

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

4550 BLACKTAIL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01932-037-A		12/06/2024		1SF02	401	403,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		328,254	370,757	0.885



7476 CAPRI ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03651-054-O		10/16/2024		1SF02	401	361,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		296,209	362,688	0.817



7283 JAMAICA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03650-044-O		09/16/2024		1SF02	401	350,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78		285,244	291,011	0.980



4458 FALLOW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01930-020-O		08/14/2024		1SF02	401	409,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		327,634	308,857	1.061



4775 TIFFANY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03655-037-O		07/30/2024		1SF02	401	320,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		262,766	299,360	0.878



7298 JAMAICA LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03650-017-O		06/26/2024		1SF02	401	355,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		277,804	309,534	0.897



7804 REINDEER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01932-031-O		05/20/2024		1SF02	401	380,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		320,170	449,223	0.713



7191 HEARTWOOD CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05970-017-O		05/03/2024		1SF02	407	309,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	98		247,523	340,730	0.726



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	61,322
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	83	303,678	345,083
				E.C.F.
				0.880



4723 BAHAMA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03652-079-O	03/28/2024 1SF02	401	485,000	60,453
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	96	424,547	499,432
				E.C.F.
				0.850



7761 ELK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01932-051-O	02/23/2024 1SF02	401	402,000	81,812
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	85	320,188	428,848
				E.C.F.
				0.747



7816 WAPITI ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01930-008-O	08/29/2023 1SF02	401	370,000	61,367
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	308,633	318,451
				E.C.F.
				0.969



7417 JAMAICA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03652-084-O	08/04/2023 1SF02	401	418,000	63,818
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	96	354,182	456,815
				E.C.F.
				0.775



7810 ELK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01932-071-O	07/28/2023 1SF02	401	412,000	62,368
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	85	349,632	428,951
				E.C.F.
				0.815



4686 BAHAMA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03652-066-O	07/21/2023 1SF02	401	425,000	68,349
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	96	356,651	479,104
				E.C.F.
				0.744



4545 CARIBOU ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01932-057-O	06/13/2023 1SF02	401	438,500	60,972
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	86	377,528	440,368
				E.C.F.
				0.857



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 3/4

02:12 PM

DB: City Of Portage Current

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

7842 WAPITI ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01930-010-0		04/14/2023	1SF02	401	324,000	63,150
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	83	260,850	373,085	0.699	



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

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

5106 WOODMONT DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07020-024-O		11/27/2024		1SF03	310,000	54,050
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		255,950	197,464	1.296



207 W KILGORE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07020-005-O		03/13/2024		1SF03	237,000	49,493
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		187,507	207,637	0.903



5113 BRENNERTON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07020-044-O		09/19/2023		1SF03	360,000	55,179
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		304,821	310,196	0.983



5226 BRENNERTON DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07020-058-O		09/01/2023		1SF03	275,000	57,403
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		217,597	229,047	0.950



520 CIRCLEWOOD SOUTH DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07022-164-O		08/02/2023		1SF03	260,000	62,083
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		197,917	241,467	0.820



5228 RIDGEBROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07021-146-A		06/16/2023		1SF03	720,000	116,225
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	53		603,775	660,952	0.913



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	Mean	Median
6	0	7.16	11.54	0.997	0.978	0.931
After Application of E.C.F.s		7.17	11.46	0.997		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)
CONTEMP	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)
GARAGE ONLY	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)
MANUFACTURED	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)
QUAD-LEVEL	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)
RANCH	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)
TRI-LEVEL	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)
TWO-STORY	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)
	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)	0.957 (6)

Single Family E.C.F. : 0.957 (6)
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: 02/02/2026
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

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

5634 CABOT ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04501-124-O		03/14/2025		1SF04 401	219,000	39,690
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		179,310	156,325	1.147



5533 BEDFORD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04500-022-O		03/06/2025		1SF04 401	220,000	43,678
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		176,322	146,437	1.204



609 DORSET ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06840-060-O		02/14/2025		1SF04 401	245,000	55,979
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		189,021	127,872	1.478



5709 CRANSTON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04503-370-O		12/20/2024		1SF04 401	181,000	42,541
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		138,459	101,842	1.360



5725 CHESHIRE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04501-217-O		12/12/2024		1SF04 401	198,850	40,950
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		157,900	106,041	1.489



5538 CABOT ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04501-116-O		11/01/2024		1SF04 401	215,000	43,838
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	59		171,162	126,777	1.350



5637 CHESHIRE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04501-221-O		10/22/2024		1SF04 401	229,900	42,071
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78		187,829	143,076	1.313



5724 CRANSTON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04503-350-O		09/27/2024		1SF04 401	166,000	40,785
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	57		125,215	138,160	0.906



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

5822 CRANSTON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04503-342-O 09/03/2024 1SF04 401 170,000 45,649
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 57 124,351 139,872 0.889



4224 WINTHROP AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04501-154-O 08/29/2024 1SF04 401 244,999 51,713
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 67 193,286 167,761 1.152



5509 S SPRINKLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04501-145-O 08/15/2024 1SF04 401 185,724 37,899
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 147,825 108,859 1.358



5532 BEDFORD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04500-067-O 07/15/2024 1SF04 401 188,000 44,308
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 143,692 104,413 1.376



5540 MEREDITH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04501-093-O 06/15/2024 1SF04 401 245,000 74,658
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 57 170,342 134,207 1.269



4430 FARNHAM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04503-332-O 05/30/2024 1SF04 401 200,000 49,461
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 67 150,539 145,541 1.034



5816 CHESHIRE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04502-257-O 05/28/2024 1SF04 401 190,000 40,863
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 60 149,137 105,331 1.416



4826 LEXINGTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04500-026-O 05/24/2024 1SF04 401 240,000 53,109
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 68 186,891 144,239 1.296



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	48,280
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	151,220	147,728
				E.C.F.
				1.024



4316 FARNHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04502-268-O	02/12/2024 1SF04	401	222,000	51,780
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	170,220	134,953
				E.C.F.
				1.261



5637 TIFFIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04501-197-O	12/08/2023 1SF04	401	194,900	40,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	67	153,950	153,730
				E.C.F.
				1.001



5729 MEREDITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04501-242-O	11/17/2023 1SF04	401	210,000	39,910
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	72	170,090	135,169
				E.C.F.
				1.258



5824 MEREDITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04502-288-O	10/04/2023 1SF04	401	170,000	43,567
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	57	126,433	116,376
				E.C.F.
				1.086



4611 FARNHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04503-389-O	09/29/2023 1SF04	401	205,000	42,595
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	162,405	137,555
				E.C.F.
				1.181



428 CAMEO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06840-057-O	08/31/2023 1SF04	401	200,000	52,246
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	147,754	112,164
				E.C.F.
				1.317



5641 MEREDITH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04501-247-O	08/18/2023 1SF04	401	192,500	41,942
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	150,558	110,424
				E.C.F.
				1.363



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

4733 HANOVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04500-014-0	06/23/2023 1SF04	401	155,000	41,829
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	113,171	117,980
				E.C.F.
				0.959



4317 FARNHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04502-271-0	05/08/2023 1SF04	401	226,543	51,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	175,523	122,501
				E.C.F.
				1.433



5931 BELARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04503-417-0	04/28/2023 1SF04	401	210,000	49,663
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	57	160,337	129,227
				E.C.F.
				1.241



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

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

535 LA SALLE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-113-A		12/12/2024		1SF05 401	170,000	52,951
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		117,049	118,500	0.988



7830 LAKE WOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-150-O		12/12/2024		1SF05 401	175,000	41,083
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		133,917	129,799	1.032



704 DELLA ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02200-044-O		10/28/2024		1SF05 401	181,900	44,550
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		137,350	101,370	1.355



220 RUTH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02200-159-O		09/13/2024		1SF05 401	137,500	60,145
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		77,355	89,305	0.866



2321 LANSING AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06480-033-O		08/29/2024		1SF05 401	210,000	43,916
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		166,084	159,881	1.039



7930 LAKE WOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-169-O		05/22/2024		1SF05 401	215,000	40,968
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		174,032	147,473	1.180



7641 LAKE WOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-253-O		05/15/2024		1SF05 401	185,010	43,435
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		141,575	109,013	1.299



7641 LAKE WOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04200-253-O		05/15/2024		1SF05 401	189,900	43,435
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		146,465	109,013	1.344



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	52,822
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	147,428	130,139
				E.C.F. 1.133



7633 LAKE WOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04200-254-0	03/15/2024 1SF05	401	179,000	61,967
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	117,033	129,488
				E.C.F. 0.904



2109 LANSING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06480-020-0	09/18/2023 1SF05	401	160,000	60,763
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	99,237	126,924
				E.C.F. 0.782



728 BYE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04200-186-A	05/25/2023 1SF05	401	220,000	53,667
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	74	166,333	145,754
				E.C.F. 1.141



826 CHATEAU DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04200-210-0	05/19/2023 1SF05	401	180,000	41,723
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	138,277	172,547
				E.C.F. 0.801



417 RUTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02200-107-0	04/28/2023 1SF05	401	140,000	30,301
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	109,699	100,095
				E.C.F. 1.096



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

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

2228 FAIRFIELD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02560-011-A	03/26/2025 1SF14	401	267,500	68,029
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	199,471	146,790
				E.C.F.
				1.359



4217 TIFFANY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00281-045-O	03/17/2025 1SF14	401	260,000	53,223
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	62	206,777	155,257
				E.C.F.
				1.332



4418 E CENTRE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02020-013-O	03/03/2025 1SF14	401	160,000	46,773
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	113,227	74,483
				E.C.F.
				1.520



8145 S SPRINKLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03220-001-O	02/28/2025 1SF14	401	147,500	55,031
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	92,469	98,834
				E.C.F.
				0.936



6018 CHELSEA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02740-011-O	02/14/2025 1SF14	401	239,000	82,094
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	156,906	180,483
				E.C.F.
				0.869



5416 PLATEAU ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08220-012-O	01/30/2025 1SF14	401	198,500	53,801
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	144,699	122,108
				E.C.F.
				1.185



