1.234



1812 SCHURING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09482-055-O		10/31/2023		2SF04 401	239,900	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	67		201,400	136,441	1.476



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

6043 PEACHTREE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07621-078-O		10/30/2023		2SF04 401	221,500	37,872
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	67		183,628	141,882	1.294



6212 HAMPTON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-243-O		10/26/2023		2SF04 401	255,000	40,447
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		214,553	180,020	1.192



616 FLAMINGO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-020-O		10/24/2023		2SF04 401	215,000	37,420
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	73		177,580	134,324	1.322



929 SCHURING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-420-A		10/23/2023		2SF04 401	254,000	53,078
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		200,922	180,990	1.110



6425 SUSSEX ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01722-115-O		10/20/2023		2SF04 401	245,000	39,015
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		205,985	189,704	1.086



6976 ORCHARD MEADOW CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05380-010-O		10/10/2023		2SF04 401	345,000	27,701
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		317,299	333,413	0.952



629 SOUTHLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07622-131-O		10/02/2023		2SF04 401	221,000	35,665
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	67		185,335	141,908	1.306



1809 HAVERHILL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-097-O		09/28/2023		2SF04 401	225,000	51,177
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		173,823	126,275	1.377



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

7028 BOLINGBROOK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00016-090-C 09/27/2023 2SF04 401 357,500 39,849
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 86 317,651 303,843 1.045



6904 CROMWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01302-032-O 09/22/2023 2SF04 401 316,643 54,073
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 63 262,570 193,590 1.356



6066 MILHAM WOODS CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05480-014-O 08/31/2023 2SF04 401 285,000 39,994
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 85 245,006 266,056 0.921



6032 DEVON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01720-004-O 08/31/2023 2SF04 401 232,000 39,783
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 192,217 161,306 1.192



1525 GREENVIEW AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06541-131-O 08/29/2023 2SF04 401 280,000 41,432
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 69 238,568 179,498 1.329



1428 SHERRY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07802-072-O 08/21/2023 2SF04 401 281,500 42,242
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 239,258 212,795 1.124



802 SUNBRIGHT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07621-082-O 08/14/2023 2SF04 401 253,521 37,764
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 215,757 175,838 1.227



7224 MARFIELD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07800-020-O 08/11/2023 2SF04 401 234,900 43,485
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 191,415 131,256 1.458



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

6756 CORNELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07083-091-O 08/11/2023 2SF04 401 235,000 39,241
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 195,759 133,474 1.467



6417 OAKLAND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-135-O 08/10/2023 2SF04 401 195,000 50,281
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 67 144,719 139,983 1.034



7404 ROCKFORD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09482-067-O 08/07/2023 2SF04 401 200,000 38,725
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 161,275 133,410 1.209



6138 DEVON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01721-069-O 08/04/2023 2SF04 401 245,000 39,534
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 205,466 169,685 1.211



7218 ROCKFORD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09481-029-O 08/03/2023 2SF04 401 195,000 40,585
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 154,415 123,810 1.247



7414 STARBROOK ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09484-131-O 08/01/2023 2SF04 401 218,000 40,766
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 63 177,234 131,729 1.345



7418 ROCKFORD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09482-065-O 07/31/2023 2SF04 401 230,000 38,816
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 63 191,184 134,523 1.421



7129 GREEN FOREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09301-044-O 07/28/2023 2SF04 401 260,000 46,737
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 213,263 211,269 1.009



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

312 SCHURING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-180-O		07/28/2023		2SF04 401	183,500	43,149
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		140,351	111,895	1.254



1834 SCHURING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09482-053-O		07/19/2023		2SF04 401	266,000	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		227,500	173,011	1.315



6930 KEYSTONE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07082-066-O		07/13/2023		2SF04 401	210,000	39,753
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		170,247	112,584	1.512



6750 KEYSTONE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07084-115-O		06/23/2023		2SF04 401	235,000	39,241
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		195,759	148,914	1.315



1732 SCHURING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09482-057-O		06/15/2023		2SF04 401	240,000	46,386
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		193,614	158,752	1.220



6804 CROMWELL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01302-038-O		06/14/2023		2SF04 401	290,000	45,627
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		244,373	202,069	1.209



6024 DEVON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01720-003-O		06/06/2023		2SF04 401	240,000	40,155
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		199,845	133,498	1.497



1514 SURREY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-286-O		06/02/2023		2SF04 401	304,500	48,264
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		256,236	185,366	1.382



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

7439 ROCKFORD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09482-075-O		06/02/2023		2SF04 401	165,000	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		126,500	131,497	0.962



1720 REDSTOCK AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09484-117-O		05/30/2023		2SF04 401	269,900	44,911
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	69		224,989	199,128	1.130



6119 LONGVIEW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-002-O		05/12/2023		2SF04 401	208,500	36,917
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	67		171,583	131,253	1.307



6230 MARLOW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01721-061-O		05/12/2023		2SF04 401	250,000	39,705
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		210,295	163,496	1.286



251 LAMAR DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05220-017-O		05/10/2023		2SF04 401	210,000	40,447
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		169,553	173,575	0.977



994 RAINBOW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05381-061-O		05/09/2023		2SF04 401	350,000	38,449
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		311,551	333,422	0.934



6128 PALM ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07622-137-O		05/04/2023		2SF04 401	225,000	40,243
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		184,757	141,195	1.309



7078 BOLINGBROOK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07160-041-O		05/01/2023		2SF04 401	340,000	36,464
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		303,536	294,842	1.029



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

1615 EDINGTON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-203-O		05/01/2023		2SF04 401	242,500	55,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		187,324	179,609	1.043



1323 SUSSEX ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01722-145-O		04/25/2023		2SF04 401	244,900	44,910
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	68		199,990	181,938	1.099



6010 MILHAM WOODS CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05480-018-O		04/21/2023		2SF04 401	273,000	42,106
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		230,894	222,590	1.037



1825 TAMFIELD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09485-177-O		04/14/2023		2SF04 401	200,000	42,890
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		157,110	154,998	1.014



6842 BUCKHORN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-079-O		04/12/2023		2SF04 401	189,900	39,026
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		150,874	135,395	1.114



1719 BIRCHTON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09483-079-O		04/11/2023		2SF04 401	254,000	39,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		215,000	152,663	1.408



6213 PEACHTREE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07623-164-O		03/30/2023		2SF04 401	206,000	36,917
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	54		169,083	102,621	1.648



6750 ORCHARD MEADOW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05381-041-O		03/20/2023		2SF04 401	290,000	37,165
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		252,835	267,987	0.943



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

1407 SUSSEX ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01722-147-O		03/10/2023		2SF04 401	212,000	44,294
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		167,706	148,533	1.129



6827 MARLOW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06541-138-O		03/06/2023		2SF04 401	221,500	39,753
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		181,747	190,630	0.953



6845 BRATCHER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07081-039-O		02/09/2023		2SF04 401	133,000	39,241
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		93,759	109,099	0.859



7141 SPARROW RIDGE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07160-011-O		01/19/2023		2SF04 401	285,000	37,608
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		247,392	281,979	0.877



6804 BLUEGRASS ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-010-O		01/13/2023		2SF04 401	240,000	38,223
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		201,777	153,928	1.311



1713 BELLAIRE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-266-O		01/13/2023		2SF04 401	248,030	40,835
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		207,195	203,821	1.017



6328 SURREY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-368-O		01/10/2023		2SF04 401	265,000	48,481
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		216,519	211,234	1.025



6119 LONGVIEW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-002-O		12/14/2022		2SF04 401	165,000	36,917
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	67		128,083	131,253	0.976



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

6509 SUSSEX ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03200-001-O		11/29/2022		2SF04	401	291,000 47,740
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77		243,260	266,587	0.912



6839 BLUEGRASS ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-029-O		11/18/2022		2SF04	401	215,000 37,880
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		177,120	126,642	1.399



722 ROMENCE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07080-001-O		11/18/2022		2SF04	401	165,750 45,016
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		120,734	132,363	0.912



1116 SOMERSET BLUFF TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05380-030-O		11/08/2022		2SF04	401	350,000 35,085
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		314,915	331,678	0.949



6710 FESCUE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-057-O		10/24/2022		2SF04	401	165,000 39,824
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		125,176	126,374	0.991



7028 BOLINGBROOK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-090-C		10/21/2022		2SF04	401	325,000 39,849
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		285,151	303,842	0.938



6337 MARLOW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01723-153-O		10/14/2022		2SF04	401	300,000 45,280
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		254,720	190,528	1.337



1624 WHITBY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-365-O		10/14/2022		2SF04	401	249,900 42,078
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		207,822	193,283	1.075



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

7570 CURRY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-455-O		10/07/2022		2SF04 401	179,000	55,072
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		123,928	124,795	0.993



6825 CROMWELL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01302-046-O		09/26/2022		2SF04 401	385,000	47,274
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		337,726	328,855	1.027



1816 GREENVIEW AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-075-O		09/23/2022		2SF04 401	198,500	37,880
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		160,620	130,283	1.233



7034 MARFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07800-032-O		09/09/2022		2SF04 401	246,500	44,766
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		201,734	138,342	1.458



1723 CARLSBROOK LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09485-166-O		08/31/2022		2SF04 401	269,900	42,282
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64		227,618	168,370	1.352



1712 SUFFOLK AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-378-O		08/26/2022		2SF04 401	295,000	52,532
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		242,468	195,697	1.239



428 PECAN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-011-O		08/23/2022		2SF04 401	207,500	36,649
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71		170,851	130,610	1.308



1198 RAINBOW CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05381-049-O		08/19/2022		2SF04 401	325,000	26,485
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		298,515	315,695	0.946



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

6717 MANHATTAN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06541-170-O		08/17/2022		2SF04 401	288,000	51,011
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		236,989	227,285	1.043



1614 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04020-044-O		08/12/2022		2SF04 401	265,000	60,772
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		204,228	131,664	1.551



6230 HAMPTON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-240-O		08/12/2022		2SF04 401	271,600	40,090
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		231,510	224,342	1.032



1404 HARDWICK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01302-040-O		08/09/2022		2SF04 401	265,000	47,499
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		217,501	225,960	0.963



6328 PEACHTREE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07623-162-O		08/01/2022		2SF04 401	205,000	36,757
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	66		168,243	155,039	1.085



7429 ROCKFORD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09482-074-O		07/29/2022		2SF04 401	212,000	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		173,500	114,488	1.515



1326 SUSSEX ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01722-125-O		07/29/2022		2SF04 401	259,000	38,691
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		220,309	168,862	1.305



7048 ROCKFORD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09480-007-O		07/28/2022		2SF04 401	225,000	38,939
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		186,061	135,583	1.372



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

6833 MANHATTAN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06541-160-O		07/27/2022		2SF04	401	299,901
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		256,747	183,124	1.402



6348 AVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01722-134-O		07/26/2022		2SF04	401	270,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		231,500	189,040	1.225



1705 REDSTOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09484-121-O		07/20/2022		2SF04	401	230,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74		185,953	180,449	1.031



1313 DEVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01721-077-O		07/19/2022		2SF04	401	244,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	74		200,672	165,768	1.211



1619 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09480-001-O		07/14/2022		2SF04	401	232,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		193,061	154,475	1.250



6128 MARLOW ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-312-O		07/11/2022		2SF04	401	275,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64		225,025	225,091	1.000



1915 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06060-002-O		07/08/2022		2SF04	401	299,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		236,996	168,353	1.408



6607 SUSSEX ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03200-007-O		07/01/2022		2SF04	401	286,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		241,736	216,448	1.117



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

6344 HAMPTON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01724-231-O 06/30/2022 2SF04 401 290,000 38,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 251,500 183,974 1.367



1619 BELLAIRE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01724-270-O 06/21/2022 2SF04 401 270,000 38,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 231,500 172,476 1.342



6224 PEACHTREE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07623-153-O 06/21/2022 2SF04 401 200,000 37,814
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 63 162,186 139,644 1.161



6797 ORCHARD MEADOW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05381-068-O 06/15/2022 2SF04 401 317,500 37,953
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 279,547 296,156 0.944



6750 MARLOW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06541-116-O 06/14/2022 2SF04 401 287,900 42,514
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 245,386 183,938 1.334



1200 SCHURING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00016-350-O 06/07/2022 2SF04 401 330,000 76,466
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 89 253,534 271,855 0.933



6840 ORCHARD MEADOW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05381-035-O 06/01/2022 2SF04 401 280,000 63,341
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 82 216,659 250,459 0.865



6211 OAKLAND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-070-B 05/27/2022 2SF04 401 240,000 51,532
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 188,468 181,540 1.038



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

1613 BELLAIRE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-271-O		05/20/2022		2SF04 401	306,500	38,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		268,000	209,127	1.282



6031 AVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01720-027-O		05/11/2022		2SF04 401	240,000	39,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		201,000	163,510	1.229



6245 SURREY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-338-O		05/06/2022		2SF04 401	259,000	43,767
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		215,233	166,355	1.294



7432 GREGG CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-330-B		05/03/2022		2SF04 401	255,000	59,734
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		195,266	171,663	1.137



985 WOODLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-230-D		04/18/2022		2SF04 401	308,000	62,893
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		245,107	272,564	0.899



6418 HAMPTON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-228-O		04/15/2022		2SF04 401	240,000	40,528
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		199,472	175,599	1.136



1806 REDSTOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09484-115-O		04/07/2022		2SF04 401	238,000	42,951
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		195,049	170,204	1.146



Neighborhoods Used: 2SF04.RES - 2SF04 - NW RESIDENTIAL GRP 4

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
119	0	11.52	13.28	0.997	1.185	1.192
After Application of E.C.F.s		11.71	13.51	0.996		

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)
CONTEMP	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)
GARAGE ONLY	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)
MANUFACTURED	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)
QUAD-LEVEL	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)
RANCH	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)
TRI-LEVEL	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)
TWO-STORY	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)
	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)	1.149 (119)

Single Family E.C.F.	:	1.149	(119)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022
Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 2SF04 - RES - 2SF04 - NW RESIDENTIAL GRP 4

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

3720 PINE TREE TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08000-030-O		03/19/2024		2SF13 401	390,000	40,588
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		349,412	334,698	1.044