1320 WINTERS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00880-001-B	01/10/2025 1SF14	401	255,000	50,501
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	57	204,499	197,273
				E.C.F.
				1.037



1230 E KILGORE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02561-189-O	12/27/2024 1SF14	401	224,500	44,609
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	62	179,891	183,265
				E.C.F.
				0.982



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

7642 AUTUMN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
00281-084-O		12/27/2024	1SF14	401	315,000	52,942
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	62	262,058	226,257	1.158	



5320 WISTERIA ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
08220-003-O		12/27/2024	1SF14	401	195,000	38,133
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	77	156,867	180,511	0.869	



1715 BYRD DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
04560-051-O		12/09/2024	1SF14	401	139,500	78,066
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	57	61,434	61,772	0.995	



324 BURRWOOD AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01121-039-O		12/06/2024	1SF14	401	235,000	62,202
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	172,798	184,505	0.937	



2127 WINTERS DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
02320-048-O		11/21/2024	1SF14	401	267,500	56,725
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	210,775	177,247	1.189	



312 E VAN HOESEN BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01600-065-O		11/08/2024	1SF14	401	224,400	41,108
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	53	183,292	131,612	1.393	



2218 FAIRFIELD RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
02560-012-A		11/07/2024	1SF14	401	299,000	57,627
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	241,373	218,229	1.106	



4130 FIRESIDE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
03220-006-O		10/31/2024	1SF14	401	279,300	56,869
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	63	222,431	168,225	1.322	



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

1801 ECKENER DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04560-133-O 10/22/2024 1SF14 401 240,000 114,244
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 57 125,756 131,470 0.957



2203 FAIRFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02560-054-O 10/04/2024 1SF14 401 190,000 49,270
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 57 140,730 145,844 0.965



2002 BYRD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04560-071-O 10/02/2024 1SF14 401 224,500 54,680
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 57 169,820 154,878 1.096



2304 BYRD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04560-090-O 09/25/2024 1SF14 401 145,000 29,302
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 115,698 87,990 1.315



4227 E CENTRE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00280-007-O 09/20/2024 1SF14 401 172,500 45,278
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 127,222 139,307 0.913



1902 BYRD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04560-065-O 09/20/2024 1SF14 401 159,900 46,235
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 113,665 99,115 1.147



404 BURRWOOD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01121-041-O 09/18/2024 1SF14 401 310,000 70,360
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 67 239,640 204,860 1.170



405 BURRWOOD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01121-050-O 09/17/2024 1SF14 401 265,000 57,703
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 207,297 234,403 0.884



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

2111 FAIRFIELD RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02560-051-O		08/30/2024		1SF14 401	210,000	49,976
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		160,024	135,234	1.183



311 E MILHAM AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01600-012-O		08/21/2024		1SF14 401	210,000	48,710
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		161,290	113,256	1.424



4411 E CENTRE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00280-003-O		08/14/2024		1SF14 401	199,000	49,894
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61		149,106	148,753	1.002



210 AMOS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01900-023-O		07/31/2024		1SF14 401	200,000	64,676
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		135,324	155,543	0.870



2001 HELEN AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02321-101-O		07/05/2024		1SF14 401	260,000	72,936
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		187,064	172,316	1.086



1423 HAMELINK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02980-008-O		06/28/2024		1SF14 401	350,000	67,627
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		282,373	192,103	1.470



7821 AUTUMN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00281-063-O		06/18/2024		1SF14 401	180,000	57,163
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		122,837	138,739	0.885



471 BURRWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00003-160-A		06/13/2024		1SF14 401	295,000	45,845
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	78		249,155	183,081	1.361



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

1728 WINTERS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02320-026-O 06/07/2024 1SF14 401 224,000 62,121
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 161,879 159,055 1.018



226 BOSTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01600-106-O 05/31/2024 1SF14 401 235,000 38,367
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 196,633 149,793 1.313



7222 CAPRI ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03640-018-O 05/23/2024 1SF14 401 284,000 49,652
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 234,348 189,922 1.234



5418 AZALEA ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08220-038-O 05/10/2024 1SF14 401 226,000 47,980
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 62 178,020 146,003 1.219



311 COLONIAL AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01600-050-O 05/10/2024 1SF14 401 245,000 42,848
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 202,152 133,454 1.515



316 AMOS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01900-030-O 05/10/2024 1SF14 401 222,000 62,317
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 159,683 144,173 1.108



2002 INDIAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02561-146-O 04/29/2024 1SF14 401 200,000 68,347
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 52 131,653 145,065 0.908



7201 CAPRI ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03640-030-A 04/29/2024 1SF14 401 279,900 86,165
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 193,735 211,218 0.917



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

5824 CONCORD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01600-095-O		04/26/2024		1SF14 401	235,000	39,548
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		195,452	177,124	1.103



2303 FAIRFIELD RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02560-058-O		04/19/2024		1SF14 401	252,500	48,614
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		203,886	149,074	1.368



224 COLONIAL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01600-029-O		04/12/2024		1SF14 401	220,000	55,468
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		164,532	158,111	1.041



1501 FRIENDLY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00820-007-B		03/19/2024		1SF14 401	288,500	47,239
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		241,261	209,173	1.153



1918 WINTERS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02320-018-O		03/01/2024		1SF14 401	219,500	47,145
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		172,355	129,618	1.330



323 DAWNLEE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01121-024-O		02/14/2024		1SF14 401	250,000	61,639
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		188,361	169,962	1.108



426 AMOS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01900-036-O		01/22/2024		1SF14 401	214,000	65,802
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		148,198	123,065	1.204



1709 HELEN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02321-090-B		01/03/2024		1SF14 401	149,900	33,595
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		116,305	128,968	0.902



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

7626 AUTUMN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
00281-086-0		12/14/2023	1SF14	401	192,500	52,246
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	140,254	127,524	1.100	



1706 HELEN AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
02321-089-0		12/01/2023	1SF14	401	245,000	69,182
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	57	175,818	202,938	0.866	



4217 TIFFANY AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
00281-045-0		11/22/2023	1SF14	401	235,000	53,223
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	62	181,777	155,257	1.171	



2227 BYRD DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
04560-014-0		11/02/2023	1SF14	401	207,880	29,302
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	178,578	123,140	1.450	



2005 WINTERS DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
02320-041-0		10/27/2023	1SF14	401	215,000	45,972
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	169,028	155,110	1.090	



5342 AZALEA ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
08220-042-0		09/29/2023	1SF14	401	204,000	45,073
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	72	158,927	151,857	1.047	



7538 AUTUMN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
00281-039-0		09/28/2023	1SF14	401	275,000	63,549
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	211,451	186,169	1.136	



2303 FAIRFIELD RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
02560-058-0		08/29/2023	1SF14	401	175,000	48,614
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	62	126,386	149,074	0.848	



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

330 E VAN HOESEN BLVD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01600-062-O 08/24/2023 1SF14 401 178,000 38,340
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 139,660 121,277 1.152



1904 HELEN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02321-081-O 08/22/2023 1SF14 401 230,000 43,236
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 186,764 163,973 1.139



7813 S SPRINKLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00280-020-O 08/21/2023 1SF14 401 223,950 47,534
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 176,416 150,316 1.174



1509 HAMELINK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02980-009-B 08/03/2023 1SF14 401 174,000 50,574
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 123,426 106,219 1.162



1915 WINTERS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02320-039-O 07/31/2023 1SF14 401 221,700 51,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 170,200 155,035 1.098



312 COLONIAL AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01600-027-O 07/25/2023 1SF14 401 200,000 39,392
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 160,608 144,557 1.111



2010 FAIRFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02560-021-O 07/13/2023 1SF14 401 207,500 49,992
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 60 157,508 116,915 1.347



7748 HARVEST LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00292-024-O 07/07/2023 1SF14 401 266,000 53,922
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 85 212,078 199,555 1.063



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

1603 FRIENDLY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00820-011-O		06/30/2023		1SF14 401	200,000	50,822
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	57		149,178	119,476	1.249



7230 CAPRI ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03640-019-O		06/26/2023		1SF14 401	235,000	45,838
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	66		189,162	143,754	1.316



1813 WINTERS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02320-034-O		06/12/2023		1SF14 401	200,000	61,921
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		138,079	173,276	0.797



2228 BENDER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02561-073-O		05/17/2023		1SF14 401	206,400	49,895
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	54		156,505	113,950	1.373



8221 S SPRINKLE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00024-035-O		04/28/2023		1SF14 401	160,000	50,165
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		109,835	103,538	1.061



207 COLONIAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01600-044-O		04/21/2023		1SF14 401	192,500	41,827
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		150,673	129,000	1.168



5729 LOVERS LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00003-250-O		04/14/2023		1SF14 401	152,000	52,131
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		99,869	90,460	1.104



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

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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
71	0	9.64	11.94	1.006	1.132	1.111
After Application of E.C.F.s		9.51	11.91	1.006		

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)
CONTEMP	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)
GARAGE ONLY	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)
MANUFACTURED	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)
QUAD-LEVEL	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)
RANCH	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)
TRI-LEVEL	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)
TWO-STORY	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)
	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)	1.121 (71)

Single Family E.C.F. : 1.121 (71)
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      >>>>>>>>>>>>
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Starting Date: 04/01/2022
Ending Date: 02/02/2026
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): 1SF14 - RES - 1SF14 - NE RESIDENTIAL GRP 4A

```

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

3428 SWAN CREEK DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08184-076-O		03/26/2025		2SF01 401	575,000	99,652
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		475,348	674,440	0.705



3471 SANDHILL LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08184-078-O		12/13/2024		2SF01 401	625,000	87,285
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		537,715	699,444	0.769



5085 GOLDEN EYE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08184-071-O		11/18/2024		2SF01 401	712,000	109,206
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		602,794	829,681	0.727



6650 OLEANDER LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09223-051-O		08/16/2024		2SF01 401	1,275,000	194,396
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		1,080,604	1,531,317	0.706



6936 SHALLOWFORD WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00902-031-O		08/12/2024		2SF01 401	560,000	111,706
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	82		448,294	750,048	0.598



3995 HOLLOW WOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06732-043-A		08/06/2024		2SF01 401	949,000	144,822
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		804,178	934,331	0.861



6331 CULLY'S TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06730-004-A		07/01/2024		2SF01 401	895,000	156,447
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	90		738,553	1,004,196	0.735



6846 OLEANDER LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09222-018-O		06/28/2024		2SF01 401	825,000	147,776
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	93		677,224	966,549	0.701



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

6684 OLEANDER LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09223-052-O		05/21/2024		2SF01 401	950,000	168,874
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		781,126	1,090,034	0.717



6371 CULLY'S TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06730-002-O		04/01/2024		2SF01 401	625,000	119,381
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	90		505,619	674,219	0.750



6376 TALISKER CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06732-051-O		03/15/2024		2SF01 401	720,000	128,607
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	98		591,393	702,001	0.842



2267 PRESERVE BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00005-217-O		11/27/2023		2SF01 401	850,000	137,626
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	81		712,374	892,922	0.798



6481 CULLY'S TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06730-021-O		08/22/2023		2SF01 401	550,000	126,168
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	90		423,832	712,447	0.595



6285 MCGILLICUDDY LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06731-032-O		08/21/2023		2SF01 401	716,500	118,560
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	93		597,940	978,030	0.611



6400 TALISKER CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06732-050-O		07/27/2023		2SF01 401	650,000	143,768
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	95		506,232	767,559	0.660



6845 SHALLOWFORD WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00902-040-O		07/27/2023		2SF01 401	603,000	120,494
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		482,506	762,123	0.633



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 3/4

03:27 PM

DB: City Of Portage Current

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

6341 MCGILLICUDDY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06731-029-0		05/15/2023	2SF01	401	799,000	109,853
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	95	689,147	988,502	0.697	



3522 BELLFLOWER DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09220-001-0		04/07/2023	2SF01	401	724,600	152,968
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	92	571,632	898,578	0.636	



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

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

3643 SWAN CREEK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08183-053-O 03/04/2025 2SF02 401 515,700 69,645
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 69 446,055 505,953 0.882



3621 FLEETWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08182-025-O 01/06/2025 2SF02 401 425,000 69,601
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 355,399 421,026 0.844



3197 BRYNMAWR DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09425-017-O 12/23/2024 2SF02 401 419,000 72,578
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 346,422 482,514 0.718



3644 FLEETWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08182-017-O 07/01/2024 2SF02 401 548,500 70,596
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 477,904 535,218 0.893



1425 HOLIDAY LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00640-009-O 06/13/2024 2SF02 401 550,000 82,632
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 467,368 502,199 0.931



1523 HOLIDAY LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00640-011-O 12/15/2023 2SF02 401 500,000 101,022
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 398,978 463,797 0.860



3651 FLEETWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08182-026-O 06/06/2023 2SF02 401 445,000 75,399
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 369,601 418,352 0.883



5350 GWYNEDD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00004-055-A 05/05/2023 2SF02 401 600,000 212,918
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 387,082 575,296 0.673



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 2/3

03:28 PM

DB: City Of Portage Current

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

2999 BRYNMAWR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
00005-040-B	04/03/2023 2SF02	401	549,000	75,115	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76	473,885	631,811	0.750



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

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

4150 SQUIRE HEATH LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05501-019-O		02/24/2025		2SF2A 401	628,400	110,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		518,400	575,669	0.901



3005 INNISBROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09402-052-O		01/28/2025		2SF2A 401	600,000	130,595
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		469,405	594,561	0.789



7538 ST GEORGE CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09403-104-O		01/16/2025		2SF2A 401	360,000	82,886
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		277,114	301,260	0.920



7366 HAMPSTEAD LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-707-O		01/14/2025		2SF2A 401	434,121	78,457
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76		355,664	460,976	0.772



7605 MUIRFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09404-107-O		01/07/2025		2SF2A 401	420,000	115,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		304,824	473,713	0.643



7524 TURNBERRY CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09400-022-O		12/12/2024		2SF2A 401	349,900	85,830
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		264,070	238,336	1.108



2791 GLENALMOND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09405-156-O		08/01/2024		2SF2A 401	585,000	113,661
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	71		471,339	511,412	0.922



7697 INNISBROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09404-128-O		07/15/2024		2SF2A 401	400,000	87,701
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		312,299	337,774	0.925



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

2851 GLENALMOND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09405-144-O		07/08/2024		2SF2A 401	550,000	108,252
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		441,748	511,311	0.864



7510 TURNBERRY CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09400-023-O		07/03/2024		2SF2A 401	365,000	80,213
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		284,787	300,693	0.947



3260 WADSWORTH LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09402-080-O		07/01/2024		2SF2A 401	455,000	112,692
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		342,308	344,864	0.993



4180 SQUIRE HEATH LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05501-020-O		06/28/2024		2SF2A 401	475,007	101,134
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		373,873	388,326	0.963



7654 DUNROSS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09406-209-O		06/17/2024		2SF2A 401	389,900	90,856
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		299,044	419,762	0.712



7567 MUIRFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09404-105-O		06/14/2024		2SF2A 401	394,900	88,761
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		306,139	311,704	0.982



2798 INNISBROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09405-170-O		05/01/2024		2SF2A 401	550,000	122,057
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		427,943	587,573	0.728



7504 MAC ARTHUR LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09407-229-O		01/26/2024		2SF2A 401	820,000	105,267
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		714,733	860,224	0.831



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

3268 ST ANTHONY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09400-004-O 01/04/2024 2SF2A 401 315,000 92,962
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 70 222,038 220,527 1.007



4062 PRESTWICK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05502-031-O 12/15/2023 2SF2A 401 450,000 116,353
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 67 333,647 492,064 0.678



7620 CARNOUSTIE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09404-116-O 11/20/2023 2SF2A 401 381,500 103,847
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 69 277,653 280,291 0.991



7300 DUNROSS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09407-244-O 11/17/2023 2SF2A 401 745,500 116,032
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 75 629,468 823,766 0.764



7252 HAMPSTEAD LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00018-716-O 07/28/2023 2SF2A 401 380,940 75,237
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 81 305,703 376,327 0.812



7471 ST GEORGE CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09406-184-O 07/24/2023 2SF2A 401 430,000 94,898
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 72 335,102 450,918 0.743



7629 MAC ARTHUR LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09407-258-O 07/10/2023 2SF2A 401 725,000 139,562
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 76 585,438 560,551 1.044



3352 HAMPSTEAD CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00018-728-O 06/22/2023 2SF2A 401 476,000 84,358
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 82 391,642 579,917 0.675



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 4/5

03:47 PM

DB: City Of Portage Current

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

2706 BURNOCK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09407-217-0		05/26/2023		2SF2A 401	480,000	104,072
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		375,928	404,267	0.930



7657 DUNROSS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09406-203-0		05/04/2023		2SF2A 401	750,000	105,563
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		644,437	675,600	0.954



3089 MUIRFIELD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09404-121-0		05/04/2023		2SF2A 401	390,000	85,107
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		304,893	352,085	0.866



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

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

5209 BRONSON BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00940-049-O	08/11/2025 2SF03	401	280,500	58,627
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	221,873	172,647
				E.C.F.
				1.285



5038 OLD COLONY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00940-027-O	07/03/2025 2SF03	401	325,000	56,459
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	268,541	207,647
				E.C.F.
				1.293



5834 ANGLING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00760-014-O	03/07/2025 2SF03	401	360,000	144,473
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	55	215,527	208,584
				E.C.F.
				1.033



2215 ROSEWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02082-051-O	02/20/2025 2SF03	401	239,000	63,404
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	65	175,596	220,241
				E.C.F.
				0.797



5712 ANGLING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00760-018-O	02/19/2025 2SF03	401	289,000	100,271
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	188,729	194,929
				E.C.F.
				0.968



5576 TRADEWIND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03188-176-O	01/31/2025 2SF03	401	296,500	56,916
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	239,584	275,718
				E.C.F.
				0.869



5107 MAPLERIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00940-069-O	01/03/2025 2SF03	401	268,500	58,153
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	210,347	153,740
				E.C.F.
				1.368



1746 GREENBRIAR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08283-129-O	01/03/2025 2SF03	401	295,000	78,385
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	216,615	231,440
				E.C.F.
				0.936



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

3209 FLEETWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03580-002-O		01/02/2025		2SF03 401	293,600	76,761
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		216,839	229,593	0.944



5731 OLD MISSION ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03186-116-O		12/19/2024		2SF03 401	320,000	69,818
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		250,182	225,935	1.107



5144 GROSSE POINTE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02920-006-O		12/13/2024		2SF03 401	322,000	56,572
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		265,428	239,799	1.107



2928 HILL 'AN' BROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03580-045-O		12/04/2024		2SF03 401	426,250	106,649
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		319,601	222,330	1.438



3001 HILL 'AN' BROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03580-036-O		11/19/2024		2SF03 401	320,000	70,910
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		249,090	244,270	1.020



2426 HEMLOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02081-042-O		11/19/2024		2SF03 401	248,500	63,582
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		184,918	222,228	0.832



1705 TIMBERLANE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08280-039-O		10/16/2024		2SF03 401	699,300	129,501
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61		569,799	589,731	0.966



5045 GREENHILL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03582-084-O		10/15/2024		2SF03 401	340,000	72,421