6652 PLEASANTVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08002-053-O		02/09/2024		2SF13 401	335,000	40,050
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		294,950	359,335	0.821



6819 CYPRESS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04860-062-O		02/09/2024		2SF13 401	225,000	41,369
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	64		183,631	224,031	0.820



6538 TROTWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-171-O		02/02/2024		2SF13 401	279,900	38,250
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		241,650	248,714	0.972



6610 EDGEFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00480-016-O		01/16/2024		2SF13 401	279,400	46,746
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		232,654	234,208	0.993



6831 HICKORY POINT EAST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03342-052-O		01/12/2024		2SF13 401	290,000	44,893
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		245,107	266,213	0.921



6918 TROTWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03342-022-O		01/09/2024		2SF13 401	330,000	41,330
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		288,670	303,412	0.951



2605 TATTERSALL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04860-043-O		12/18/2023		2SF13 401	367,000	36,316
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		330,684	272,725	1.213



Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

6321 WESTCHESTER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07321-054-O 12/04/2023 2SF13 401 260,000 39,067
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 63 220,933 170,691 1.294



6724 AMBERLY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08402-120-O 11/30/2023 2SF13 401 289,900 43,674
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 63 246,226 178,544 1.379



6828 TROTWOOD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03342-026-O 11/16/2023 2SF13 401 399,000 62,411
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 67 336,589 360,738 0.933



6140 BAYWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00711-015-O 10/27/2023 2SF13 401 351,400 61,576
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 289,824 323,399 0.896



2802 RADCLIFFE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08400-030-O 10/19/2023 2SF13 401 245,000 35,495
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 68 209,505 156,556 1.338



6706 ANGLING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00007-287-O 10/19/2023 2SF13 401 415,000 52,205
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 67 362,795 330,356 1.098



3006 LAMPLITE CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01540-003-O 08/28/2023 2SF13 401 499,000 42,280
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 61 456,720 389,791 1.172



3151 LOST PINE WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09413-037-O 08/21/2023 2SF13 401 435,000 45,528
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 77 389,472 434,921 0.896



Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

3218 COACHLITE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01540-017-0		08/18/2023		2SF13 401	477,000	46,919
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		430,081	421,086	1.021



6735 PLEASANTVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06120-005-0		08/18/2023		2SF13 401	390,000	41,623
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		348,377	304,965	1.142



6632 CYPRESS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04860-028-0		08/14/2023		2SF13 401	325,000	37,856
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		287,144	268,324	1.070



2209 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00017-055-A		08/11/2023		2SF13 401	289,000	53,147
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		235,853	220,490	1.070



2301 HICKORY POINT NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03342-041-0		07/28/2023		2SF13 401	385,000	45,620
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		339,380	318,722	1.065



4208 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00007-265-0		07/24/2023		2SF13 401	237,000	48,168
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	67		188,832	190,791	0.990



2327 RIDGEFIELD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-152-0		07/21/2023		2SF13 401	371,000	41,079
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		329,921	303,837	1.086



6825 WELBURY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08401-082-0		07/20/2023		2SF13 401	245,000	34,298
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	68		210,702	173,385	1.215



Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

6441 ANGLING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01841-021-A		07/05/2023		2SF13 401	345,000	39,407
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		305,593	329,958	0.926



3546 ARBUTUS TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08000-016-A		06/13/2023		2SF13 401	305,000	40,397
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		264,603	289,609	0.914



6614 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07320-031-O		05/31/2023		2SF13 401	245,000	35,055
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		209,945	158,704	1.323



3505 W MILHAM AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00007-001-O		05/23/2023		2SF13 401	250,000	51,909
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		198,091	194,543	1.018



6746 EDGEFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00481-024-O		05/04/2023		2SF13 401	259,900	45,694
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		214,206	231,999	0.923



3516 ARBUTUS TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08000-017-A		04/11/2023		2SF13 401	440,000	50,229
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		389,771	451,839	0.863



6340 WESTCHESTER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07321-068-O		04/05/2023		2SF13 401	301,000	40,512
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		260,488	205,611	1.267



2824 RADCLIFFE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08400-032-O		03/27/2023		2SF13 401	236,200	37,921
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	68		198,279	168,174	1.179



Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

4015 ISABELLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03163-039-O		03/22/2023		2SF13 401	430,000	42,404
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		387,596	291,202	1.331



6842 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00100-006-A		02/28/2023		2SF13 401	290,000	41,824
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		248,176	238,971	1.039



6648 TROTWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-178-O		02/21/2023		2SF13 401	345,000	38,285
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		306,715	293,989	1.043



2304 HICKORY POINT NORTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03342-045-O		02/15/2023		2SF13 401	332,500	53,961
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		278,539	327,409	0.851



6333 EVERGREEN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02382-023-O		02/06/2023		2SF13 401	300,000	42,085
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		257,915	303,672	0.849



2111 RIDGEFIELD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07320-001-O		12/21/2022		2SF13 401	220,000	51,992
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		168,008	188,020	0.894



6650 SUNBURST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08002-070-O		12/20/2022		2SF13 401	425,000	41,975
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		383,025	344,736	1.111



4015 ISABELLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03163-039-O		12/15/2022		2SF13 401	390,000	42,404
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		347,596	291,202	1.194



Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

6605 TROTWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-145-0		11/18/2022		2SF13 401	325,000	38,950
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		286,050	319,748	0.895



2607 PFITZER AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05700-021-0		11/04/2022		2SF13 401	230,000	36,316
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		193,684	191,870	1.009



6731 EDGEFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00481-053-0		11/03/2022		2SF13 401	295,000	46,222
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		248,778	268,547	0.926



6695 EDGEFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00480-001-0		11/02/2022		2SF13 401	287,000	43,417
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		243,583	257,455	0.946



6546 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07320-033-0		10/28/2022		2SF13 401	215,000	37,049
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		177,951	142,646	1.247



6565 PLEASANTVIEW DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08002-043-0		10/07/2022		2SF13 401	400,000	45,228
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		354,772	377,085	0.941



3730 SHADE TREE TER						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08000-040-0		09/30/2022		2SF13 401	374,000	54,898
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		319,102	395,013	0.808



6613 CYPRESS ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04860-047-0		09/28/2022		2SF13 401	299,907	38,330
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		261,577	277,801	0.942



Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

6407 CYPRESS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02380-014-O		09/16/2022		2SF13 401	298,000	34,298
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		263,702	314,927	0.837



6306 CHERRYWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01360-025-O		09/16/2022		2SF13 401	311,370	44,244
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		267,126	288,283	0.927



6936 ANGLING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03160-005-O		09/09/2022		2SF13 401	340,000	85,268
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		254,732	258,725	0.985



6719 ROTHBURY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08403-142-O		09/02/2022		2SF13 401	300,000	45,471
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		254,529	192,426	1.323



6724 ROTHBURY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08403-154-O		09/02/2022		2SF13 401	269,000	33,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		235,480	187,676	1.255



6425 TROTWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-136-O		08/31/2022		2SF13 401	305,000	38,856
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		266,144	267,732	0.994



6314 WESTCHESTER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07321-071-O		08/22/2022		2SF13 401	235,000	39,702
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		195,298	158,428	1.233



2823 TATTERSALL RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07140-009-O		07/28/2022		2SF13 401	296,500	45,101
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		251,399	267,219	0.941



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Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

6942 CYPRESS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
04860-012-O 07/25/2022 2SF13 401 285,000 38,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 246,700 172,891 1.427



6136 SABLEWOOD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09412-025-O 07/22/2022 2SF13 401 364,000 43,070
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 74 320,930 348,542 0.921



6648 CYPRESS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
04860-026-A 07/15/2022 2SF13 401 300,000 37,152
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 64 262,848 249,166 1.055



6646 AMBERLY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
08402-123-O 07/13/2022 2SF13 401 225,000 35,568
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 75 189,432 197,698 0.958



3020 KALARAMA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
01542-041-O 06/29/2022 2SF13 401 378,000 48,295
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 76 329,705 408,198 0.808



6195 GLENWOOD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
09410-013-O 06/21/2022 2SF13 401 435,000 38,180
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 68 396,820 338,542 1.172



6626 ROTHBURY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
07142-069-O 06/15/2022 2SF13 401 225,000 39,601
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 63 185,399 188,949 0.981



6593 PLEASANTVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
08002-045-O 06/15/2022 2SF13 401 385,000 39,792
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 63 345,208 357,885 0.965



Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

4220 ISABELLE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00481-034-O 05/27/2022 2SF13 401 272,000 40,039
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 231,961 233,403 0.994



2905 W MILHAM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-210-O 05/23/2022 2SF13 401 275,000 55,699
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 219,301 183,100 1.198



6570 EDGEFIELD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00480-013-O 05/19/2022 2SF13 401 300,000 45,868
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 254,132 287,070 0.885



6536 CYPRESS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-033-O 05/12/2022 2SF13 401 360,825 38,024
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 322,801 227,131 1.421



6629 CYPRESS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-049-O 05/12/2022 2SF13 401 325,000 38,114
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 286,886 224,213 1.280



6335 ANGLING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01841-015-O 04/25/2022 2SF13 401 307,500 41,446
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 266,054 219,189 1.214



6512 OAKLAND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07320-037-O 04/21/2022 2SF13 401 182,776 35,055
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 147,721 166,180 0.889



6630 AMBERLY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08402-125-O 04/12/2022 2SF13 401 245,000 38,763
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 68 206,237 210,349 0.980



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ECF Analysis for: 10 - CITY OF PORTAGE

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Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

6936 ROTHBURY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08400-014-0		04/11/2022		2SF13 401	195,000	42,295
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		152,705	179,582	0.850



6760 EDGEFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00481-025-0		04/08/2022		2SF13 401	286,223	49,675
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		236,548	287,183	0.824



Neighborhoods Used: 2SF13.RES - 2SF13 - NW RESIDENTIAL GRP 3A

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
74	0	10.49	12.99	1.001	1.043	0.994
After Application of E.C.F.s		10.50	13.01	1.000		

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)
CONTEMP	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)
GARAGE ONLY	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)
MANUFACTURED	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)
QUAD-LEVEL	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)
RANCH	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)
TRI-LEVEL	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)
TWO-STORY	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)
	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)	1.020 (74)

Single Family E.C.F. : 1.020 (74)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>
```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 2SF13 - RES - 2SF13 - NW RESIDENTIAL GRP 3A

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 2SF23.RES - 2SF23 - NW RESIDENTIAL GRP 3B

7625 OAKLAND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05940-017-O 03/15/2024 2SF23 401 210,000 47,777
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 162,223 124,075 1.307



7625 JULIE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05941-035-O 03/07/2024 2SF23 401 263,000 48,136
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 63 214,864 209,589 1.025



2412 QUINCY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01423-125-O 01/26/2024 2SF23 401 236,784 42,198
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 194,586 185,692 1.048



7247 WRENBURY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05341-032-O 11/30/2023 2SF23 401 210,000 37,880
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 172,120 137,071 1.256



7541 PRIMROSE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07260-022-O 10/27/2023 2SF23 401 245,000 53,870
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 191,130 201,614 0.948



7231 SANDPIPER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06282-015-O 10/27/2023 2SF23 401 290,000 40,791
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 75 249,209 267,143 0.933



7830 PRIMROSE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00502-061-A 10/11/2023 2SF23 401 389,900 38,765
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 79 351,135 420,724 0.835



7277 LEAWOOD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06282-042-O 10/10/2023 2SF23 401 370,000 48,587
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 72 321,413 221,066 1.454



Neighborhoods Used: 2SF23.RES - 2SF23 - NW RESIDENTIAL GRP 3B

7837 PRIMROSE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00502-050-O 09/29/2023 2SF23 401 410,000 40,121
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 81 369,879 453,013 0.816



7606 RAVENSWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03100-033-O 09/21/2023 2SF23 401 389,900 46,277
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 343,623 280,908 1.223



7848 ALGONQUIN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01420-039-O 09/21/2023 2SF23 401 223,000 48,147
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 174,853 165,912 1.054



1623 SCHURING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07260-001-O 08/31/2023 2SF23 401 234,000 47,925
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 58 186,075 158,227 1.176



1461 REDSTOCK AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09415-021-O 08/15/2023 2SF23 401 321,515 39,523
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 73 281,992 258,542 1.091



7628 ARBORCREST ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07262-083-O 08/03/2023 2SF23 401 340,000 56,164
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 283,836 337,514 0.841



7532 HAMPTON OAKS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03100-001-A 07/13/2023 2SF23 401 326,000 73,204
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 252,796 193,920 1.304



7174 BRIDLEWOOD CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01760-013-O 06/26/2023 2SF23 401 402,500 44,978
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 70 357,522 296,177 1.207



Neighborhoods Used: 2SF23.RES - 2SF23 - NW RESIDENTIAL GRP 3B

7040 SANDPIPER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00017-087-A		06/19/2023		2SF23 401	325,000	42,313
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		282,687	194,623	1.452



7876 PRIMROSE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00502-064-O		06/01/2023		2SF23 401	430,000	57,432
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		372,568	415,135	0.897



7870 WILDBERRY CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00502-047-O		05/15/2023		2SF23 401	388,750	44,674
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		344,076	428,722	0.803



1607 TRAIL RIDGE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00502-067-O		03/24/2023		2SF23 401	412,000	44,608
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		367,392	416,924	0.881



2445 DEEP FOREST CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01424-148-A		03/01/2023		2SF23 401	355,000	47,442
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		307,558	362,211	0.849



1119 TANGLEWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03100-016-O		01/27/2023		2SF23 401	265,000	42,177
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		222,823	238,923	0.933



7713 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05940-013-O		01/13/2023		2SF23 401	189,900	47,777
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		142,123	107,002	1.328



7632 RAVENSWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03100-036-O		12/30/2022		2SF23 401	304,500	41,686
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		262,814	251,492	1.045



Neighborhoods Used: 2SF23.RES - 2SF23 - NW RESIDENTIAL GRP 3B

7730 ANDREA LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05943-110-O		11/16/2022		2SF23 401	275,000	48,810
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		226,190	194,768	1.161



7633 RAVENSWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03100-021-O		11/07/2022		2SF23 401	280,000	40,510
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	63		239,490	247,408	0.968



2627 ROMENCE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04260-007-O		11/01/2022		2SF23 401	220,000	42,662
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		177,338	129,559	1.369



2203 EWING AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01421-060-O		10/28/2022		2SF23 401	231,000	44,246
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		186,754	161,596	1.156



1485 REDSTOCK AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09415-022-O		10/17/2022		2SF23 401	315,000	43,559
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		271,441	235,691	1.152



2340 QUINCY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01423-122-O		10/17/2022		2SF23 401	250,000	41,041
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		208,959	142,579	1.466



7869 CHIPPEWA ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01424-157-O		10/14/2022		2SF23 401	359,900	45,974
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	71		313,926	259,540	1.210



7622 RAVENSWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03100-035-O		10/07/2022		2SF23 401	245,000	42,548
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		202,452	241,679	0.838



Neighborhoods Used: 2SF23.RES - 2SF23 - NW RESIDENTIAL GRP 3B

1423 SCHURING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07262-057-0		09/27/2022		2SF23 401	257,500	39,683
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		217,817	188,604	1.155



2595 SLEEPY HOLLOW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06282-026-0		09/08/2022		2SF23 401	396,000	39,737
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		356,263	419,761	0.849



7332 LEAWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06282-038-0		09/02/2022		2SF23 401	382,000	44,636
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		337,364	293,373	1.150



2132 MANSFIELD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01760-029-0		08/12/2022		2SF23 401	335,000	48,013
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		286,987	253,557	1.132



2479 MANSFIELD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01762-036-0		07/29/2022		2SF23 401	354,000	51,829
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76		302,171	283,632	1.065



7070 SANDPIPER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06280-008-0		07/25/2022		2SF23 401	317,000	42,852
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		274,148	232,639	1.178



7862 CHIPPEWA ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01424-141-0		07/22/2022		2SF23 401	385,000	45,937
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		339,063	364,758	0.930



7137 BALFOUR DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05342-062-0		07/22/2022		2SF23 401	180,000	42,241
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		137,759	122,628	1.123



Neighborhoods Used: 2SF23.RES - 2SF23 - NW RESIDENTIAL GRP 3B

7333 MARFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09416-040-O		07/13/2022		2SF23	327,500	40,316
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		287,184	259,024	1.109



7510 ARBORCREST ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07262-090-O		07/07/2022		2SF23	217,000	51,572
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		165,428	192,433	0.860



1411 REDSTOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09415-019-O		06/24/2022		2SF23	315,000	39,523
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		275,477	239,450	1.150



7316 MARFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09416-045-O		06/24/2022		2SF23	375,000	39,523
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76		335,477	289,441	1.159



7141 BRIDLEWOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01760-022-O		06/24/2022		2SF23	401,000	50,116
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		350,884	280,227	1.252



7721 ANDREA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05943-119-O		06/24/2022		2SF23	264,000	48,768
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		215,232	159,569	1.349



7714 PRIMROSE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07260-013-O		06/06/2022		2SF23	240,000	43,998
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		196,002	176,644	1.110



7508 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00017-135-O		06/03/2022		2SF23	300,000	48,986
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		251,014	168,705	1.488



Neighborhoods Used: 2SF23.RES - 2SF23 - NW RESIDENTIAL GRP 3B

7534 WOODCREST ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07261-031-O		05/26/2022		2SF23	401	235,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		192,142	151,553	1.268



2620 SLEEPY HOLLOW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06282-025-O		05/20/2022		2SF23	401	285,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		237,639	266,983	0.890



7937 CHIPPEWA ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01424-153-A		05/13/2022		2SF23	401	301,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		261,174	305,265	0.856



7606 ANDREA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05941-077-O		05/02/2022		2SF23	401	265,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		214,830	215,732	0.996



7207 LEAWOOD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04261-024-O		04/29/2022		2SF23	401	224,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		183,908	125,974	1.460



7517 PRIMROSE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07260-025-O		04/27/2022		2SF23	401	272,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		230,835	155,416	1.485



7616 WENDY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05942-102-O		04/08/2022		2SF23	401	238,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		190,223	140,542	1.353



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 3SF02.RES - 3SF02 - SW RESIDENTIAL GRP 2

562 ALDERSGATE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02602-048-O 02/09/2024 3SF02 401 349,700 54,318
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 295,382 262,661 1.125



487 BRITTANY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02604-088-O 12/15/2023 3SF02 401 415,000 54,441
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 76 360,559 476,837 0.756



345 MONTAGUE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02601-018-O 12/07/2023 3SF02 401 247,700 56,396
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 67 191,304 271,115 0.706



284 CHERRYVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01662-072-O 11/20/2023 3SF02 401 376,400 54,072
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 78 322,328 347,915 0.926



2775 TALL TREES AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02611-022-O 11/17/2023 3SF02 401 350,000 51,415
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 86 298,585 381,481 0.783



10298 SHUMAN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02611-001-A 10/27/2023 3SF02 401 390,200 54,481
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 335,719 388,490 0.864



565 MONTAGUE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02602-037-O 10/25/2023 3SF02 401 365,000 57,541
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 307,459 301,147 1.021



2567 CHESTNUT RIDGE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02612-050-O 10/24/2023 3SF02 401 280,000 53,960
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 226,040 234,693 0.963



Neighborhoods Used: 3SF02.RES - 3SF02 - SW RESIDENTIAL GRP 2

565 ALDERSGATE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02602-054-O 10/18/2023 3SF02 401 369,900 58,819
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 67 311,081 283,617 1.097



273 CHERRYVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01662-056-O 09/29/2023 3SF02 401 375,000 58,413
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 71 316,587 389,165 0.814



10430 LLOY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04620-002-O 09/29/2023 3SF02 401 235,000 55,339
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 179,661 229,781 0.782



465 PARKLAND TER
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00021-517-O 08/09/2023 3SF02 401 341,000 56,927
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 72 284,073 308,310 0.921



2726 TALL TREES AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02611-029-O 08/03/2023 3SF02 401 296,800 50,953
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 86 245,847 250,257 0.982



2725 TALL TREES AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02611-020-O 07/05/2023 3SF02 401 330,000 50,916
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 86 279,084 316,774 0.881



1510 BROOKMOOR LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01021-007-O 06/26/2023 3SF02 401 350,000 57,465
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 67 292,535 330,945 0.884



1442 W OSTERHOUT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00033-110-A 05/19/2023 3SF02 401 640,000 111,710
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 86 528,290 629,421 0.839



Neighborhoods Used: 3SF02.RES - 3SF02 - SW RESIDENTIAL GRP 2

301 ALDERSGATE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02601-008-O		05/05/2023		3SF02 401	270,000	66,136
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		203,864	274,653	0.742



9766 S WESTNEDGE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00028-186-O		03/16/2023		3SF02 401	330,000	67,792
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		262,208	230,127	1.139



8305 CHARWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01001-065-O		01/11/2023		3SF02 401	250,000	59,393
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		190,607	268,590	0.710



8350 VALLEYWOOD LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01021-030-O		11/17/2022		3SF02 401	319,000	57,374
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		261,626	287,484	0.910



8310 BROOKWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01000-014-O		11/15/2022		3SF02 401	305,000	66,024
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		238,976	312,679	0.764



9546 OAKVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01660-019-O		09/22/2022		3SF02 401	300,800	57,989
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		242,811	281,317	0.863



1442 W OSTERHOUT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-110-A		09/16/2022		3SF02 401	613,000	111,710
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		501,290	629,421	0.796



1570 BROOKMOOR LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01021-002-O		08/26/2022		3SF02 401	248,000	57,125
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		190,875	219,269	0.871



Neighborhoods Used: 3SF02.RES - 3SF02 - SW RESIDENTIAL GRP 2

8400 VALLEYWOOD LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01021-027-0		07/18/2022		3SF02	334,500	58,678
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		275,822	353,675	0.780



176 MONTAGUE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02601-002-0		07/05/2022		3SF02	375,000	72,360
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		302,640	326,819	0.926



426 PARKLAND TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00021-514-0		06/17/2022		3SF02	325,000	52,766
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		272,234	336,918	0.808



305 BRITTANY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02604-082-0		05/10/2022		3SF02	425,000	54,441
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	82		370,559	465,577	0.796



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 3SF03.RES - 3SF03 - SW RESIDENTIAL GRP 03

8621 DOLPHIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05402-138-O	03/29/2024 3SF03	401	260,000	55,810
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	204,190	163,551
				E.C.F. 1.248



406 W MELODY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05400-012-O	01/30/2024 3SF03	401	255,000	47,241
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	207,759	219,447
				E.C.F. 0.947



8605 NEWHOUSE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05401-043-O	11/06/2023 3SF03	401	230,000	48,082
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	181,918	135,372
				E.C.F. 1.344



2623 CHOPIN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04802-051-O	09/13/2023 3SF03	401	250,000	46,470
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	203,530	161,464
				E.C.F. 1.261



2413 BEETHOVEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04801-041-O	09/13/2023 3SF03	401	235,000	42,496
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	68	192,504	145,845
				E.C.F. 1.320



9930 S WESTNEDGE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00028-180-I	08/18/2023 3SF03	401	367,000	74,690
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	98	292,310	286,667
				E.C.F. 1.020



211 W MELODY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05400-025-A	08/04/2023 3SF03	401	240,000	53,777
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	186,223	143,281
				E.C.F. 1.300



10202 SHUMAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04803-080-O	07/28/2023 3SF03	401	220,000	48,062
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	171,938	194,448
				E.C.F. 0.884



Neighborhoods Used: 3SF03.RES - 3SF03 - SW RESIDENTIAL GRP 03

2612 BRAHMS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04805-117-0		03/15/2023		3SF03 401	265,000	48,163
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	82		216,837	217,660	0.996



2529 BEETHOVEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04801-036-0		02/28/2023		3SF03 401	249,900	53,201
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		196,699	182,602	1.077



235 W MELODY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05400-028-0		12/12/2022		3SF03 401	250,000	61,388
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		188,612	198,037	0.952



4430 VANDERBILT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-130-A		11/29/2022		3SF03 401	313,000	99,891
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70		194,947	277,197	0.703
Agricultural Buildings:				ResidualValue	CostByManual	E.C.F.
				18162	25824	0.703



2522 BEETHOVEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04801-032-0		11/03/2022		3SF03 401	245,000	48,598
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	72		196,402	165,289	1.188



422 W MELODY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05400-014-0		08/22/2022		3SF03 401	174,500	49,525
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		124,975	150,234	0.832



504 CROCKET AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05401-074-0		07/28/2022		3SF03 401	245,000	49,660
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	80		195,340	212,660	0.919



2316 BEETHOVEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04800-014-0		07/08/2022		3SF03 401	235,000	46,201
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		188,799	172,384	1.095



Neighborhoods Used: 3SF03.RES - 3SF03 - SW RESIDENTIAL GRP 03

2530 BEETHOVEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04801-033-0	06/08/2022 3SF03	401	250,000	45,516
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	204,484	160,347
				E.C.F. 1.275



418 CROCKET AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05401-075-0	05/25/2022 3SF03	401	220,000	48,104
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	171,896	147,311
				E.C.F. 1.167



304 W MELODY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05400-008-0	04/29/2022 3SF03	401	264,000	46,137
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	217,863	189,321
				E.C.F. 1.151



300 W OSTERHOUT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00033-050-D	04/29/2022 3SF03	401	397,500	177,692
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	219,808	311,605
				E.C.F. 0.705



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 3SF04.RES - 3SF04 - SW RESIDENTIAL GRP 4

2516 ROLLING HILL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06240-002-O		03/21/2024		3SF04	401	242,500 42,780
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		199,720	144,039	1.387



10713 SCHUUR ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07860-020-O		03/08/2024		3SF04	401	200,000 43,493
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		156,507	149,670	1.046



2710 ROLLING HILL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06240-008-O		02/28/2024		3SF04	401	214,000 54,068
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		159,932	140,685	1.137



10735 SCHUUR ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07860-017-O		01/24/2024		3SF04	401	195,000 45,516
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		149,484	146,378	1.021



2214 HOLLY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07861-054-O		01/16/2024		3SF04	401	220,000 45,092
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		174,908	128,962	1.356



10616 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00032-540-O		01/12/2024		3SF04	401	165,000 79,091
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		85,909	105,716	0.813



10506 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00032-560-O		12/15/2023		3SF04	401	135,000 65,179
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	58		69,821	76,304	0.915



9951 S 12TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00030-051-O		11/21/2023		3SF04	401	270,000 48,291
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		221,709	181,018	1.225



Neighborhoods Used: 3SF04.RES - 3SF04 - SW RESIDENTIAL GRP 4

9135 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00029-025-O		10/27/2023		3SF04 401	295,000	106,067
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		188,933	183,682	1.029



8735 S 12TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-120-A		10/02/2023		3SF04 401	255,000	59,050
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		195,950	172,101	1.139



10648 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00032-525-O		09/08/2023		3SF04 401	267,000	46,617
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	88		220,383	199,375	1.105



3211 VANDERBILT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00029-395-A		08/31/2023		3SF04 401	215,000	118,671
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		96,329	121,491	0.793



2925 ROLLING HILL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06240-021-O		08/15/2023		3SF04 401	188,000	43,414
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	67		144,586	130,691	1.106



8649 S 12TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-120-H		08/08/2023		3SF04 401	214,000	47,565
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	MANUFACTURED	65		166,435	136,324	1.221



2317 HOLLY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07861-041-O		05/19/2023		3SF04 401	264,900	49,087
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		215,813	170,945	1.262



2011 VANDERBILT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00029-200-O		12/02/2022		3SF04 401	190,000	76,744
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		113,256	113,961	0.994



02/20/2025

ECF Analysis for: 10 - CITY OF PORTAGE

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11:08 AM

DB: City Of Portage Current

Neighborhoods Used: 3SF04.RES - 3SF04 - SW RESIDENTIAL GRP 4

2221 MAPLEVIEW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07861-074-0		09/19/2022		3SF04 401	145,000	43,682
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		101,318	105,029	0.965



10348 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00032-095-A		05/05/2022		3SF04 401	195,000	55,557
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		139,443	136,614	1.021



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 3SF13.RES - 3SF13 - SW RESIDENTIAL GRP 3A

2281 OAKLAND FARMS TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05945-004-O		02/01/2024		3SF13 401	355,000	44,671
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	93		310,329	301,053	1.031



2234 ASHFORD TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05946-006-O		07/20/2023		3SF13 401	390,000	46,496
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	96		343,504	304,873	1.127



2377 ASHFORD TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05945-025-O		04/28/2023		3SF13 401	385,000	47,367
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		337,633	352,115	0.959



2380 OAKLAND FARMS TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05945-011-O		12/23/2022		3SF13 401	329,000	46,750