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		267,579	285,066	0.939



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

5824 THUNDER BAY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03187-167-O 10/04/2024 2SF03 401 345,000 65,961
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 75 279,039 262,474 1.063



5801 OLD MISSION ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03185-114-O 09/30/2024 2SF03 401 330,000 63,633
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 75 266,367 204,403 1.303



5009 OLD COLONY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00940-002-O 09/19/2024 2SF03 401 277,700 65,191
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 212,509 188,609 1.127



5337 TAMWORTH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08700-033-O 09/16/2024 2SF03 401 250,000 66,764
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 183,236 193,371 0.948



2418 HEMLOCK AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02081-041-O 09/09/2024 2SF03 401 241,800 61,035
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 180,765 194,243 0.931



1722 GREENBRIAR DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08283-135-O 08/30/2024 2SF03 401 275,000 68,408
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 61 206,592 215,983 0.957



5129 GREENHILL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03586-173-O 08/19/2024 2SF03 401 341,000 74,686
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 266,314 227,687 1.170



2921 HILL 'AN' BROOK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03580-037-O 08/09/2024 2SF03 401 313,000 82,353
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 230,647 207,821 1.110



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

3617 WEDGWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08700-036-O 07/23/2024 2SF03 401 385,000 72,246
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 312,754 278,449 1.123



2420 ROSEWOOD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02082-067-O 07/09/2024 2SF03 401 275,500 63,770
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 211,730 210,938 1.004



5716 GRAND TRAVERSE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00005-061-O 07/08/2024 2SF03 401 237,000 54,309
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 70 182,691 150,306 1.215



2603 HEMLOCK AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03280-028-O 07/03/2024 2SF03 401 310,000 63,099
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 246,901 237,109 1.041



5895 THUNDER BAY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03184-093-O 07/02/2024 2SF03 401 252,000 58,715
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 193,285 199,177 0.970



5139 MERRYVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03580-059-O 06/24/2024 2SF03 401 357,800 75,576
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 282,224 252,792 1.116



2613 HEMLOCK AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03280-029-O 06/21/2024 2SF03 401 285,000 67,236
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 75 217,764 247,472 0.880



5760 BAY MEADOW TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03195-033-O 06/21/2024 2SF03 401 390,000 63,589
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 85 326,411 333,343 0.979



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

722 GRANDMARAI AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02920-041-O		06/14/2024		2SF03 401	390,000	68,589
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		321,411	297,849	1.079



3310 W MILHAM AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00760-011-O		06/03/2024		2SF03 401	250,000	108,774
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	60		141,226	156,920	0.900



1206 WALNUT TREE TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07740-013-O		05/22/2024		2SF03 401	355,600	65,422
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		290,178	301,359	0.963



2812 FLEETWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03580-061-O		05/15/2024		2SF03 401	325,000	75,601
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		249,399	198,808	1.254



5610 THUNDER BAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03187-156-O		05/01/2024		2SF03 401	219,945	64,067
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		155,878	259,869	0.600



5029 STONEHENGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07740-003-O		04/30/2024		2SF03 401	347,500	58,445
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		289,055	256,811	1.126



727 CHALFONTE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02920-039-O		03/15/2024		2SF03 401	325,000	56,884
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		268,116	199,380	1.345



5106 OLD COLONY RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00940-029-O		03/04/2024		2SF03 401	235,000	56,663
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		178,337	175,452	1.016



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

730 GRANDMARAI AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02920-040-O		03/01/2024		2SF03 401	346,000	62,590
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		283,410	249,960	1.134



5759 BAY MEADOW TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03195-011-O		02/29/2024		2SF03 401	417,514	81,713
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		335,801	381,985	0.879



1220 CARRIAGE PL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07740-027-O		02/27/2024		2SF03 401	335,000	62,071
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		272,929	291,655	0.936



2614 HEVERLY EAST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03280-024-O		02/20/2024		2SF03 401	261,000	65,106
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		195,894	153,885	1.273



5783 GRAND TRAVERSE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03181-015-O		02/07/2024		2SF03 401	230,000	58,542
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		171,458	150,544	1.139



3101 FLEETWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03580-006-O		01/17/2024		2SF03 401	315,000	87,241
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		227,759	261,410	0.871



5848 ANGLING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00760-013-O		12/26/2023		2SF03 401	270,000	103,349
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		166,651	271,182	0.615



2616 EAGLE HARBOR AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03189-209-O		12/15/2023		2SF03 401	345,000	67,079
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		277,921	277,449	1.002



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

2721 HEVERLY WEST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03280-010-O	12/04/2023 2SF03	401	272,000	76,576
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	195,424	232,174
				E.C.F.
				0.842



5828 OLD MISSION ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03185-105-O	11/20/2023 2SF03	401	230,000	60,614
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	169,386	234,279
				E.C.F.
				0.723



5239 BRONSON BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00940-052-O	11/17/2023 2SF03	401	330,000	57,798
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	62	272,202	278,921
				E.C.F.
				0.976



2928 HILL 'AN' BROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03580-045-O	11/16/2023 2SF03	401	408,000	106,649
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	301,351	222,330
				E.C.F.
				1.355



5750 NEWHAVEN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03183-078-O	11/01/2023 2SF03	401	260,000	58,044
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	201,956	172,376
				E.C.F.
				1.172



1803 TIMBERLANE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08280-036-O	10/23/2023 2SF03	401	375,000	131,101
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	243,899	198,097
				E.C.F.
				1.231



2700 HEMLOCK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03280-040-O	09/29/2023 2SF03	401	325,000	63,377
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	75	261,623	271,485
				E.C.F.
				0.964



2681 EAGLE HARBOR AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03189-211-O	09/26/2023 2SF03	401	400,000	81,889
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	318,111	286,342
				E.C.F.
				1.111



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

5860 TRADEWIND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03191-256-O		09/21/2023		2SF03 401	430,000	60,647
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		369,353	373,446	0.989



2623 HILL 'AN' BROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03582-104-O		09/21/2023		2SF03 401	345,000	97,002
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		247,998	239,298	1.036



5240 BRONSON BLVD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00940-065-O		09/08/2023		2SF03 401	301,000	59,919
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		241,081	272,639	0.884



5628 ANGLING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00760-022-O		08/25/2023		2SF03 401	280,000	82,012
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		197,988	181,963	1.088



1412 MEADOWBROOK LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08281-054-B		08/18/2023		2SF03 401	429,000	68,552
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		360,448	303,678	1.187



2605 HEVERLY EAST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03280-006-O		08/17/2023		2SF03 401	220,000	72,566
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		147,434	191,282	0.771



5206 ANGLING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00006-025-O		08/11/2023		2SF03 401	284,580	73,607
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		210,973	188,706	1.118



2127 HEMLOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02081-028-O		08/10/2023		2SF03 401	240,000	65,807
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		174,193	132,305	1.317



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

3002 W MILHAM AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00761-063-O		08/08/2023		2SF03 401	235,000	65,591
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		169,409	164,446	1.030



3029 STURGEON BAY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03186-129-O		07/28/2023		2SF03 401	303,303	72,042
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		231,261	293,264	0.789



5834 ANGLING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00760-014-O		07/28/2023		2SF03 401	310,250	144,473
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	55		165,777	208,584	0.795



3022 HILL 'AN' BROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03580-043-O		07/26/2023		2SF03 401	410,000	104,656
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		305,344	405,409	0.753



5675 GRAND TRAVERSE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03182-046-O		07/21/2023		2SF03 401	220,000	60,016
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		159,984	165,718	0.965



5314 RUGBY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08700-038-O		07/17/2023		2SF03 401	315,000	68,903
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		246,097	225,017	1.094



5705 HEVERLY WEST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03190-229-O		07/12/2023		2SF03 401	381,900	77,466
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		304,434	357,625	0.851



5791 OLD MISSION ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03186-115-O		06/15/2023		2SF03 401	300,000	68,556
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		231,444	246,469	0.939



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 10/11

03:29 PM

DB: City Of Portage Current

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

730 GRANDMARAI AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02920-040-0		05/18/2023		2SF03 401	315,500	62,590
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		252,910	249,960	1.012



2312 ROSEWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02082-063-0		04/17/2023		2SF03 401	290,000	71,219
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		218,781	240,797	0.909



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

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<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>>>
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# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
74	0	10.31	13.43	1.006	1.025	1.008
After Application of E.C.F.s		10.32	13.44	1.006		

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)
CONTEMP	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)
GARAGE ONLY	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)
MANUFACTURED	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)
QUAD-LEVEL	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)
RANCH	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)
TRI-LEVEL	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)
TWO-STORY	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)
	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)	1.008 (74)

Single Family E.C.F. : 1.008 (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      >>>>>>>>>>>
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Starting Date: 04/01/2022
Ending Date: 02/02/2026
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): 2SF03 - RES - 2SF03 - NW RESIDENTIAL GRP 3

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

1616 BELLAIRE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-281-O		03/24/2025		2SF04 401	305,000	59,630
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		245,370	194,438	1.262



515 SOUTHLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-061-O		03/20/2025		2SF04 401	222,500	56,847
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	65		165,653	141,252	1.173



6206 PEACHTREE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07622-125-O		03/05/2025		2SF04 401	289,550	59,302
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	70		230,248	151,226	1.523



6206 AVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01721-092-O		02/27/2025		2SF04 401	295,000	56,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	65		239,000	198,550	1.204



6839 BRATCHER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07081-038-O		02/21/2025		2SF04 401	210,400	58,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		152,224	113,091	1.346



6836 BLUEGRASS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-015-O		02/06/2025		2SF04 401	225,000	56,916
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		168,084	147,943	1.136



6822 BLUEGRASS ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-013-O		12/23/2024		2SF04 401	235,000	56,916
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		178,084	129,974	1.370



1704 EDINGTON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-248-O		12/19/2024		2SF04 401	294,000	56,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		238,000	182,145	1.307



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

1704 ROMENCE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04020-041-O		12/17/2024		2SF04 401	300,000	73,220