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	91		282,250	314,462	0.898



2214 ASHFORD TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05946-007-O		11/14/2022		3SF13 401	384,900	48,256
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	96		336,644	353,611	0.952



Neighborhoods Used: 3SF13.RES - 3SF13 - SW RESIDENTIAL GRP 3A

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
5	0	5.15	7.19	1.002	0.993	0.959
After Application of E.C.F.s		5.15	7.19	1.002		

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)
CONTEMP	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)
GARAGE ONLY	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)
MANUFACTURED	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)
QUAD-LEVEL	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)
RANCH	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)
TRI-LEVEL	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)
TWO-STORY	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)
	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)	0.990 (5)

Single Family E.C.F.	: 0.990 (5)
Mobile Home E.C.F.	: 1.000 (0)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.000 (0)
Commercial E.C.F.	: 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data : X

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): 3SF13 - RES - 3SF13 - SW RESIDENTIAL GRP 3A

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.00

Maximum E.C.F. (Residential): 10.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.00

Maximum E.C.F. (Agricultural): 10.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.00

Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 4SF02.RES - 4SF02 - SE RESIDENTIAL GRP 2

2453 PORTSIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00602-033-O		12/01/2023		4SF02 401	345,000	44,668
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		300,332	284,677	1.055



10968 AUTUMN VIEW LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00510-018-O		11/30/2023		4SF02 401	385,000	42,441
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		342,559	390,248	0.878



2145 PORTSIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00605-114-O		11/17/2023		4SF02 401	410,000	76,265
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		333,735	407,713	0.819



10944 AUTUMN VIEW LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00510-017-O		11/02/2023		4SF02 401	302,925	41,326
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		261,599	311,962	0.839



460 PALOMINO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07720-048-O		10/04/2023		4SF02 401	475,000	42,853
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		432,147	464,852	0.930



1532 DRAYTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06150-003-O		09/18/2023		4SF02 401	399,900	41,981
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		357,919	398,653	0.898



190 EQUESTRIAN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07710-034-O		09/15/2023		4SF02 401	327,000	49,521
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		277,479	309,226	0.897



2501 PORTSIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00602-035-O		08/21/2023		4SF02 401	290,000	44,668
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		245,332	249,393	0.984



Neighborhoods Used: 4SF02.RES - 4SF02 - SE RESIDENTIAL GRP 2

10891 AUTUMN VIEW LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00510-004-O 08/18/2023 4SF02 401 320,000 37,796
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 282,204 301,062 0.937



1570 DRAYTON CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06150-005-O 08/14/2023 4SF02 401 400,000 44,211
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 79 355,789 442,053 0.805



2740 WOODHAMS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08531-007-A 08/11/2023 4SF02 401 240,000 70,068
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 169,932 213,558 0.796



10609 BEAR LAKE TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07705-019-O 07/17/2023 4SF02 401 625,000 55,941
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 96 569,059 722,718 0.787



2451 AVALON WOODS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00541-030-O 06/30/2023 4SF02 401 500,000 51,024
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 97 448,976 521,396 0.861



2622 BAY SIDE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00026-155-Q 06/23/2023 4SF02 401 420,000 41,814
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 88 378,186 408,531 0.926



10257 ROGER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04182-035-O 06/14/2023 4SF02 401 430,000 88,858
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 86 341,142 415,635 0.821



9738 SOUTHERN OAKS CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07540-025-O 06/12/2023 4SF02 401 520,000 46,765
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 91 473,235 587,465 0.806



Neighborhoods Used: 4SF02.RES - 4SF02 - SE RESIDENTIAL GRP 2

10909 POPLAR BLUFF CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00530-013-O 06/09/2023 4SF02 401 395,000 46,663
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 348,337 340,813 1.022



334 CLIFFWOOD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03861-033-O 06/09/2023 4SF02 401 330,000 47,159
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 91 282,841 321,280 0.880



10950 POPLAR BLUFF CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00530-018-O 05/26/2023 4SF02 401 356,500 48,518
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 96 307,982 359,503 0.857



10313 ROGER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04182-031-O 05/22/2023 4SF02 401 455,000 51,665
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 87 403,335 524,729 0.769



10659 BILTMORE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00550-037-O 05/22/2023 4SF02 401 301,000 21,250
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 98 279,750 256,844 1.089



9919 MARINER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00605-092-O 04/05/2023 4SF02 401 400,000 47,028
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 87 352,972 433,721 0.814



2160 AUSTIN SHORES AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00605-100-O 03/09/2023 4SF02 401 370,000 44,600
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 325,400 312,647 1.041



2386 PORTSIDE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00602-027-O 01/20/2023 4SF02 401 285,000 44,871
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 85 240,129 270,674 0.887



Neighborhoods Used: 4SF02.RES - 4SF02 - SE RESIDENTIAL GRP 2

2476 BAY SIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00600-014-O		01/13/2023		4SF02 401	269,900	48,813
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		221,087	251,453	0.879



577 ANCHOR LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07692-039-O		01/12/2023		4SF02 401	375,000	43,295
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		331,705	414,642	0.800



10930 EAST SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00036-114-O		10/27/2022		4SF02 401	350,000	31,265
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	98		318,735	296,045	1.077



9841 CHAMBRAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07720-059-O		10/10/2022		4SF02 401	416,000	47,428
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		368,572	448,928	0.821



10197 POINT O'WOODS CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06400-025-O		10/04/2022		4SF02 401	289,900	56,356
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		233,544	271,768	0.859



449 PINESWOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06400-014-O		09/30/2022		4SF02 401	350,000	43,598
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		306,402	312,948	0.979



2554 PORTSIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00602-020-O		09/28/2022		4SF02 401	365,000	47,332
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		317,668	331,761	0.958



1400 LANCELOT CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03211-045-O		09/16/2022		4SF02 401	394,000	42,981
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		351,019	439,469	0.799



Neighborhoods Used: 4SF02.RES - 4SF02 - SE RESIDENTIAL GRP 2

1635 AUBURN WOODS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03210-004-O 09/13/2022 4SF02 401 323,000 42,853
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 86 280,147 310,362 0.903



771 LUDINGTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04183-062-O 09/09/2022 4SF02 401 474,950 58,823
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 416,127 426,026 0.977



9823 ARABIAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07720-076-A 08/25/2022 4SF02 401 430,000 45,088
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 87 384,912 482,799 0.797



9864 NAVY PIER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00605-110-O 08/22/2022 4SF02 401 335,000 44,968
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 290,032 321,607 0.902



9729 CORDUROY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07540-011-O 08/18/2022 4SF02 401 445,000 41,694
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 87 403,306 517,075 0.780



10694 BILTMORE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00550-047-O 08/12/2022 4SF02 401 351,000 21,637
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 329,363 380,630 0.865



268 TRAFALGAR TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07691-017-O 07/13/2022 4SF02 401 290,923 62,482
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 228,441 287,560 0.794



10662 BEAR LAKE TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07705-011-O 07/06/2022 4SF02 401 590,000 56,906
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 94 533,094 690,199 0.772



Neighborhoods Used: 4SF02.RES - 4SF02 - SE RESIDENTIAL GRP 2

9615 CORDUROY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07540-006-O 07/01/2022 4SF02 401 450,000 49,535
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 400,465 526,583 0.760



2323 BAY SIDE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00603-045-O 06/28/2022 4SF02 401 375,000 47,124
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 86 327,876 324,383 1.011



1649 LANCELOT CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00034-001-C 06/15/2022 4SF02 401 325,000 50,260
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 82 274,740 255,373 1.076



620 LUDINGTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03860-018-O 05/23/2022 4SF02 401 397,000 43,681
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 353,319 436,510 0.809



327 EQUESTRIAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07710-006-O 05/20/2022 4SF02 401 426,500 41,981
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 86 384,519 361,362 1.064



499 CLIFFWOOD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03861-041-O 05/12/2022 4SF02 401 320,000 42,015
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 90 277,985 302,263 0.920



10770 CHANCELLOR ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00550-017-O 05/12/2022 4SF02 401 281,894 25,534
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 98 256,360 266,934 0.960



10752 CHANCELLOR ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00550-016-O 05/12/2022 4SF02 401 285,346 28,430
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 98 256,916 276,725 0.928



Neighborhoods Used: 4SF02.RES - 4SF02 - SE RESIDENTIAL GRP 2

10730 CHANCELLOR ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00550-015-0		05/12/2022		4SF02	281,894	28,942
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	98		252,952	266,833	0.948



491 LUDINGTON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03860-007-0		04/29/2022		4SF02	375,000	49,940
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	90		325,060	294,037	1.106



2618 AVALON WOODS CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00540-015-0		04/15/2022		4SF02	410,000	42,425
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		367,575	372,995	0.985



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 4SF03.RES - 4SF03 - SE RESIDENTIAL GRP 3

331 GINGHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05521-076-0	02/23/2024 4SF03	401	255,000	33,001
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	221,999	189,472
				E.C.F. 1.172



223 BARBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02442-114-0	02/16/2024 4SF03	401	269,000	33,762
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	68	235,238	253,048
				E.C.F. 0.930



604 VELVET AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05521-118-A	02/12/2024 4SF03	401	273,325	45,546
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	227,779	192,491
				E.C.F. 1.183



1811 VICKERY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00520-086-0	01/29/2024 4SF03	401	190,000	41,903
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	148,097	137,445
				E.C.F. 1.077



4725 NASH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00025-140-A	01/29/2024 4SF03	401	211,000	70,917
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	140,083	133,917
				E.C.F. 1.046



603 CALICO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05520-054-0	01/16/2024 4SF03	401	250,000	39,799
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	210,201	183,853
				E.C.F. 1.143



1803 PROSPERITY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08820-063-0	12/29/2023 4SF03	401	228,000	38,589
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	189,411	188,153
				E.C.F. 1.007



8523 S WESTNEDGE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02440-006-0	11/22/2023 4SF03	401	255,900	39,636
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	216,264	167,282
				E.C.F. 1.293



Neighborhoods Used: 4SF03.RES - 4SF03 - SE RESIDENTIAL GRP 3

2710 WOODBINE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00026-210-E	11/06/2023 4SF03	401	387,900	41,535
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	346,365	384,297
				E.C.F.
				0.901



514 LARKSPUR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02441-044-O	11/02/2023 4SF03	401	250,000	34,375
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	215,625	154,926
				E.C.F.
				1.392



1819 PLEASANT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08820-029-O	11/01/2023 4SF03	401	235,000	36,034
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	72	198,966	174,050
				E.C.F.
				1.143



10123 ROGER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04740-027-O	10/31/2023 4SF03	401	245,000	45,086
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	199,914	214,067
				E.C.F.
				0.934



2003 WOODBINE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05160-031-O	10/20/2023 4SF03	401	235,000	35,418
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	199,582	142,563
				E.C.F.
				1.400



10112 WOODLAWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09360-056-O	09/29/2023 4SF03	401	255,000	52,251
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	202,749	157,451
				E.C.F.
				1.288



10536 SUDAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02860-024-O	09/25/2023 4SF03	401	209,900	34,709
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	175,191	147,164
				E.C.F.
				1.190



914 BACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04740-013-O	09/20/2023 4SF03	401	201,000	46,776
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	68	154,224	132,122
				E.C.F.
				1.167



Neighborhoods Used: 4SF03.RES - 4SF03 - SE RESIDENTIAL GRP 3

10045 S WESTNEDGE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06201-002-0		09/12/2023		4SF03 401	234,600	36,026
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78		198,574	154,970	1.281



8113 NEWELL'S LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-036-0		08/31/2023		4SF03 401	214,000	51,931
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		162,069	122,234	1.326



420 GABARDINE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05522-164-0		08/29/2023		4SF03 401	289,500	33,937
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		255,563	177,158	1.443



3102 WOODHAMS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07440-001-A		08/25/2023		4SF03 401	342,000	46,989
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		295,011	216,829	1.361



9819 S WESTNEDGE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00220-004-0		08/18/2023		4SF03 401	157,000	38,347
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	52		118,653	79,241	1.497



408 GINGHAM AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05521-085-0		07/31/2023		4SF03 401	250,000	32,316
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		217,684	132,990	1.637



1904 LAURALWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-139-0		07/28/2023		4SF03 401	307,000	49,698
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		257,302	158,092	1.628



10130 PORTAGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00034-010-0		07/24/2023		4SF03 401	211,235	44,631
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		166,604	119,273	1.397



Neighborhoods Used: 4SF03.RES - 4SF03 - SE RESIDENTIAL GRP 3

225 E OSTERHOUT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07380-004-O	07/17/2023 4SF03	401	237,500	39,163
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	198,337	127,769
				E.C.F.
				1.552



10026 ROGER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04740-020-C	07/14/2023 4SF03	401	230,000	41,466
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	188,534	154,367
				E.C.F.
				1.221



1409 BACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06180-004-O	07/13/2023 4SF03	401	229,000	34,646
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	73	194,354	215,639
				E.C.F.
				0.901



10608 DANDALE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02861-060-O	07/10/2023 4SF03	401	291,720	55,713
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	236,007	219,031
				E.C.F.
				1.078



2209 WOODBINE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05160-022-O	06/29/2023 4SF03	401	226,000	32,785
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	193,215	137,073
				E.C.F.
				1.410



334 GINGHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05521-083-O	06/23/2023 4SF03	401	299,500	42,682
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	70	256,818	193,435
				E.C.F.
				1.328



10728 SUDAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02860-032-O	06/14/2023 4SF03	401	300,000	40,591
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	259,409	188,694
				E.C.F.
				1.375



10704 SUDAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02860-030-O	06/02/2023 4SF03	401	395,000	67,570
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	327,430	214,999
				E.C.F.
				1.523



Neighborhoods Used: 4SF03.RES - 4SF03 - SE RESIDENTIAL GRP 3

8148 COPPER OAKS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07697-034-O 06/01/2023 4SF03 401 310,000 33,356
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 85 276,644 307,021 0.901



1130 E OSTERHOUT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09180-023-O 05/19/2023 4SF03 401 326,500 26,520
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 63 299,980 251,360 1.193



9918 PORTAGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00026-045-O 05/17/2023 4SF03 401 207,000 60,589
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 59 146,411 94,210 1.554



2529 STANLEY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00026-225-O 05/04/2023 4SF03 401 127,500 33,958
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 58 93,542 76,910 1.216



10138 PORTAGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00034-015-O 04/20/2023 4SF03 401 221,300 32,527
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 188,773 140,710 1.342



10010 S SPRINKLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02620-001-A 04/06/2023 4SF03 401 192,700 39,852
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 152,848 176,839 0.864



4278 SUFFIELD WOODS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07696-012-O 04/04/2023 4SF03 401 290,000 38,317
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 251,683 243,685 1.033



8221 OAKSIDE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06780-012-O 03/31/2023 4SF03 401 264,900 35,839
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 69 229,061 172,183 1.330



Neighborhoods Used: 4SF03.RES - 4SF03 - SE RESIDENTIAL GRP 3

10032 PORTAGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04080-017-O		03/31/2023		4SF03	401	195,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		159,527	143,914	1.108



4725 NASH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00025-140-A		03/03/2023		4SF03	401	204,304
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		132,317	133,917	0.988



818 KARENDAL E AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04742-072-O		03/01/2023		4SF03	401	275,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	94		216,867	238,841	0.908



4252 SUFFIELD WOODS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07696-011-O		02/23/2023		4SF03	401	296,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		259,987	285,422	0.911



421 BACON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00220-023-O		01/27/2023		4SF03	401	231,406
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		189,751	153,049	1.240



718 BACON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04740-007-O		01/09/2023		4SF03	401	220,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		173,224	144,086	1.202



4191 SUFFIELD WOODS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07696-001-O		12/30/2022		4SF03	401	295,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		251,870	257,312	0.979



3114 WOODHAMS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07440-003-O		12/28/2022		4SF03	401	264,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		231,164	197,374	1.171



Neighborhoods Used: 4SF03.RES - 4SF03 - SE RESIDENTIAL GRP 3

2023 THRUSHWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02500-016-0	12/28/2022 4SF03	401	247,500	34,103
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	213,397	186,257
				E.C.F. 1.146



125 BACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00220-014-0	12/16/2022 4SF03	401	145,000	44,093
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	58	100,907	68,193
				E.C.F. 1.480



10528 DANDALE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02861-063-0	12/14/2022 4SF03	401	252,500	42,163
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	210,337	201,646
				E.C.F. 1.043



4445 SUFFIELD WOODS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07697-048-0	11/28/2022 4SF03	401	275,725	32,160
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	243,565	253,963
				E.C.F. 0.959



127 E MELODY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02442-074-0	11/18/2022 4SF03	401	244,900	35,131
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	209,769	168,967
				E.C.F. 1.241



419 CALICO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05520-048-0	10/17/2022 4SF03	401	183,750	32,301
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	151,449	140,710
				E.C.F. 1.076



676 SOUTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05520-063-0	10/14/2022 4SF03	401	120,000	31,042
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	60	88,958	70,351
				E.C.F. 1.264



9922 S SPRINKLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00025-170-0	10/13/2022 4SF03	401	160,000	48,685
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	111,315	117,817
				E.C.F. 0.945



Neighborhoods Used: 4SF03.RES - 4SF03 - SE RESIDENTIAL GRP 3

8197 BLACK FOREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07696-022-O 10/05/2022 4SF03 401 256,000 31,841
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 224,159 235,106 0.953



426 MARIGOLD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02442-088-O 09/26/2022 4SF03 401 265,000 34,738
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 65 230,262 229,462 1.003



2905 MANDIGO AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00035-145-W 09/19/2022 4SF03 401 535,000 108,236
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 80 426,764 399,786 1.067



213 GABARDINE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05522-123-O 09/15/2022 4SF03 401 242,000 35,655
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 206,345 175,579 1.175



127 LARKSPUR AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02441-071-O 09/07/2022 4SF03 401 211,000 35,537
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 175,463 190,195 0.923



1130 E OSTERHOUT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09180-023-O 09/02/2022 4SF03 401 287,499 26,520
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 63 260,979 251,360 1.038



310 MARIGOLD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02440-014-B 08/25/2022 4SF03 401 234,000 35,341
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 198,659 200,981 0.988



2321 PROSPERITY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06780-024-O 08/19/2022 4SF03 401 210,000 31,316
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 178,684 117,548 1.520



Neighborhoods Used: 4SF03.RES - 4SF03 - SE RESIDENTIAL GRP 3

2005 THRUSHWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02500-013-O		08/17/2022		4SF03 401	240,000	48,338
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	73		191,662	173,411	1.105



2227 STANLEY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00026-110-A		08/16/2022		4SF03 401	199,900	46,385
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		153,515	119,159	1.288



10022 TERRY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04740-004-C		07/26/2022		4SF03 401	187,500	37,938
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		149,562	140,623	1.064



216 LARKSPUR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02441-035-O		07/07/2022		4SF03 401	275,000	50,095