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		226,780	191,248	1.186



1529 WOODLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07800-018-O		12/11/2024		2SF04 401	275,000	59,867
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80		215,133	187,816	1.145



1465 SHERRY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07802-066-O		12/11/2024		2SF04 401	225,000	59,666
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		165,334	201,869	0.819



1607 BELLAIRE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-272-O		12/10/2024		2SF04 401	285,000	56,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		229,000	214,405	1.068



6903 KEYSTONE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07082-071-O		11/27/2024		2SF04 401	249,900	58,957
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		190,943	140,637	1.358



6435 AVON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01722-107-O		11/25/2024		2SF04 401	255,000	56,414
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	65		198,586	173,001	1.148



6147 AVON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01721-043-O		11/21/2024		2SF04 401	270,000	56,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	65		214,000	163,905	1.306



6544 HAMPTON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-216-O		11/08/2024		2SF04 401	227,000	61,331
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		165,669	195,803	0.846



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

1427 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-256-A		11/08/2024		2SF04 401	300,000	69,605
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		230,395	228,413	1.009



7121 BOLINGBROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07160-048-O		10/24/2024		2SF04 401	392,000	60,719
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		331,281	376,481	0.880



6837 WINDEMERE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01301-028-O		10/17/2024		2SF04 401	285,000	68,280
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		216,720	192,433	1.126



1330 WOODLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07800-007-O		10/10/2024		2SF04 401	270,000	60,158
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		209,842	158,597	1.323



6039 MARLOW ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-306-O		10/03/2024		2SF04 401	286,900	56,852
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	65		230,048	211,848	1.086



6322 MARLOW ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01722-150-O		09/30/2024		2SF04 401	289,000	56,556
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		232,444	192,185	1.209



6833 BRATCHER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07081-037-O		09/27/2024		2SF04 401	175,000	58,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		116,824	117,537	0.994



7144 LESLEE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07802-059-O		09/23/2024		2SF04 401	384,900	72,790
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		312,110	245,056	1.274



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

1452 SNOWBERRY CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09416-035-O		09/19/2024		2SF04 401	324,900	53,912
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		270,988	266,214	1.018



6328 SURREY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-368-O		09/06/2024		2SF04 401	300,000	68,490
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		231,510	213,060	1.087



1712 SUFFOLK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-378-O		09/05/2024		2SF04 401	335,000	70,383
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		264,617	197,933	1.337



6971 ORCHARD MEADOW CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05380-011-O		09/03/2024		2SF04 401	335,000	41,453
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75		293,547	275,017	1.067



7017 GREEN FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09300-003-O		08/30/2024		2SF04 401	235,000	53,181
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	58		181,819	199,062	0.913



6320 HAMPTON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-235-O		08/29/2024		2SF04 401	279,000	57,483
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	65		221,517	191,450	1.157



1482 REDSTOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09415-002-O		08/22/2024		2SF04 401	306,000	53,034
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		252,966	254,070	0.996



413 SOUTHLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-065-O		08/12/2024		2SF04 401	195,000	51,718
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		143,282	139,440	1.028



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

6303 SURREY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-339-0		08/09/2024		2SF04 401	285,000	63,921
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		221,079	190,470	1.161



6741 BUCKHORN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06541-110-0		08/05/2024		2SF04 401	235,000	63,492
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		171,508	138,987	1.234



6835 CROMWELL ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01302-047-0		07/25/2024		2SF04 401	272,000	65,240
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		206,760	191,397	1.080



6143 LONGVIEW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07620-067-0		07/19/2024		2SF04 401	218,000	55,143
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		162,857	167,783	0.971



6516 SUSSEX ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03200-017-0		07/19/2024		2SF04 401	309,000	67,175
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	76		241,825	275,559	0.878



6053 MILHAM WOODS CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05480-004-0		07/18/2024		2SF04 401	289,700	56,061
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		233,639	231,359	1.010



1704 SUFFOLK AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01726-379-0		07/17/2024		2SF04 401	290,000	60,222
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		229,778	193,494	1.188



6603 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00008-340-A		07/15/2024		2SF04 401	189,000	60,034
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	58		128,966	124,599	1.035



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

6417 HAMPTON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01724-254-O 07/10/2024 2SF04 401 259,930 56,675
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 203,255 158,457 1.283



6817 CROMWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01302-045-O 07/08/2024 2SF04 401 360,000 68,310
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 291,690 346,681 0.841



6790 ORCHARD MEADOW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05381-038-O 06/25/2024 2SF04 401 374,000 65,928
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 78 308,072 362,796 0.849



6804 CROMWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01302-038-O 06/21/2024 2SF04 401 310,000 65,966
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 244,034 203,318 1.200



6764 ORCHARD MEADOW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05381-040-O 06/20/2024 2SF04 401 340,000 57,804
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 79 282,196 317,241 0.890



6028 BRADFORD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01725-331-O 06/07/2024 2SF04 401 322,000 65,131
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 65 256,869 213,431 1.204



1425 REGINA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01723-161-O 05/21/2024 2SF04 401 234,000 57,966
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 176,034 177,927 0.989



6731 CORNELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07083-081-O 05/21/2024 2SF04 401 180,000 58,176
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 121,824 131,718 0.925



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

1414 EDINGTON ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01723-168-O		05/08/2024		2SF04 401	261,404	56,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		205,404	165,889	1.238



6226 DATE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07623-183-O		05/03/2024		2SF04 401	208,000	61,160
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		146,840	122,809	1.196



7026 GREEN FOREST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09301-031-O		04/16/2024		2SF04 401	290,000	56,660
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61		233,340	175,515	1.329



6844 WINDEMERE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01301-013-O		04/12/2024		2SF04 401	350,000	61,371
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		288,629	246,614	1.170



6804 WINDEMERE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01301-018-O		04/03/2024		2SF04 401	315,000	61,016
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		253,984	187,217	1.357



608 SOUTHLAND AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07622-138-O		04/02/2024		2SF04 401	225,000	53,137
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		171,863	131,903	1.303



6909 KEYSTONE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07082-070-O		03/25/2024		2SF04 401	228,000	58,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		169,824	119,370	1.423



6015 MARLOW ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01724-309-O		03/11/2024		2SF04 401	267,000	58,608
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		208,392	153,254	1.360



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

714 FLAMINGO AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07620-025-O 02/20/2024 2SF04 401 220,000 55,930
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 65 164,070 147,777 1.110



1224 WARWICK ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01721-087-O 02/02/2024 2SF04 401 265,000 71,154
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 65 193,846 177,059 1.095



1437 REDSTOCK AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09415-020-O 01/12/2024 2SF04 401 240,000 50,820
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 70 189,180 219,557 0.862



6635 BLUEGRASS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06540-049-O 12/12/2023 2SF04 401 275,000 72,662
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 202,338 149,749 1.351



6840 CROMWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01302-034-O 12/05/2023 2SF04 401 310,000 64,107
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 245,893 223,441 1.100



709 FLAMINGO AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07620-035-O 12/04/2023 2SF04 401 205,000 54,418
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 65 150,582 125,169 1.203



6829 WINDEMERE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01301-027-O 12/01/2023 2SF04 401 217,580 62,248
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 57 155,332 117,436 1.323



7180 MARFIELD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07800-023-O 11/28/2023 2SF04 401 240,000 60,979
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 179,021 168,574 1.062



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

6243 PEACHTREE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07623-169-O 11/27/2023 2SF04 401 185,000 54,352
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 65 130,648 149,614 0.873



6575 SUSSEX ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03200-005-O 11/17/2023 2SF04 401 325,000 76,181
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 69 248,819 241,089 1.032



6126 DEVON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01720-010-O 11/09/2023 2SF04 401 228,000 57,284
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 170,716 155,232 1.100



6043 PEACHTREE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07621-078-O 10/30/2023 2SF04 401 221,500 55,693
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 165,807 143,224 1.158



6212 HAMPTON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01724-243-O 10/26/2023 2SF04 401 255,000 58,351
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 65 196,649 180,815 1.088



616 FLAMINGO AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07620-020-O 10/24/2023 2SF04 401 215,000 55,719
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 72 159,281 134,107 1.188



6425 SUSSEX ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01722-115-O 10/20/2023 2SF04 401 245,000 56,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 65 188,500 190,497 0.990



6976 ORCHARD MEADOW CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05380-010-O 10/10/2023 2SF04 401 345,000 45,942
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 77 299,058 322,290 0.928



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

629 SOUTHLAND AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07622-131-O		10/02/2023		2SF04 401	221,000	53,533
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	66		167,467	141,845	1.181



1809 HAVERHILL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06540-097-O		09/28/2023		2SF04 401	225,000	69,029
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		155,971	128,390	1.215



7028 BOLINGBROOK DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-090-C		09/27/2023		2SF04 401	357,500	63,679
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		293,821	283,091	1.038



6904 CROMWELL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01302-032-O		09/22/2023		2SF04 401	316,643	73,428
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		243,215	194,490	1.251



6066 MILHAM WOODS CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05480-014-O		08/31/2023		2SF04 401	285,000	61,659
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		223,341	229,645	0.973



6032 DEVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01720-004-O		08/31/2023		2SF04 401	232,000	57,616
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	65		174,384	161,978	1.077



1525 GREENVIEW AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06541-131-O		08/29/2023		2SF04 401	280,000	60,479
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	68		219,521	181,301	1.211



1428 SHERRY DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07802-072-O		08/21/2023		2SF04 401	281,500	60,185
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		221,315	215,543	1.027



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

1461 REDSTOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09415-021-0		08/15/2023		2SF04 401	321,515	52,550
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		268,965	223,885	1.201



802 SUNBRIGHT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07621-082-0		08/14/2023		2SF04 401	253,521	56,146
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		197,375	176,503	1.118



6756 CORNELL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07083-091-0		08/11/2023		2SF04 401	235,000	58,176
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		176,824	134,417	1.315



7224 MARFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07800-020-0		08/11/2023		2SF04 401	234,900	61,590
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		173,310	132,317	1.310



6417 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00008-135-0		08/10/2023		2SF04 401	195,000	74,063