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		224,905	168,467	1.335



611 BARBERRY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02442-097-O		06/29/2022		4SF03 401	279,900	50,748
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		229,152	229,937	0.997



10113 TERRY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04741-052-O		06/27/2022		4SF03 401	253,000	39,674
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		213,326	179,843	1.186



4395 SUFFIELD WOODS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07697-050-O		06/21/2022		4SF03 401	345,000	36,499
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		308,501	296,744	1.040



9912 WOODLAWN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00581-036-A		05/26/2022		4SF03 401	275,000	60,859
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		214,141	221,488	0.967



Neighborhoods Used: 4SF03.RES - 4SF03 - SE RESIDENTIAL GRP 3

116 VELVET AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05520-015-0	05/26/2022 4SF03	401	216,000	37,622
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	178,378	188,402
				E.C.F.
				0.947



127 BARBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02442-117-0	05/20/2022 4SF03	401	275,000	35,186
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	68	239,814	223,927
				E.C.F.
				1.071



8131 OAKSIDE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06780-041-0	05/13/2022 4SF03	401	230,000	36,294
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	193,706	182,929
				E.C.F.
				1.059



2204 PROSPERITY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06780-009-0	04/25/2022 4SF03	401	240,000	33,441
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	206,559	173,854
				E.C.F.
				1.188



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

1414 JONATHON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09000-056-O 03/22/2024 4SF04 401 174,000 31,988
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 142,012 114,765 1.237



1722 CHARLES ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08640-051-O 03/21/2024 4SF04 401 187,500 27,258
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 69 160,242 96,707 1.657



727 SOUTH SHORE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01180-028-O 02/29/2024 4SF04 401 235,900 36,269
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Bi-Level 69 199,631 178,263 1.120



1400 LAKE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05640-048-B 02/27/2024 4SF04 401 288,000 47,620
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 69 240,380 150,570 1.596



1109 SHUMWAY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01240-015-O 02/07/2024 4SF04 401 125,000 27,870
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 97,130 72,488 1.340



8126 MONTE VISTA ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00460-034-O 02/01/2024 4SF04 401 205,000 36,995
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 168,005 157,495 1.067



8105 EDMONDS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07200-049-O 01/16/2024 4SF04 401 95,000 29,761
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 65,239 50,858 1.283



8822 WARUF AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06900-071-O 01/12/2024 4SF04 401 280,000 49,347
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Ranch 74 230,653 215,145 1.072



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

8820 S SPRINKLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04140-008-O	01/12/2024 4SF04	401	214,000	30,302
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	69	183,698	157,912
				E.C.F.
				1.163



8139 MAYFIELD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04683-147-O	12/29/2023 4SF04	401	224,500	29,927
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	73	194,573	140,437
				E.C.F.
				1.385



623 GRAND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07200-034-O	12/13/2023 4SF04	401	210,000	34,325
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	77	175,675	114,611
				E.C.F.
				1.533



1515 APPLECROFT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00460-037-O	12/08/2023 4SF04	401	192,000	32,179
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	159,821	129,379
				E.C.F.
				1.235



8131 PORTAGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00023-075-O	09/01/2023 4SF04	401	100,000	29,516
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Two-Story	55	70,484	45,683
				E.C.F.
				1.543



8642 PORTAGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00340-105-O	08/29/2023 4SF04	401	215,000	39,993
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Two-Story	64	175,007	117,705
				E.C.F.
				1.487



1424 APPLECROFT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00460-047-O	07/06/2023 4SF04	401	250,000	35,509
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	214,491	186,999
				E.C.F.
				1.147



4125 LUM ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06900-059-O	05/26/2023 4SF04	401	270,000	46,150
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	64	223,850	141,282
				E.C.F.
				1.584



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

10919 PORTAGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08640-040-O	05/25/2023 4SF04	401	136,900	35,094
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	59	101,806	93,157
				E.C.F.
				1.093



913 PASMA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04683-155-A	05/17/2023 4SF04	401	220,000	29,030
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	63	190,970	142,053
				E.C.F.
				1.344



1320 PLUMTREE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00461-085-O	05/17/2023 4SF04	401	260,000	52,672
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	207,328	171,258
				E.C.F.
				1.211



8126 LORAC ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04682-092-O	04/28/2023 4SF04	401	165,000	37,110
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	63	127,890	114,274
				E.C.F.
				1.119



1719 CHARLES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08640-052-O	04/21/2023 4SF04	401	165,000	35,045
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	69	129,955	85,869
				E.C.F.
				1.513



3917 BISCAYNE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00024-145-O	04/21/2023 4SF04	401	215,000	33,157
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	63	181,843	118,221
				E.C.F.
				1.538



8322 NEWELL'S LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00022-135-O	04/20/2023 4SF04	401	325,000	121,396
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	63	203,604	196,504
				E.C.F.
				1.036



1106 ORCHARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01242-081-O	04/06/2023 4SF04	401	223,900	29,286
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	194,614	160,742
				E.C.F.
				1.211



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

1417 LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-065-B		04/04/2023		4SF04 401	150,350	31,015
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58		119,335	86,204	1.384



1125 APPLECROFT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04683-168-O		03/07/2023		4SF04 401	210,000	27,759
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	63		182,241	125,446	1.453



8123 EDMONDS ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07200-054-O		03/03/2023		4SF04 401	199,000	29,069
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		169,931	136,388	1.246



8409 BRUNING ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01240-014-O		02/10/2023		4SF04 401	155,000	34,680
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		120,320	83,675	1.438



3910 HAYES ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09540-005-A		01/13/2023		4SF04 401	199,000	28,736
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		170,264	169,751	1.003



8030 EDMONDS ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07200-032-O		12/21/2022		4SF04 401	142,500	35,320
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		107,180	95,418	1.123



1420 APPLECROFT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00460-046-O		12/20/2022		4SF04 401	190,225	37,264
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		152,961	148,848	1.028



1327 LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-063-B		12/07/2022		4SF04 401	156,800	31,262
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		125,538	89,048	1.410



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

8315 BRUNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01240-007-O	12/02/2022 4SF04	401	136,300	27,179
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	109,121	84,785
				E.C.F. 1.287



8603 NEWELL'S LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00023-235-O	11/28/2022 4SF04	401	189,900	35,915
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	59	153,985	136,900
				E.C.F. 1.125



1024 LAKEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06360-039-A	11/21/2022 4SF04	401	300,000	39,777
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	69	260,223	242,146
				E.C.F. 1.075



1420 PLUMTREE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00461-082-O	11/03/2022 4SF04	401	245,000	46,217
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	198,783	159,823
				E.C.F. 1.244



4118 GRAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06900-090-A	10/12/2022 4SF04	401	240,000	55,627
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	69	184,373	165,406
				E.C.F. 1.115



8536 LOVERS LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06960-025-O	10/05/2022 4SF04	401	242,500	25,849
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Two-Story	74	216,651	173,900
				E.C.F. 1.246



1417 ORCHARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09000-010-O	09/30/2022 4SF04	401	185,000	33,812
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	68	151,188	121,654
				E.C.F. 1.243



1515 APPLECROFT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00460-037-O	09/30/2022 4SF04	401	185,000	32,179
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	152,821	129,379
				E.C.F. 1.181



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

1025 SHUMWAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01241-080-O	09/14/2022 4SF04	401	176,925	30,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	146,675	96,995
				E.C.F.
				1.512



814 SHUMWAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01241-056-O	09/08/2022 4SF04	401	149,000	25,692
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	123,308	74,624
				E.C.F.
				1.652



1005 SHUMWAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01241-077-O	08/31/2022 4SF04	401	150,000	27,664
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	122,336	89,360
				E.C.F.
				1.369



3919 HAYES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09540-007-O	08/24/2022 4SF04	401	235,000	40,003
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	74	194,997	176,452
				E.C.F.
				1.105



10905 WEAVER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08640-125-B	08/17/2022 4SF04	401	265,000	65,246
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	64	199,754	159,659
				E.C.F.
				1.251



8125 LAKE WOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04680-026-O	07/21/2022 4SF04	401	240,000	29,734
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	69	210,266	132,739
				E.C.F.
				1.584



2206 FOREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00340-072-O	07/20/2022 4SF04	401	220,000	44,951
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Two-Story	69	175,049	172,264
				E.C.F.
				1.016



1513 PLUMTREE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00461-069-O	07/07/2022 4SF04	401	235,000	35,636
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	199,364	157,123
				E.C.F.
				1.269



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

8516 PORTAGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00340-116-O	06/24/2022 4SF04	401	199,900	35,104
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	59	164,796	147,985
				E.C.F. 1.114



1622 FOREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05640-022-O	06/24/2022 4SF04	401	398,700	50,179
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Two-Story	90	348,521	241,782
				E.C.F. 1.441



3832 FLORINDA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04141-058-O	06/10/2022 4SF04	401	210,000	32,712
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	68	177,288	126,978
				E.C.F. 1.396



8038 NEWELL'S LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00022-065-O	05/31/2022 4SF04	401	178,500	35,864
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	58	142,636	130,233
				E.C.F. 1.095



802 SHUMWAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01241-058-O	05/25/2022 4SF04	401	159,500	28,529
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	130,971	94,905
				E.C.F. 1.380



1124 ORCHARD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01242-083-O	05/20/2022 4SF04	401	206,000	27,063
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	178,937	107,002
				E.C.F. 1.672



8118 SOUTHFIELD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04683-129-O	05/18/2022 4SF04	401	221,000	38,976
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	63	182,024	135,651
				E.C.F. 1.342



1413 JONATHON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09000-041-O	05/05/2022 4SF04	401	195,000	55,637
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	139,363	137,612
				E.C.F. 1.013



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Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

8309 BRUNING ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01240-006-0		04/11/2022		4SF04	147,000	26,819
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		120,181	89,074	1.349



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 211.2.RES - 211.2 - DUPLEX

4818 NORFOLK CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07281-016-0	09/12/2023 211.2	401	330,000	58,347
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	Ranch	65	271,653	263,296
				E.C.F. 1.032



8423 S WESTNEDGE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02440-003-0	08/08/2023 211.2	401	270,000	41,751
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	Tri-Level	69	228,249	265,784
				E.C.F. 0.859



4762 NORFOLK CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07281-009-0	06/01/2023 211.2	401	336,000	60,465
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	Ranch	66	275,535	270,604
				E.C.F. 1.018



7581 S 12TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-184-0	02/09/2023 211.2	401	275,000	65,776
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	Two-Story	67	209,224	310,950
				E.C.F. 0.673



1722 BENDER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02561-093-0	10/17/2022 211.2	401	215,000	41,594
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	Ranch	68	173,406	173,695
				E.C.F. 0.998



4730 NORFOLK CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07281-005-0	09/26/2022 211.2	401	311,500	56,920
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	Ranch	67	254,580	281,437
				E.C.F. 0.905



324 LANDSDOWNE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07021-122-0	07/22/2022 211.2	401	360,000	72,428
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	Ranch	69	287,572	355,144
				E.C.F. 0.810



8711 NEWHOUSE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05401-050-0	06/15/2022 211.2	401	249,000	47,305
Occupancy	Style	%Good	ResidualValue	CostByManual
Duplex	Ranch	69	201,695	198,496
				E.C.F. 1.016



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Neighborhoods Used: 211.2.RES - 211.2 - DUPLEX

8643 NEWHOUSE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05401-048-0		06/08/2022	211.2	401	236,000	56,633
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Duplex	Ranch	64	179,367	211,100	0.850	



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 211.4.RES - 211.4 - 4 UNIT APARTMENT BUILDINGS

7535 TIMBERCREEK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07301-002-0		04/02/2024		211.4 401	339,000	62,871
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	71		276,129	353,465	0.781



7585 TIMBERCREEK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07301-004-0		04/02/2024		211.4 401	339,000	58,072
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	68		280,928	340,824	0.824



7515 TIMBERCREEK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07301-001-0		04/02/2024		211.4 401	339,000	56,779
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	73		282,221	363,523	0.776



7604 TIMBERCREEK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07301-019-0		12/27/2023		211.4 401	300,000	47,449
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	72		252,551	370,670	0.681



10429 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00032-171-0		10/06/2023		211.4 201	600,000	111,275
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	69		488,725	699,332	0.699



7645 TIMBERCREEK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07301-007-0		05/06/2022		211.4 401	278,000	46,352
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	72		231,648	358,422	0.646



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 9000.RES - 9000- WEST LAKE FRONTAGE

1317 LAKEVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08880-026-O		10/12/2023		9000	401	374,000 221,410
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64		152,590	149,013	1.024



1006 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06960-006-B		09/29/2023		9000	401	942,000 285,999
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	96		656,001	621,371	1.056



1902 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00340-024-O		09/22/2023		9000	401	375,000 233,923
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		141,077	143,464	0.983



1728 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00340-010-O		08/14/2023		9000	401	500,000 269,633
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		230,367	225,271	1.023



1216 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03760-004-O		07/21/2023		9000	401	850,000 265,947
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	93		584,053	467,990	1.248



614 BARBERRY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02442-137-O		02/17/2023		9000	401	559,900 326,073
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	68		233,827	389,369	0.601



521 SOUTH SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04980-024-O		10/19/2022		9000	401	488,000 333,020
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		154,980	179,172	0.865



622 BARBERRY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02442-138-O		10/03/2022		9000	401	436,500 263,616
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	63		172,884	272,818	0.634



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Neighborhoods Used: 9000.RES - 9000- WEST LAKE FRONTAGE

1009 LAKEVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06360-010-0		09/16/2022		9000 401	391,000	211,765
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		179,235	160,549	1.116



1318 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05640-044-A		07/15/2022		9000 401	652,000	301,525
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	90		350,475	401,331	0.873



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

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Neighborhoods Used: 9001.RES - 9001 - GOURDNECK FRONTAGE

1230 WETHERFIELD DR SOUTH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09180-009-0		03/15/2024		9001 401	625,000	190,562
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		434,438	313,480	1.386



10619 SUDAN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02860-013-0		09/11/2023		9001 401	725,000	257,488
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		467,512	369,085	1.267



10922 PORTAGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02800-013-A		08/23/2021		9001 401	800,000	240,452
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89		559,548	678,076	0.825



1104 WETHERFIELD DR SOUTH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09180-014-0		05/10/2021		9001 401	397,500	306,706
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		90,794	120,316	0.755



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 9002.RES - 9002 - AUSTIN LAKE 1

9728 EAST SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02260-001-O		10/16/2023		9002	401	680,000 364,596
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	69		315,404	268,977	1.173



9208 EAST SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08160-003-O		09/29/2023		9002	401	895,000 410,429
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		484,571	368,977	1.313



10089 WOODLAWN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09360-022-O		09/18/2023		9002	401	660,000 319,266
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		340,734	451,457	0.755



2526 EAST SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03460-049-O		09/11/2023		9002	401	596,500 232,367
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		364,133	249,521	1.459



10345 WOODLAWN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00520-073-O		08/25/2023		9002	401	480,000 305,432
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		174,568	160,257	1.089



3205 WOODHAMS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07440-016-O		07/21/2023		9002	401	1,585,000 355,693
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		1,229,307	1,025,776	1.198



3405 WOODHAMS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08040-045-O		07/21/2023		9002	401	760,000 441,513
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		318,487	267,364	1.191



2833 WOODHAMS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07440-043-O		07/14/2023		9002	401	525,000 342,758
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	69		182,242	190,038	0.959



Neighborhoods Used: 9002.RES - 9002 - AUSTIN LAKE 1

10230 EAST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00036-025-B	06/28/2023 9002	401	1,379,000	565,053
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	82	813,947	523,455
				E.C.F.
				1.555



10459 WOODLAWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00520-066-A	06/27/2023 9002	401	875,000	387,066
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	487,934	488,919
				E.C.F.
				0.998



2622 EAST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03460-041-O	10/21/2022 9002	401	780,000	330,761
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	449,239	284,909
				E.C.F.
				1.577



10153 WOODLAWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09360-045-O	08/22/2022 9002	401	420,000	326,086
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	93,914	108,227
				E.C.F.
				0.868



9330 EAST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06300-017-O	08/19/2022 9002	401	1,370,000	392,145
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	977,855	686,667
				E.C.F.
				1.424



3113 WOODHAMS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07440-020-O	07/22/2022 9002	401	590,000	350,931
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	65	239,069	194,532
				E.C.F.
				1.229



9732 EAST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02260-003-O	07/14/2022 9002	401	700,000	359,412
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	83	340,588	374,839
				E.C.F.
				0.909



9021 PORTAGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00026-001-C	05/31/2022 9002	401	1,550,000	463,375
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	94	1,086,625	820,562
				E.C.F.
				1.324



Neighborhoods Used: 9002.RES - 9002 - AUSTIN LAKE 1

9140 EAST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08160-005-0	05/25/2022 9002	401	790,000	386,401
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	76	403,599	270,019
				E.C.F. 1.495



3420 EAST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03461-075-0	05/23/2022 9002	401	1,000,000	414,068
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	585,932	559,943
				E.C.F. 1.046



8980 EAST SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00024-138-0	05/20/2022 9002	401	880,000	386,258
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	79	493,742	407,390
				E.C.F. 1.212



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 9003.RES - 9003 - LONG LAKE FRONTAGE

8841 WARUF AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-017-0		12/13/2023		9003	401	750,000 170,051
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	98		579,949	321,654	1.803



8827 WARUF AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-022-0		11/20/2023		9003	401	410,000 187,513
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		222,487	199,974	1.113



4203 LONG LAKE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07980-016-0		04/19/2023		9003	401	459,000 198,279
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		260,721	162,314	1.606



4628 DEEP POINT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00700-015-0		12/01/2022		9003	401	325,000 159,724
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		165,276	143,709	1.150



4829 S LONG LAKE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07980-083-A		09/29/2022		9003	401	398,400 199,795
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	94		198,605	148,525	1.337



4629 S LONG LAKE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07980-065-0		09/01/2022		9003	401	535,000 204,577
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		330,423	185,243	1.784



8919 WARUF AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-008-0		08/12/2022		9003	401	332,000 177,484
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		154,516	98,402	1.570



8933 WARUF AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-003-0		07/08/2022		9003	401	436,000 184,616
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		251,384	138,428	1.816



Neighborhoods Used: 9003.RES - 9003 - LONG LAKE FRONTAGE