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		120,937	140,577	0.860



6138 DEVON ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01721-069-0		08/04/2023		2SF04 401	245,000	57,003
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65		187,997	171,944	1.093



7129 GREEN FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09301-044-0		07/28/2023		2SF04 401	260,000	57,149
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		202,851	212,782	0.953



6930 KEYSTONE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07082-066-0		07/13/2023		2SF04 401	210,000	58,673
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		151,327	114,181	1.325



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

6750 KEYSTONE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07084-115-0 06/23/2023 2SF04 401 235,000 58,176
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 176,824 150,877 1.172



6845 BRATCHER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07081-039-0 06/21/2023 2SF04 401 220,000 58,176
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 161,824 110,760 1.461



6804 CROMWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01302-038-0 06/14/2023 2SF04 401 290,000 65,966
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 224,034 203,318 1.102



6024 DEVON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01720-003-0 06/06/2023 2SF04 401 240,000 57,977
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 182,023 130,491 1.395



1514 SURREY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01724-286-0 06/02/2023 2SF04 401 304,500 77,461
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 65 227,039 188,387 1.205



6119 LONGVIEW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07620-002-0 05/12/2023 2SF04 401 208,500 56,055
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 152,445 131,861 1.156



6230 MARLOW ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01721-061-0 05/12/2023 2SF04 401 250,000 59,562
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 65 190,438 165,961 1.147



994 RAINBOW AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05381-061-0 05/09/2023 2SF04 401 350,000 61,152
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 79 288,848 316,277 0.913



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

6128 PALM ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07622-137-O		05/04/2023	2SF04	401	225,000	57,763
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	65	167,237	142,149	1.176	



1615 EDINGTON ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01724-203-O		05/01/2023	2SF04	401	242,500	77,462
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	62	165,038	181,124	0.911	



7078 BOLINGBROOK DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
07160-041-O		05/01/2023	2SF04	401	340,000	56,959
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	77	283,041	282,155	1.003	



1323 SUSSEX ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01722-145-O		04/25/2023	2SF04	401	244,900	65,442
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TRI-LEVEL	67	179,458	182,804	0.982	



6010 MILHAM WOODS CT						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
05480-018-O		04/21/2023	2SF04	401	273,000	64,906
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	84	208,094	225,607	0.922	



6842 BUCKHORN ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06540-079-O		04/12/2023	2SF04	401	189,900	56,304
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	65	133,596	136,757	0.977	



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
102	0	9.07	11.10	0.998	1.127	1.140
After Application of E.C.F.s		9.31	11.40	0.998		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)
CONTEMP	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)
GARAGE ONLY	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)
MANUFACTURED	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)
QUAD-LEVEL	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)
RANCH	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)
TRI-LEVEL	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)
TWO-STORY	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)
	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)	1.101(102)

Single Family E.C.F.	:	1.101	(102)
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: 02/02/2026
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

2905 W MILHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-210-O	03/28/2025 2SF13	401	270,000	86,850
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	183,150	185,100
				E.C.F.
				0.989



6136 SABLEWOOD CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09412-025-O	03/07/2025 2SF13	401	419,900	64,743
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	73	355,157	353,799
				E.C.F.
				1.004



6816 HICKORY POINT WEST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
03340-006-O	02/24/2025 2SF13	401	325,000	62,548
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	62	262,452	335,989
				E.C.F.
				0.781



6417 TROTWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07323-135-O	02/18/2025 2SF13	401	369,500	66,036
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	57	303,464	291,515
				E.C.F.
				1.041



3017 LAMPLITE CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01540-007-O	01/24/2025 2SF13	401	385,000	60,487
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	64	324,513	368,792
				E.C.F.
				0.880



3030 ROMENCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08400-011-O	01/06/2025 2SF13	401	270,000	50,160
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	219,840	147,743
				E.C.F.
				1.488



6322 TROTWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07323-158-O	12/30/2024 2SF13	401	296,500	64,727
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	62	231,773	262,176
				E.C.F.
				0.884



3549 W MILHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00007-005-B	12/27/2024 2SF13	401	335,000	105,753
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	86	229,247	291,963
				E.C.F.
				0.785



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

6546 WESTCHESTER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07320-011-O 12/18/2024 2SF13 401 253,200 61,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 191,450 145,969 1.312



2829 COACHLITE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01360-014-O 12/09/2024 2SF13 401 320,000 60,067
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 67 259,933 304,749 0.853



6316 CHERRYWOOD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01360-026-O 11/20/2024 2SF13 401 305,550 61,811
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 243,739 256,068 0.952



6169 BAYWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00711-037-O 11/14/2024 2SF13 401 362,000 66,726
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 295,274 271,059 1.089



6612 EVERGREEN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-081-O 11/12/2024 2SF13 401 370,000 60,205
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 309,795 228,528 1.356



6574 SUNBURST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08002-074-O 11/08/2024 2SF13 401 384,000 65,714
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 64 318,286 409,915 0.776



2409 RIDGEFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07323-153-O 11/08/2024 2SF13 401 335,000 64,088
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 270,912 197,941 1.369



6902 ANGLING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03160-008-O 11/01/2024 2SF13 401 291,500 73,578
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 61 217,922 175,731 1.240



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

3006 ROMENCE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08400-008-O 10/31/2024 2SF13 401 220,000 52,448
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 67 167,552 190,431 0.880



6536 ROBINSWOOD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07142-034-O 10/11/2024 2SF13 401 285,000 62,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 62 222,500 185,230 1.201



2422 KALARAMA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07323-154-O 10/11/2024 2SF13 401 400,000 76,975
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 73 323,025 342,358 0.944



2210 ROMENCE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-366-O 10/02/2024 2SF13 401 265,000 72,787
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 192,213 170,188 1.129



6728 CYPRESS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-022-O 09/26/2024 2SF13 401 350,000 57,501
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 292,499 249,067 1.174



6817 ROTHBURY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08403-148-O 09/20/2024 2SF13 401 237,000 53,575
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 183,425 169,393 1.083



4015 ISABELLE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03163-039-O 08/23/2024 2SF13 401 440,000 69,377
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 61 370,623 293,384 1.263



6902 HICKORY POINT WEST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03340-002-O 08/23/2024 2SF13 401 385,000 67,314
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 317,686 345,196 0.920



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

3659 ARBUTUS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08000-022-O 08/23/2024 2SF13 401 390,000 77,351
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 61 312,649 372,635 0.839



2218 HICKORY POINT NORTH DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03342-047-O 08/22/2024 2SF13 401 403,500 58,430
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 345,070 363,624 0.949



2928 WINKFIELD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08403-126-O 08/21/2024 2SF13 401 280,000 57,748
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 67 222,252 171,120 1.299



6705 EVERGREEN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-095-O 08/16/2024 2SF13 401 315,000 72,458
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 242,542 290,661 0.834



3960 ARBUTUS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08002-080-O 08/05/2024 2SF13 401 377,500 66,451
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 61 311,049 397,419 0.783



2724 ROMENCE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-300-C 07/26/2024 2SF13 401 248,500 73,245
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 175,255 191,407 0.916



2830 DAVENTRY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08402-108-O 07/22/2024 2SF13 401 240,000 52,973
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 187,027 144,686 1.293



6821 SHOREHAM ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08401-097-O 07/18/2024 2SF13 401 265,000 55,269
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 67 209,731 189,334 1.108



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

6647 EVERGREEN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-094-O 07/16/2024 2SF13 401 345,000 58,845
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 286,155 259,882 1.101



6819 TROTWOOD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03342-029-O 07/08/2024 2SF13 401 400,000 63,868
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 336,132 365,679 0.919



6710 ISABELLE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03162-036-A 06/28/2024 2SF13 401 349,900 66,446
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 61 283,454 273,854 1.035



6719 ROTHBURY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08403-142-O 06/25/2024 2SF13 401 328,000 64,203
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 67 263,797 193,278 1.365



6615 PLEASANTVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08002-046-O 06/21/2024 2SF13 401 392,500 62,597
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 61 329,903 382,199 0.863



6570 EDGEFIELD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00480-013-O 06/18/2024 2SF13 401 325,000 83,431
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 82 241,569 288,682 0.837



2915 W MILHAM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00008-215-O 06/14/2024 2SF13 401 265,000 69,914
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 195,086 157,967 1.235



3479 DAVCLIFF AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09210-006-O 06/13/2024 2SF13 401 450,000 66,879
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 76 383,121 431,859 0.887



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

7556 ANGLING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00018-160-O		06/11/2024		2SF13 401	278,000	98,521
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		179,479	212,546	0.844



6285 HIGH POINTE CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08003-123-O		06/04/2024		2SF13 401	475,000	67,391
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		407,609	429,706	0.949



6156 GLENWOOD CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09410-016-O		06/01/2024		2SF13 401	352,000	68,284
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		283,716	275,353	1.030



4003 ISABELLE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03163-038-O		05/29/2024		2SF13 401	335,500	68,240
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61		267,260	206,608	1.294



6332 REDFERN CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08003-105-O		05/24/2024		2SF13 401	541,500	72,227
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		469,273	553,223	0.848



6748 ISABELLE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03161-026-O		05/01/2024		2SF13 401	405,000	73,333
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61		331,667	336,575	0.985



3024 TATTERSALL RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07140-026-O		04/29/2024		2SF13 401	255,000	61,320
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		193,680	209,707	0.924



6907 TROTWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03342-033-O		04/26/2024		2SF13 401	380,000	64,917
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		315,083	319,811	0.985



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

2820 DAVENTRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08402-107-O	04/26/2024 2SF13	401	178,000	55,233
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	62	122,767	144,042
				E.C.F.
				0.852



3622 HOLLOW WOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08003-103-O	04/19/2024 2SF13	401	461,900	71,355
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	68	390,545	448,457
				E.C.F.
				0.871



6513 ANGLING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00007-280-B	04/17/2024 2SF13	401	285,000	60,515
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	79	224,485	227,844
				E.C.F.
				0.985



6632 ROBINSWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07142-038-O	04/15/2024 2SF13	401	337,000	62,663
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	274,337	208,298
				E.C.F.
				1.317



6797 EDGEFIELD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00481-049-O	04/15/2024 2SF13	401	340,000	78,864
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	261,136	261,422
				E.C.F.
				0.999



6740 ROBINSWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07142-044-O	04/04/2024 2SF13	401	299,999	61,854
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	238,145	164,070
				E.C.F.
				1.451



3720 PINE TREE TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08000-030-O	03/19/2024 2SF13	401	390,000	63,762
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	61	326,238	338,761
				E.C.F.
				0.963



6652 PLEASANTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08002-053-O	02/09/2024 2SF13	401	335,000	62,861
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	62	272,139	363,872
				E.C.F.
				0.748



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

6819 CYPRESS ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04860-062-0		02/09/2024		2SF13 401	225,000	61,192
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	63		163,808	224,665	0.729



6538 TROTWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07323-171-0		02/02/2024		2SF13 401	279,900	61,462
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		218,438	250,911	0.871



6610 EDGEFIELD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00480-016-0		01/16/2024		2SF13 401	279,400	90,060
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	82		189,340	238,616	0.793



6831 HICKORY POINT EAST DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03342-052-0		01/12/2024		2SF13 401	290,000	67,942
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		222,058	268,670	0.827



6918 TROTWOOD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03342-022-0		01/09/2024		2SF13 401	330,000	63,849
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		266,151	305,317	0.872



2605 TATTERSALL RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04860-043-0		12/18/2023		2SF13 401	367,000	55,733
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64		311,267	274,572	1.134



6321 WESTCHESTER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07321-054-0		12/04/2023		2SF13 401	260,000	61,690
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		198,310	171,696	1.155



6724 AMBERLY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08402-120-0		11/30/2023		2SF13 401	289,900	62,453
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		227,447	180,206	1.262



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

6828 TROTWOOD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03342-026-O 11/16/2023 2SF13 401 399,000 86,570
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 312,430 356,259 0.877



6140 BAYWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00711-015-O 10/27/2023 2SF13 401 351,400 66,011
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 68 285,389 337,332 0.846



2802 RADCLIFFE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08400-030-O 10/19/2023 2SF13 401 245,000 54,301
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 67 190,699 157,127 1.214



6706 ANGLING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00007-287-O 10/19/2023 2SF13 401 415,000 77,876
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 337,124 332,257 1.015



3006 LAMPLITE CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01540-003-O 08/28/2023 2SF13 401 499,000 65,405
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 60 433,595 394,726 1.098



3151 LOST PINE WAY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09413-037-O 08/21/2023 2SF13 401 435,000 66,386
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 76 368,614 442,448 0.833



3218 COACHLITE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01540-017-O 08/18/2023 2SF13 401 477,000 82,062
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 394,938 426,827 0.925



6735 PLEASANTVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06120-005-O 08/18/2023 2SF13 401 390,000 67,203
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 61 322,797 306,241 1.054



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

6632 CYPRESS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04860-028-O 08/14/2023 2SF13 401 325,000 57,484
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 62 267,516 271,224 0.986



2209 ROMENCE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00017-055-A 08/11/2023 2SF13 401 289,000 85,576
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 57 203,424 222,852 0.913



2301 HICKORY POINT NORTH DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03342-041-O 07/28/2023 2SF13 401 385,000 70,067
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 314,933 321,183 0.981



4208 ROMENCE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00007-265-O 07/24/2023 2SF13 401 237,000 74,210
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 162,790 191,528 0.850



2327 RIDGEFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07323-152-O 07/21/2023 2SF13 401 371,000 64,252
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 63 306,748 303,837 1.010



6825 WELBURY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08401-082-O 07/20/2023 2SF13 401 245,000 53,139
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 68 191,861 173,385 1.107



6441 ANGLING RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01841-021-A 07/05/2023 2SF13 401 345,000 81,421
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 79 263,579 332,968 0.792



6538 WESTCHESTER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07320-012-O 06/16/2023 2SF13 401 310,000 63,613
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 246,387 183,632 1.342



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

3546 ARBUTUS TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08000-016-A		06/13/2023		2SF13 401	305,000	64,324
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	61		240,676	292,713	0.822



6614 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07320-031-O		05/31/2023		2SF13 401	245,000	55,575
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		189,425	159,206	1.190



3505 W MILHAM AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00007-001-O		05/23/2023		2SF13 401	250,000	86,702
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68		163,298	197,212	0.828



6746 EDGEFIELD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00481-024-O		05/04/2023		2SF13 401	259,900	95,231
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		164,669	235,379	0.700



3516 ARBUTUS TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08000-017-A		04/11/2023		2SF13 401	440,000	81,277
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		358,723	457,699	0.784



6340 WESTCHESTER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07321-068-O		04/05/2023		2SF13 401	301,000	63,110
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76		237,890	209,636	1.135



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
86	0	11.44	13.75	0.996	1.008	0.972
After Application of E.C.F.s		11.41	13.69	0.996		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)
CONTEMP	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)
GARAGE ONLY	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)
MANUFACTURED	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)
QUAD-LEVEL	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)
RANCH	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)
TRI-LEVEL	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)
TWO-STORY	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)
	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)	0.973 (86)

Single Family E.C.F. : 0.973 (86)
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: 02/02/2026
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

2383 QUINCY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01423-112-O	03/12/2025 2SF23	401	298,000	54,290
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	66	243,710	180,943
				E.C.F.
				1.347



7835 CHIPPEWA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01424-159-O	03/06/2025 2SF23	401	357,000	56,020
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	300,980	299,192
				E.C.F.
				1.006



7607 ARBORCREST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07262-103-O	03/05/2025 2SF23	401	340,000	59,304
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	62	280,696	233,504
				E.C.F.
				1.202



7937 CHIPPEWA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01424-153-A	02/18/2025 2SF23	401	346,900	49,708
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	297,192	297,458
				E.C.F.
				0.999



1730 REDSTOCK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09484-116-O	01/29/2025 2SF23	401	218,000	63,793
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	62	154,207	164,762
				E.C.F.
				0.936



2311 EWING AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01421-081-O	01/27/2025 2SF23	401	198,500	53,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	144,825	124,327
				E.C.F.
				1.165



1705 REDSTOCK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09484-121-O	01/10/2025 2SF23	401	243,000	64,433
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	64	178,567	157,655
				E.C.F.
				1.133



1814 REDSTOCK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09484-114-O	12/31/2024 2SF23	401	224,500	66,241
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	62	158,259	155,780
				E.C.F.
				1.016



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

7789 PRIMROSE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00502-053-0	12/26/2024 2SF23	401	403,000	65,368
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	337,632	318,216
				E.C.F.
				1.061



1828 WOODLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09485-181-0	12/23/2024 2SF23	401	230,000	63,196
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	166,804	148,192
				E.C.F.
				1.126



7823 WILDBERRY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00502-035-0	12/16/2024 2SF23	401	399,000	69,027
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	329,973	360,280
				E.C.F.
				0.916



1804 CARLSBROOK LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09485-171-0	12/05/2024 2SF23	401	258,000	61,415
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	62	196,585	133,237
				E.C.F.
				1.475



318 SCHURING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00016-175-0	12/04/2024 2SF23	401	169,900	52,949
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	116,951	80,269
				E.C.F.
				1.457



7223 LEAWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04261-022-0	12/03/2024 2SF23	401	270,000	56,570
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	213,430	170,535
				E.C.F.
				1.252



7617 SANDYRIDGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07262-075-0	11/25/2024 2SF23	401	332,000	62,318
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	269,682	251,301
				E.C.F.
				1.073



7819 OAKLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05940-008-0	10/30/2024 2SF23	401	308,000	71,355
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	236,645	161,848
				E.C.F.
				1.462



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

7737 ANDREA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05943-121-0	10/25/2024 2SF23	401	273,000	67,596
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	205,404	189,918
				E.C.F. 1.082



2208 QUINCY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01421-093-0	09/30/2024 2SF23	401	320,000	49,840
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	270,160	233,009
				E.C.F. 1.159



1345 ASHTON WOODS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00501-006-0	09/27/2024 2SF23	401	405,000	61,025
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	343,975	335,909
				E.C.F. 1.024



1712 BIRCHTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09483-081-0	09/27/2024 2SF23	401	290,000	91,854
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	62	198,146	170,571
				E.C.F. 1.162



7117 BALFOUR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05342-065-0	09/25/2024 2SF23	401	213,500	54,644
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	158,856	108,080
				E.C.F. 1.470



7745 OAKLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05940-010-0	09/18/2024 2SF23	401	340,000	68,382
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	271,618	193,894
				E.C.F. 1.401



7099 SANDPIPER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06280-003-0	08/28/2024 2SF23	401	335,000	53,254
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	72	281,746	213,234
				E.C.F. 1.321



2479 MANSFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01762-036-0	08/27/2024 2SF23	401	393,200	72,191
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	72	321,009	300,686
				E.C.F. 1.068



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

7829 JULIE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05941-046-O		08/23/2024		2SF23 401	295,000	70,406
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		224,594	198,634	1.131



7226 ROCKFORD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09481-030-O		08/16/2024		2SF23 401	222,500	73,211
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		149,289	115,654	1.291



7240 ROCKFORD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09481-031-O		08/15/2024		2SF23 401	255,000	63,310
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		191,690	148,334	1.292



1804 BIRCHTON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09484-104-O		08/14/2024		2SF23 401	235,000	66,103
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		168,897	191,911	0.880



2727 ROMENCE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04260-004-O		07/31/2024		2SF23 401	250,000	52,022
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61		197,978	135,626	1.460



7602 SANDYRIDGE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07262-061-O		07/30/2024		2SF23 401	350,000	71,827
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		278,173	270,914	1.027



7019 WRENBURY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05340-005-O		07/30/2024		2SF23 401	233,000	59,550
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		173,450	131,347	1.321



7125 BRIDLEWOOD CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01760-021-O		07/19/2024		2SF23 401	355,000	63,555
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		291,445	305,085	0.955



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

2723 ROMENCE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04260-005-O	07/12/2024 2SF23	401	260,000	56,126
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	203,874	150,168
				E.C.F.
				1.358



226 LAMAR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05220-025-O	06/25/2024 2SF23	401	280,000	62,159
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	217,841	177,569
				E.C.F.
				1.227



7626 WENDY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05942-101-O	06/12/2024 2SF23	401	245,000	60,444
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	184,556	149,958
				E.C.F.
				1.231



7740 CHIPPEWA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01424-133-O	06/03/2024 2SF23	401	360,500	50,955
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	309,545	279,224
				E.C.F.
				1.109