```
<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
8	0	10.13	12.07	1.028	1.522	1.588
After Application of E.C.F.s		9.53	11.55	1.020		

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)
CONTEMP	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)
GARAGE ONLY	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)
MANUFACTURED	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)
QUAD-LEVEL	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)
RANCH	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)
TRI-LEVEL	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)
TWO-STORY	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)
	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)	1.547 (8)

Single Family E.C.F.	:	1.547	(8)
Mobile Home E.C.F.	:	1.000	(0)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.000	(0)
Commercial E.C.F.	:	1.000	(0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022
Ending Date: 03/31/2024
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 9003 - RES - 9003 - LONG LAKE FRONTAGE

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: RC001.RES - RC001 - Res Condos Large & Newer

9442 BRIANNA TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-027-0		02/29/2024		RC001	407	327,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	85		284,500	305,543	0.931



731 JANELLE CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-016-0		10/04/2023		RC001	407	440,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		370,000	461,535	0.802



8875 OAK MEADOW CV

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05953-134-0		09/22/2023		RC001	407	426,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	92		356,900	424,395	0.841



728 SAND POINTE TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-050-0		08/18/2023		RC001	407	499,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		429,000	438,851	0.978



8858 SILVER OAK CV

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05950-049-A		07/21/2023		RC001	407	415,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	87		345,000	367,213	0.940



2410 TANGLEY OAK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05952-085-0		07/20/2023		RC001	407	516,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	88		446,000	453,186	0.984



8858 SILVER OAK CV

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05950-049-A		06/21/2023		RC001	407	370,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	87		300,000	367,213	0.817



9384 THE WOODLANDS TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-015-0		06/15/2023		RC001	407	345,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	84		302,000	315,135	0.958



Neighborhoods Used: RC001.RES - RC001 - Res Condos Large & Newer

8296 BOULDER CREEK PT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-069-O		06/05/2023		RC001	407	667,500 80,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	98		587,500	578,341	1.016



2219 GRAY OAK CV						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05950-037-A		05/30/2023		RC001	407	380,000 70,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	84		310,000	324,004	0.957



8764 OAKLAND HILLS CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05950-022-A		05/11/2023		RC001	407	531,000 70,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	83		461,000	566,304	0.814



10607 GRACIE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-004-O		04/25/2023		RC001	407	578,000 73,619
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	96		504,381	430,062	1.173



10631 GRACIE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-006-O		03/21/2023		RC001	407	358,000 73,264
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		284,736	325,416	0.875



9341 SASSAFRAS TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-055-O		10/31/2022		RC001	407	539,900 43,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		496,900	464,607	1.070



799 SAND POINTE TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-037-O		10/28/2022		RC001	407	700,000 74,588
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		625,412	530,258	1.179



9386 SASSAFRAS TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-071-O		08/29/2022		RC001	407	385,000 43,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		342,000	354,849	0.964



Neighborhoods Used: RC001.RES - RC001 - Res Condos Large & Newer

8874 OAK MEADOW CV

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05953-125-0		08/26/2022		RC001	407	516,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	91		446,000	490,525	0.909



9276 SASSAFRAS TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09200-062-0		08/08/2022		RC001	407	550,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		507,000	489,096	1.037



2151 HOLLOW CREEK TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05953-122-0		07/26/2022		RC001	407	472,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	93		402,500	417,062	0.965



10667 SEELS WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-043-0		06/20/2022		RC001	407	459,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		385,982	438,051	0.881



2161 GRAY OAK CV

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05950-031-A		06/13/2022		RC001	407	380,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	85		310,000	383,085	0.809



10570 GRACIE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-027-0		05/31/2022		RC001	407	528,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		455,232	496,906	0.916



8157 FLAT ROCK RDG

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-030-0		05/06/2022		RC001	407	515,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		433,441	509,854	0.850



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

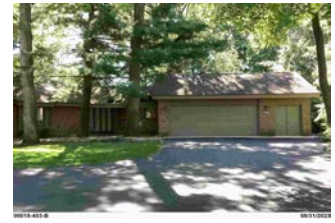
6501 ELLE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00008-610-0		01/24/2024		RC002	407	310,000 55,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	98		255,000	256,382	0.995



9720 SIESTA KEY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-446-0		12/13/2023		RC002	407	295,000 40,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		255,000	236,675	1.077



7687 W ST ANDREWS CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-403-B		11/22/2023		RC002	407	330,000 40,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	70		290,000	292,636	0.991



7936 KILMORY CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-308-0		11/06/2023		RC002	407	335,000 35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	75		300,000	280,195	1.071



1582 SARASOTA TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-508-0		10/26/2023		RC002	407	365,000 40,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		325,000	265,165	1.226



10474 HAMMOCK CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05980-001-0		10/19/2023		RC002	407	295,000 70,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	95		225,000	237,742	0.946



9549 MARCO DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-385-0		10/02/2023		RC002	407	351,000 40,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		311,000	239,600	1.298



1967 BRIGHTON LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00008-521-0		09/22/2023		RC002	407	269,900 35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		234,900	230,373	1.020



Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

1577 SARASOTA TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-533-0	09/08/2023 RC002	407	340,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	300,000	265,982
				E.C.F. 1.128



1679 BRADENTON PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-315-0	08/18/2023 RC002	407	285,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	245,000	236,128
				E.C.F. 1.038



7790 W ST ANDREWS CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-457-0	08/02/2023 RC002	407	372,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	337,000	312,317
				E.C.F. 1.079



9532 BONITA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-390-0	07/28/2023 RC002	407	260,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	220,000	214,254
				E.C.F. 1.027



9673 STERLING OAKS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-430-0	07/21/2023 RC002	407	309,900	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	269,900	229,227
				E.C.F. 1.177



9690 PALMETTO CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-551-0	07/21/2023 RC002	407	252,500	23,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	87	229,500	163,289
				E.C.F. 1.405



9530 MARCO DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-426-0	06/22/2023 RC002	407	265,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	225,000	215,909
				E.C.F. 1.042



9708 PALMETTO CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-552-0	06/16/2023 RC002	407	251,000	23,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	87	228,000	163,289
				E.C.F. 1.396



Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

9617 SEBRING DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-334-0	05/08/2023 RC002	407	280,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	240,000	234,510
				E.C.F. 1.023



1036 CORAL SPRINGS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-621-0	04/28/2023 RC002	407	379,550	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	89	339,550	326,580
				E.C.F. 1.040



1630 SARASOTA TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-505-0	04/27/2023 RC002	407	328,500	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	288,500	238,964
				E.C.F. 1.207



6557 ELLE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-621-0	04/21/2023 RC002	407	305,000	55,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	98	250,000	214,112
				E.C.F. 1.168



7795 W ST ANDREWS CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-461-0	03/22/2023 RC002	407	360,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	70	325,000	355,522
				E.C.F. 0.914



1421 SARASOTA TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-459-0	03/15/2023 RC002	407	307,500	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	267,500	257,534
				E.C.F. 1.039



1081 GULF BREEZE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-625-0	03/07/2023 RC002	407	340,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	94	300,000	296,420
				E.C.F. 1.012



1220 GULF BREEZE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-633-0	01/09/2023 RC002	407	419,900	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	94	379,900	407,840
				E.C.F. 0.931



Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

9460 SEBRING DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-373-0	12/20/2022 RC002	407	293,800	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	253,800	208,756
				E.C.F. 1.216



8030 SIELLE PATH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00020-209-0	11/21/2022 RC002	407	275,000	37,083
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	97	237,917	208,020
				E.C.F. 1.144



2028 HAILEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-605-0	09/13/2022 RC002	407	295,000	55,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	98	240,000	205,844
				E.C.F. 1.166



1107 GULF BREEZE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-626-0	07/29/2022 RC002	407	345,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	94	305,000	292,777
				E.C.F. 1.042



1672 BRADENTON PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-310-0	07/25/2022 RC002	407	270,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	230,000	233,137
				E.C.F. 0.987



9401 SEBRING DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-362-0	07/20/2022 RC002	407	260,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	220,000	241,138
				E.C.F. 0.912



9561 MARCO DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-387-0	06/30/2022 RC002	407	265,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	225,000	210,309
				E.C.F. 1.070



9890 FORT MYERS PKWY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-519-0	06/24/2022 RC002	407	320,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	280,000	239,080
				E.C.F. 1.171



02/20/2025

ECF Analysis for: 10 - CITY OF PORTAGE

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02:50 PM

DB: City Of Portage Current

Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

8030 SIELLE PATH

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00020-209-0		06/03/2022		RC002 407	275,000	37,083
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		237,917	208,020	1.144



1490 SARASOTA TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-530-0		05/31/2022		RC002 407	350,000	40,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		310,000	264,677	1.171



Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

7568 WOODBRIDGE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-643-0		03/18/2024		RC003	407	284,900 35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	74		249,900	250,278	0.998



3358 SCOTS PINE WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05510-007-0		03/15/2024		RC003	407	175,000 32,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	69		143,000	89,700	1.594



4076 W CENTRE AVE # 312						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-535-0		03/12/2024		RC003	407	210,000 45,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	74		165,000	114,211	1.445



10237 CRICKLEWOOD CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-230-0		02/23/2024		RC003	407	189,900 28,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	69		161,900	134,281	1.206



3605 TARTAN CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-593-0		02/16/2024		RC003	407	240,000 35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	74		205,000	156,290	1.312



3633 TARTAN CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-618-0		02/12/2024		RC003	407	235,000 35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	68		200,000	152,099	1.315



7631 BLACKMAR CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-542-0		01/24/2024		RC003	407	200,000 35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	72		165,000	151,149	1.092



8056 WIMBLEDON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-202-0		01/22/2024		RC003	407	180,000 35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	67		145,000	93,373	1.553



Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

4863 FOXFIRE TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00006-182-0 12/27/2023 RC003 407 155,000 32,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 69 123,000 113,612 1.083



4505 FOXFIRE TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00006-230-0 12/15/2023 RC003 407 250,000 32,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 69 218,000 174,626 1.248



3712 TARTAN CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00018-585-0 12/08/2023 RC003 407 187,000 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TWO-STORY 73 152,000 154,178 0.986



10215 FOXHOLLOW CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00033-195-0 12/01/2023 RC003 407 175,000 28,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TWO-STORY 63 147,000 110,836 1.326



7575 WOODBRIDGE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00018-623-0 11/20/2023 RC003 407 310,000 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 74 275,000 211,488 1.300



4612 FOXFIRE TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00006-210-0 11/17/2023 RC003 407 229,000 32,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 69 197,000 157,028 1.255



3515 SCOTS PINE WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00018-327-0 11/01/2023 RC003 407 166,038 32,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TWO-STORY 67 134,038 98,188 1.365



3490 WOODBRIDGE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00018-606-0 11/01/2023 RC003 407 250,000 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 74 215,000 201,949 1.065



Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

3487 SCOTS PINE WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-332-0		10/31/2023		RC003	407	179,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	72		147,000	120,845	1.216



7697 VERNARD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-536-0		10/24/2023		RC003	407	286,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	72		251,500	213,021	1.181



7643 BLACKMAR CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-545-0		10/23/2023		RC003	407	226,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	72		191,000	167,374	1.141



4024 W CENTRE AVE # 120

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-547-0		10/13/2023		RC003	407	219,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	76		174,500	118,558	1.472



7563 WOODBRIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-625-0		10/05/2023		RC003	407	307,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	74		272,000	275,506	0.987



3603 TARTAN CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-590-0		09/18/2023		RC003	407	185,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	74		150,000	158,703	0.945



3096 STURGEON BAY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03182-036-D		08/31/2023		RC003	407	165,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	67		147,000	106,517	1.380



10163 PHEASANT RUN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-219-0		08/24/2023		RC003	407	200,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	72		172,000	136,987	1.256



Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

3382 SCOTS PINE WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-350-O	08/18/2023 RC003	407	166,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	134,000	114,241
				E.C.F. 1.173



5561 NEWHAVEN CV

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03183-064-C	08/18/2023 RC003	407	165,000	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	63	147,000	133,874
				E.C.F. 1.098



3771 TARTAN CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-647-O	08/15/2023 RC003	407	231,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	78	196,000	193,024
				E.C.F. 1.015



10131 PHEASANT RUN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00033-246-O	08/11/2023 RC003	407	169,000	28,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	141,000	120,999
				E.C.F. 1.165



4050 W CENTRE AVE # 113

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00019-536-O	08/08/2023 RC003	407	210,000	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	165,000	129,871
				E.C.F. 1.270



4656 FOXFIRE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00006-208-O	08/07/2023 RC003	407	220,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	188,000	161,177
				E.C.F. 1.166



5563 NEWHAVEN CV

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03183-064-D	08/02/2023 RC003	407	149,900	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	131,900	146,491
				E.C.F. 0.900



5589 GRAND TRAVERSE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03182-041-D	08/02/2023 RC003	407	195,000	18,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	177,000	128,341
				E.C.F. 1.379



Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

4076 W CENTRE AVE #109

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-524-O		07/19/2023		RC003 407	195,000	45,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		150,000	129,871	1.155



10189 FOXHOLLOW CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-192-O		06/23/2023		RC003 407	172,000	28,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		144,000	131,510	1.095



4024 W CENTRE AVE # 219

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-550-O		06/09/2023		RC003 407	210,000	45,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76		165,000	133,785	1.233



4867 FOXFIRE TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00006-186-O		06/06/2023		RC003 407	195,000	32,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		163,000	130,651	1.248



4050 W CENTRE AVE # 115

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-538-O		05/25/2023		RC003 407	209,900	45,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		164,900	129,871	1.270



4164 W CENTRE AVE # 104

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-503-O		05/17/2023		RC003 407	201,500	45,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		156,500	135,187	1.158



10146 GRAEFIELD CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-211-O		05/08/2023		RC003 407	150,500	28,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		122,500	126,001	0.972



8094 WIMBLEDON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-219-O		05/04/2023		RC003 407	191,000	35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		156,000	153,987	1.013



Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

4076 W CENTRE AVE # 311

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-534-O		05/01/2023		RC003 407	183,000	45,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		138,000	130,266	1.059



3762 TARTAN CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-550-O		04/19/2023		RC003 407	192,000	35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		157,000	135,119	1.162



7606 WOODBRIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-635-O		03/24/2023		RC003 407	235,000	35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	74		200,000	219,451	0.911



10160 PHEASANT RUN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-223-O		03/03/2023		RC003 407	160,000	31,645
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	63		128,355	125,193	1.025



7615 WOODBRIDGE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-620-O		02/23/2023		RC003 407	270,000	35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	70		235,000	246,121	0.955



7619 BLACKMAR CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-539-O		01/23/2023		RC003 407	175,000	35,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	72		140,000	145,170	0.964



10145 GRAEFIELD CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-216-O		01/20/2023		RC003 407	160,000	28,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	68		132,000	121,491	1.087



10220 FOXHOLLOW CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-202-O		01/20/2023		RC003 407	139,900	28,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	63		111,900	105,487	1.061



Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

10234 CRICKLEWOOD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00033-234-O	01/13/2023 RC003	407	150,000	28,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	63	122,000	123,234
				E.C.F. 0.990



10158 PHEASANT RUN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00033-224-O	01/10/2023 RC003	407	179,900	28,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	63	151,900	138,145
				E.C.F. 1.100



3487 SCOTS PINE WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-332-O	12/30/2022 RC003	407	170,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	72	138,000	120,845
				E.C.F. 1.142



10146 GRAEFIELD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00033-211-O	12/30/2022 RC003	407	142,400	28,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	68	114,400	111,669
				E.C.F. 1.024



4024 W CENTRE AVE # 118

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00019-545-O	12/08/2022 RC003	407	187,500	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	76	142,500	116,868
				E.C.F. 1.219



4804 FOXFIRE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00006-180-O	12/08/2022 RC003	407	147,500	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	69	115,500	98,236
				E.C.F. 1.176



8020 WIMBLEDON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00019-240-O	11/23/2022 RC003	407	195,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TRI-LEVEL	67	160,000	122,344
				E.C.F. 1.308



7697 VERNARD CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-536-O	11/14/2022 RC003	407	250,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	72	215,000	213,021
				E.C.F. 1.009



Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

3773 TARTAN CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-648-0	11/02/2022 RC003	407	250,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	74	215,000	170,803
				E.C.F. 1.259



8080 WIMBLEDON DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00019-213-0	10/07/2022 RC003	407	176,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	67	141,000	104,511
				E.C.F. 1.349



3325 AUSTRIAN PINE WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-302-0	09/30/2022 RC003	407	152,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	67	120,000	86,593
				E.C.F. 1.386



7563 WOODBRIDGE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-625-0	09/30/2022 RC003	407	307,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	74	272,000	275,506
				E.C.F. 0.987



8048 S WESTNEDGE AVE APT #1

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06430-007-0	09/28/2022 RC003	407	101,000	15,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	86,000	93,567
				E.C.F. 0.919



10161 PHEASANT RUN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00033-220-0	09/21/2022 RC003	407	150,000	28,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	63	122,000	131,011
				E.C.F. 0.931



4076 W CENTRE AVE # 209

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00019-528-0	08/30/2022 RC003	407	188,000	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	74	143,000	114,211
				E.C.F. 1.252



7515 WOODBRIDGE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-659-0	08/15/2022 RC003	407	225,600	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	74	190,600	207,227
				E.C.F. 0.920



Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

10143 GRAEFIELD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00033-215-0	08/05/2022 RC003	407	150,000	28,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	63	122,000	112,063
				E.C.F. 1.089



10198 CRICKLEWOOD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00033-240-0	08/01/2022 RC003	407	165,000	28,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	63	137,000	117,649
				E.C.F. 1.164



3742 TARTAN CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-566-0	07/28/2022 RC003	407	209,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	73	174,000	161,773
				E.C.F. 1.076



3611 TARTAN CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-594-0	06/30/2022 RC003	407	195,000	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	74	160,000	133,186
				E.C.F. 1.201



3649 TARTAN CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-628-0	06/24/2022 RC003	407	192,450	35,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	70	157,450	146,679
				E.C.F. 1.073



4128 W CENTRE AVE # 308

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00019-523-0	06/21/2022 RC003	407	214,000	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	72	169,000	135,158
				E.C.F. 1.250



4575 FOXFIRE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00006-226-0	06/16/2022 RC003	407	250,000	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	69	218,000	174,210
				E.C.F. 1.251



4673 FOXFIRE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00006-221-0	06/13/2022 RC003	407	247,800	32,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	69	215,800	173,547
				E.C.F. 1.243



Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

3366 SCOTS PINE WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05510-008-O 06/06/2022 RC003 407 160,000 32,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 69 128,000 98,076 1.305



3355 SCOTS PINE WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00018-309-O 06/03/2022 RC003 407 175,000 32,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TWO-STORY 67 143,000 112,449 1.272



3766 TARTAN CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00018-548-O 05/27/2022 RC003 407 195,988 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 72 160,988 142,291 1.131



8034 WIMBLEDON DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00019-233-O 05/26/2022 RC003 407 165,000 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TWO-STORY 67 130,000 123,973 1.049



3602 WOODBRIDGE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00018-564-O 05/11/2022 RC003 407 261,000 35,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TWO-STORY 73 226,000 234,821 0.962



3358 SCOTS PINE WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05510-007-O 05/04/2022 RC003 407 160,000 32,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TWO-STORY 69 128,000 89,700 1.427



4024 W CENTRE AVE #218
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00019-549-O 04/11/2022 RC003 407 185,000 45,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 76 140,000 117,295 1.194



3107 STURGEON BAY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03182-040-B 04/04/2022 RC003 407 170,000 18,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TWO-STORY 67 152,000 99,533 1.527



02/20/2025

ECF Analysis for: 10 - CITY OF PORTAGE

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DB: City Of Portage Current

Neighborhoods Used: RC003.RES - RC003 - Res Condos Smaller Apt/ Townhome

4164 W CENTRE AVE # 101

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-500-0		04/04/2022	RC003	407	155,500	45,000
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	RANCH	72	110,500	118,658	0.931	



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: RW131.RES - RW131 - Residential West of US-131

4765 GOLDEN RIDGE TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00390-020-O		03/22/2024		RW131	401	424,000 52,597
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		371,403	377,990	0.983



6941 S 12TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01060-011-O		03/13/2024		RW131	401	210,000 52,583
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		157,417	138,199	1.139



4805 BRIARHILL DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03400-004-O		02/22/2024		RW131	401	242,000 69,703
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		172,297	140,385	1.227



4306 BEECHMOUNT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08763-124-O		02/01/2024		RW131	401	186,000 41,635
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		144,365	104,425	1.382



4306 CEDARCREST AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08763-148-O		01/11/2024		RW131	401	175,000 41,568
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		133,432	91,271	1.462



4593 ANDOVER WOODS CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00391-047-O		12/29/2023		RW131	401	295,000 50,959
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		244,041	246,342	0.991



5829 CLAREMOUNT ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08762-084-O		12/19/2023		RW131	401	225,000 40,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		184,400	141,967	1.299



4810 MISTWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02608-078-O		12/08/2023		RW131	401	350,000 43,896
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	82		306,104	349,090	0.877



Neighborhoods Used: RW131.RES - RW131 - Residential West of US-131

4223 CEDARCREST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08763-131-O	11/15/2023 RW131	401	225,000	42,290
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	182,710	136,807
				E.C.F.
				1.336



4314 BEECHMOUNT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08763-123-O	11/14/2023 RW131	401	214,000	43,044
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	170,956	124,737
				E.C.F.
				1.371



4521 CEDARCREST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08765-197-O	10/20/2023 RW131	401	220,000	45,012
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	174,988	122,964
				E.C.F.
				1.423



7156 PROVENCE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00490-012-O	10/18/2023 RW131	401	305,000	48,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	257,000	230,351
				E.C.F.
				1.116



5636 DOWNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08764-153-O	10/13/2023 RW131	401	170,000	42,724
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	127,276	91,962
				E.C.F.
				1.384



5252 BARRYMORE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02608-066-O	09/27/2023 RW131	401	325,000	44,424
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	280,576	295,837
				E.C.F.
				0.948



4715 GENEVA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00491-128-O	08/14/2023 RW131	401	340,000	56,317
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	85	283,683	250,248
				E.C.F.
				1.134



7090 VENICE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00490-026-O	07/27/2023 RW131	401	285,000	49,302
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	235,698	232,039
				E.C.F.
				1.016



Neighborhoods Used: RW131.RES - RW131 - Residential West of US-131

4438 BRIARHILL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03402-032-O 07/10/2023 RW131 401 255,000 60,077
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 194,923 175,756 1.109



7362 MILAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00491-105-O 06/27/2023 RW131 401 320,000 49,221
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 85 270,779 265,152 1.021



7215 PROVENCE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00490-037-O 05/05/2023 RW131 401 275,000 52,747
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 86 222,253 204,069 1.089



5829 RAMSGATE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08762-076-O 04/28/2023 RW131 401 215,000 50,867
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 66 164,133 138,501 1.185



4611 SALZBURG CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00491-071-O 03/20/2023 RW131 401 299,000 37,667
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 88 261,333 257,004 1.017



4492 BRIARHILL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03402-030-O 03/15/2023 RW131 401 294,900 51,610
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 71 243,290 251,027 0.969



7190 VENICE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00490-031-O 03/02/2023 RW131 401 315,000 48,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 84 267,000 281,470 0.949



4433 WESTFIELD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08760-018-O 03/02/2023 RW131 401 165,500 40,600
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 124,900 93,435 1.337



Neighborhoods Used: RW131.RES - RW131 - Residential West of US-131

5801 DOWNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08764-183-O	02/03/2023 RW131	401	170,000	40,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	129,400	98,187
				E.C.F.
				1.318



4397 BRIARHILL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03402-035-O	12/22/2022 RW131	401	285,000	63,653
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	66	221,347	180,374
				E.C.F.
				1.227



4508 CEDARCREST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08765-209-O	12/15/2022 RW131	401	165,000	45,012
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	119,988	113,236
				E.C.F.
				1.060



4205 CEDARCREST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08763-129-O	11/02/2022 RW131	401	207,000	47,642
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	66	159,358	167,855
				E.C.F.
				0.949



6087 ANDOVER WOODS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00390-005-O	11/01/2022 RW131	401	310,000	50,530
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	85	259,470	329,989
				E.C.F.
				0.786



5275 FIELDSTONE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02608-049-O	09/30/2022 RW131	401	338,000	43,461
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	294,539	325,402
				E.C.F.
				0.905



5588 DOWNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00890-016-O	09/28/2022 RW131	401	310,000	49,727
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	260,273	214,304
				E.C.F.
				1.215



5723 DOWNING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08764-188-O	09/16/2022 RW131	401	146,059	40,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	105,459	119,384
				E.C.F.
				0.883



Neighborhoods Used: RW131.RES - RW131 - Residential West of US-131

7249 PROVENCE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00491-049-0	08/09/2022 RW131	401	282,000	52,870
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	86	229,130	197,940
				E.C.F.
				1.158



4670 GOLDEN RIDGE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00390-033-0	08/03/2022 RW131	401	355,000	53,433
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	301,567	373,014
				E.C.F.
				0.808



6209 ANDOVER WOODS RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00391-045-0	07/11/2022 RW131	401	330,000	52,019
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	87	277,981	280,912
				E.C.F.
				0.990



4312 BRIARHILL DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00006-095-I	07/11/2022 RW131	401	323,000	63,709
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	80	259,291	288,206
				E.C.F.
				0.900



4760 MISTWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02608-080-0	06/17/2022 RW131	401	332,000	43,896
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	81	288,104	315,039
				E.C.F.
				0.915



7233 S 12TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04380-013-0	06/15/2022 RW131	401	230,000	56,350
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	173,650	150,080
				E.C.F.
				1.157



7241 BERTLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00492-151-0	06/10/2022 RW131	401	330,000	49,484
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	88	280,516	242,127
				E.C.F.
				1.159



4715 GENEVA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00491-128-0	06/06/2022 RW131	401	310,000	56,317
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	85	253,683	250,248
				E.C.F.
				1.014



Neighborhoods Used: RW131.RES - RW131 - Residential West of US-131

5924 STRATFORD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08760-014-O 05/27/2022 RW131 401 165,000 46,858
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 118,142 91,490 1.291



4760 BRIARHILL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03402-017-O 05/27/2022 RW131 401 262,000 77,537
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 184,463 216,945 0.850



5661 BRIARHILL CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00890-020-O 05/12/2022 RW131 401 324,466 51,892
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 96 272,574 324,198 0.841



4324 W MILHAM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08760-004-O 05/06/2022 RW131 401 155,000 44,420
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 110,580 95,838 1.154



7160 VENICE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00490-029-O 05/02/2022 RW131 401 349,000 53,608
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 295,392 288,091 1.025



7150 BERTLAND DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00492-142-O 04/29/2022 RW131 401 315,000 48,573
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 88 266,427 281,020 0.948



5935 DOWNING ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08760-008-O 04/13/2022 RW131 401 190,000 40,947
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 149,053 110,892 1.344



Minimum E.C.F. (Commercial): 0.00
Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: ST/HT.RES - ST/HT - RES STATES/HGTS

608 W VAN HOESEN BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09062-009-O 03/22/2024 ST/HT 401 220,000 23,574
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 196,426 146,356 1.342



5924 NEVADA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09057-043-O 02/22/2024 ST/HT 401 155,000 27,947
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 127,053 83,083 1.529



5539 ROANOKE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05460-040-O 02/20/2024 ST/HT 401 163,000 28,387
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 134,613 103,201 1.304



5922 ROANOKE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05460-001-O 02/09/2024 ST/HT 401 167,000 26,689
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 69 140,311 105,183 1.334



5830 DEERFIELD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05460-065-O 01/25/2024 ST/HT 401 200,000 27,548
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 172,452 126,546 1.363



5803 GEORGIA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09066-019-O 12/13/2023 ST/HT 401 162,350 22,318
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 140,032 91,820 1.525



5823 MONTICELLO AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03700-016-O 10/25/2023 ST/HT 401 205,000 26,761
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 178,239 123,405 1.444



5635 MONTICELLO AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03700-031-O 10/25/2023 ST/HT 401 245,000 27,018
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 86 217,982 176,414 1.236



Neighborhoods Used: ST/HT.RES - ST/HT - RES STATES/HGTS

5907 MONTICELLO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03700-010-O	09/18/2023 ST/HT	401	218,500	38,849
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	179,651	154,509
				E.C.F. 1.163



5735 ROANOKE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05460-056-O	08/07/2023 ST/HT	401	239,000	31,456
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	207,544	132,694
				E.C.F. 1.564



5536 MT VERNON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03700-141-O	08/07/2023 ST/HT	401	250,000	33,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	216,900	166,446
				E.C.F. 1.303



813 W VAN HOESEN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09058-029-O	07/18/2023 ST/HT	401	135,000	27,637
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	107,363	92,684
				E.C.F. 1.158



5738 MT VERNON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03700-159-O	06/23/2023 ST/HT	401	125,000	20,982
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	104,018	66,513
				E.C.F. 1.564



5744 IOWA AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09062-035-O	03/08/2023 ST/HT	401	165,000	23,512
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MANUFACTURED	77	141,488	109,024
				E.C.F. 1.298



619 W VAN HOESEN BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09056-033-O	02/24/2023 ST/HT	401	112,500	21,973
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	90,527	59,171
				E.C.F. 1.530



5817 ROANOKE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05460-061-O	02/08/2023 ST/HT	401	171,000	27,555
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	143,445	106,243
				E.C.F. 1.350



Neighborhoods Used: ST/HT.RES - ST/HT - RES STATES/HGTS

401 IDAHO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09064-031-O		12/21/2022		ST/HT 401	174,900	30,273
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	61		144,627	100,061	1.445



5914 UTAH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09058-039-O		12/05/2022		ST/HT 401	145,900	33,336
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59		112,564	91,134	1.235



5603 ROANOKE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05460-042-O		11/28/2022		ST/HT 401	178,000	30,734
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		147,266	94,042	1.566



5903 OHIO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09052-023-O		10/11/2022		ST/HT 401	119,000	22,090
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		96,910	58,059	1.669



708 W VAN HOESEN BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09061-009-B		09/22/2022		ST/HT 401	205,000	30,110
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	88		174,890	113,423	1.542



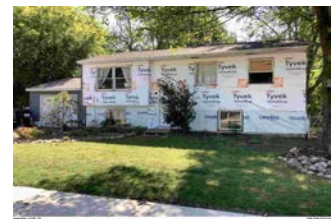
5819 MISSOURI AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09064-009-O		08/25/2022		ST/HT 401	105,000	36,655
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		68,345	58,319	1.172



5812 DAKOTA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09061-043-O		08/18/2022		ST/HT 401	95,000	21,973
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		73,027	64,293	1.136



827 IDAHO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09059-025-O		08/17/2022		ST/HT 401	181,000	25,021
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		155,979	142,708	1.093



Neighborhoods Used: ST/HT.RES - ST/HT - RES STATES/HGTS

5748 UTAH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09059-036-O		07/20/2022		ST/HT	401	120,000 24,652
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		95,348	91,113	1.046



5806 NEVADA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09060-041-O		07/19/2022		ST/HT	401	111,700 21,973
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		89,727	67,801	1.323



5907 MT VERNON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03700-100-O		07/07/2022		ST/HT	401	175,000 29,366
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		145,634	106,031	1.374



429 W VAN HOESSEN BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09054-031-O		06/17/2022		ST/HT	401	100,000 24,373
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		75,627	65,083	1.162



5803 IOWA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09063-019-O		04/25/2022		ST/HT	401	164,500 25,232
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		139,268	106,498	1.308



5632 ROANOKE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05460-024-O		04/22/2022		ST/HT	401	176,770 26,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		150,170	91,718	1.637



5721 MONTICELLO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03700-025-A		04/22/2022		ST/HT	401	225,000 32,044
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		192,956	157,204	1.227



```
<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>
```

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
31	0	8.43	10.21	1.006	1.353	1.334
After Application of E.C.F.s		8.36	10.20	1.004		

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)
CONTEMP	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)
GARAGE ONLY	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)
MANUFACTURED	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)
QUAD-LEVEL	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)
RANCH	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)
TRI-LEVEL	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)
TWO-STORY	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)
	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)	1.341(31)

Single Family E.C.F. : 1.341 (31)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

```
<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
```

Starting Date: 04/01/2022

Ending Date: 03/31/2024

Terms Selected: All

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

```
Show Invalid Data : X
```

Show Costs and Residuals:

Use Infl. Adj. Sale Prices:

Neighborhood(s): ST/HT - RES - ST/HT - RES STATES/HGTS

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.00

Maximum E.C.F. (Residential): 10.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.00

Maximum E.C.F. (Agricultural): 10.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.00

Maximum E.C.F. (Commercial): 10.00

2025 CITY OF PORTAGE

RESIDENTIAL ECF NOTES:

9001 – few sales included some 2021

9004 - NO SALES – 2025 Used same % decrease as Gourdneck Lake ECF, which had a 2.4% decrease. Sugarloaf ECF to 0.944.

RC001-RC003 – Used overall ECF