7010 ROCKFORD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09480-002-O	05/30/2024 2SF23	401	229,250	61,935
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	167,315	133,369
				E.C.F.
				1.255



2108 QUINCY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01420-001-A	05/24/2024 2SF23	401	285,000	72,944
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	212,056	190,846
				E.C.F.
				1.111



7137 SANDPIPER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06282-009-O	05/23/2024 2SF23	401	314,900	57,942
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	71	256,958	235,616
				E.C.F.
				1.091



7615 OAKLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05940-018-O	05/02/2024 2SF23	401	228,000	64,344
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	163,656	138,818
				E.C.F.
				1.179



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

1728 CARLSBROOK LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09485-172-O		05/02/2024		2SF23 401	267,400	63,274
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		204,126	164,960	1.237



2513 ROMENCE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05340-003-O		04/30/2024		2SF23 401	230,000	65,288
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		164,712	143,105	1.151



7830 PRIMROSE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00502-061-A		04/26/2024		2SF23 401	433,000	63,342
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		369,658	360,525	1.025



1804 WOODLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09485-184-O		04/15/2024		2SF23 401	240,000	65,091
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		174,909	166,569	1.050



305 SCHURING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-550-O		04/10/2024		2SF23 401	265,000	43,637
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		221,363	183,853	1.204



7320 STARBROOK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09484-137-O		03/29/2024		2SF23 401	290,000	63,222
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	62		226,778	169,850	1.335



7625 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05940-017-O		03/15/2024		2SF23 401	210,000	61,617
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		148,383	126,000	1.178



7625 JULIE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05941-035-O		03/07/2024		2SF23 401	263,000	60,675
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		202,325	168,991	1.197



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

2412 QUINCY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01423-125-0	01/26/2024 2SF23	401	236,784	52,298
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	184,486	167,649
				E.C.F. 1.100



2304 CURTIS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01421-090-0	12/08/2023 2SF23	401	240,000	50,698
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	189,302	128,310
				E.C.F. 1.475



7247 WRENBURY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05341-032-0	11/30/2023 2SF23	401	210,000	49,161
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	160,839	135,358
				E.C.F. 1.188



904 SCHURING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00016-405-0	11/01/2023 2SF23	401	286,000	126,357
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	55	159,643	185,496
				E.C.F. 0.861



1812 SCHURING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09482-055-0	10/31/2023 2SF23	401	239,900	61,042
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	62	178,858	127,743
				E.C.F. 1.400



7541 PRIMROSE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07260-022-0	10/27/2023 2SF23	401	245,000	64,898
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	180,102	218,481
				E.C.F. 0.824



7231 SANDPIPER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06282-015-0	10/27/2023 2SF23	401	290,000	52,854
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	74	237,146	260,201
				E.C.F. 0.911



929 SCHURING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00016-420-A	10/23/2023 2SF23	401	254,000	65,493
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	188,507	190,391
				E.C.F. 0.990



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

7830 PRIMROSE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00502-061-A		10/11/2023		2SF23 401	389,900	63,342
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		326,558	360,525	0.906



7837 PRIMROSE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00502-050-O		09/29/2023		2SF23 401	410,000	65,083
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	75		344,917	333,705	1.034



7606 RAVENSWOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03100-033-O		09/21/2023		2SF23 401	389,900	61,158
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		328,742	305,609	1.076



7848 ALGONQUIN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01420-039-O		09/21/2023		2SF23 401	223,000	52,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		170,800	158,057	1.081



1623 SCHURING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07260-001-O		08/31/2023		2SF23 401	234,000	57,476
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		176,524	185,266	0.953



7404 ROCKFORD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09482-067-O		08/07/2023		2SF23 401	200,000	62,428
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		137,572	139,844	0.984



7218 ROCKFORD ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09481-029-O		08/03/2023		2SF23 401	195,000	63,407
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		131,593	139,917	0.941



7628 ARBORCREST ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07262-083-O		08/03/2023		2SF23 401	340,000	67,631
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		272,369	291,719	0.934



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

7414 STARBROOK ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09484-131-O		08/01/2023		2SF23 401	218,000	61,004
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	62		156,996	154,000	1.019



7418 ROCKFORD ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09482-065-O		07/31/2023		2SF23 401	230,000	59,677
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		170,323	127,088	1.340



312 SCHURING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00016-180-O		07/28/2023		2SF23 401	183,500	50,931
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		132,569	139,965	0.947



1834 SCHURING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09482-053-O		07/19/2023		2SF23 401	266,000	60,243
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		205,757	172,815	1.191



7532 HAMPTON OAKS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03100-001-A		07/13/2023		2SF23 401	326,000	64,841
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		261,159	226,517	1.153



7174 BRIDLEWOOD CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01760-013-O		06/26/2023		2SF23 401	402,500	60,984
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		341,516	311,065	1.098



7040 SANDPIPER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00017-087-A		06/19/2023		2SF23 401	325,000	53,351
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		271,649	204,330	1.329



1732 SCHURING RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09482-057-O		06/15/2023		2SF23 401	240,000	70,646
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		169,354	135,143	1.253



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

7876 PRIMROSE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00502-064-O	06/01/2023 2SF23	401	430,000	83,232
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	346,768	363,225
				E.C.F.
				0.955



1720 REDSTOCK AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09484-117-O	05/30/2023 2SF23	401	269,900	63,675
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	62	206,225	180,909
				E.C.F.
				1.140



2132 QUINCY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01421-094-O	05/19/2023 2SF23	401	300,000	54,410
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	245,590	195,920
				E.C.F.
				1.254



7870 WILDBERRY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00502-047-O	05/15/2023 2SF23	401	388,750	73,203
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	315,547	357,774
				E.C.F.
				0.882



251 LAMAR DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05220-017-O	05/10/2023 2SF23	401	210,000	63,044
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	146,956	171,095
				E.C.F.
				0.859



1825 TAMFIELD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09485-177-O	04/14/2023 2SF23	401	200,000	62,633
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	137,367	152,934
				E.C.F.
				0.898



1719 BIRCHTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09483-079-O	04/11/2023 2SF23	401	254,000	60,118
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	193,882	183,160
				E.C.F.
				1.059



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

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

1545 BROOKMOOR LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01021-051-O 01/28/2025 3SF02 401 350,000 61,217
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 66 288,783 313,431 0.921



2650 CHESTNUT RIDGE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02611-017-O 01/24/2025 3SF02 401 332,000 62,473
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 81 269,527 278,002 0.970



1323 WOODVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01001-058-O 12/20/2024 3SF02 401 310,000 66,108
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 61 243,892 206,066 1.184



9308 OAKVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00028-020-A 12/02/2024 3SF02 401 312,000 77,617
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 234,383 235,264 0.996



234 PARKLAND TER
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00021-502-O 11/21/2024 3SF02 401 360,500 59,240
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 74 301,260 331,443 0.909



488 MONTAGUE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02602-029-O 11/08/2024 3SF02 401 345,000 64,141
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 280,859 304,234 0.923



9434 OAKVIEW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01660-010-O 11/01/2024 3SF02 401 373,062 65,718
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 66 307,344 325,745 0.944



8113 BROOKWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 01000-054-C 10/23/2024 3SF02 401 238,750 70,841
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 61 167,909 225,379 0.745



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

270 TUSCANY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02605-096-O	10/17/2024 3SF02	401	380,000	65,985
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	78	314,015	418,995
				E.C.F.
				0.749



8275 VALLEYWOOD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01021-041-O	08/09/2024 3SF02	401	365,000	62,807
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	66	302,193	246,419
				E.C.F.
				1.226



1323 WOODVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01001-058-O	08/05/2024 3SF02	401	205,000	66,108
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	61	138,892	206,066
				E.C.F.
				0.674



8230 BROOKCREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01022-062-O	07/15/2024 3SF02	401	405,000	67,343
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	337,657	287,363
				E.C.F.
				1.175



10076 TUSCANY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08360-005-O	06/25/2024 3SF02	401	485,000	64,158
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	88	420,842	515,151
				E.C.F.
				0.817



10075 TUSCANY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08360-004-O	05/15/2024 3SF02	401	525,000	66,150
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	90	458,850	635,834
				E.C.F.
				0.722



9704 OAKVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01660-026-O	05/07/2024 3SF02	401	381,000	70,894
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	66	310,106	316,545
				E.C.F.
				0.980



8485 VALLEYWOOD LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01021-019-O	04/15/2024 3SF02	401	346,320	62,996
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	283,324	300,162
				E.C.F.
				0.944



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	62,333
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	287,367	265,494
				E.C.F. 1.082



487 BRITTANY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02604-088-O	12/15/2023 3SF02	401	415,000	62,473
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	75	352,527	430,636
				E.C.F. 0.819



345 MONTAGUE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02601-018-O	12/07/2023 3SF02	401	247,700	64,641
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	66	183,059	273,482
				E.C.F. 0.669



284 CHERRYVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01662-072-O	11/20/2023 3SF02	401	376,400	62,050
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	77	314,350	353,014
				E.C.F. 0.890



2775 TALL TREES AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02611-022-O	11/17/2023 3SF02	401	350,000	58,912
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	85	291,088	383,501
				E.C.F. 0.759



10298 SHUMAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02611-001-A	10/27/2023 3SF02	401	390,200	62,519
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	86	327,681	386,301
				E.C.F. 0.848



2567 CHESTNUT RIDGE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02612-050-O	10/24/2023 3SF02	401	280,000	61,406
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	218,594	239,237
				E.C.F. 0.914



565 ALDERSGATE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02602-054-O	10/18/2023 3SF02	401	369,900	67,256
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	66	302,644	286,837
				E.C.F. 1.055



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

8245 BROOKCREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01022-065-O		10/13/2023		3SF02 401	240,000	71,988
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		168,012	281,950	0.596



273 CHERRYVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01662-056-O		09/29/2023		3SF02 401	375,000	67,031
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		307,969	384,172	0.802



10430 LLOY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04620-002-O		09/29/2023		3SF02 401	235,000	63,503
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		171,497	231,028	0.742



1050 DOGWOOD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01001-070-O		08/16/2023		3SF02 401	340,000	72,544
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	61		267,456	224,714	1.190



465 PARKLAND TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00021-517-O		08/09/2023		3SF02 401	341,000	64,978
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	71		276,022	310,916	0.888



2726 TALL TREES AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02611-029-O		08/03/2023		3SF02 401	296,800	58,471
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		238,329	253,514	0.940



2725 TALL TREES AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02611-020-O		07/05/2023		3SF02 401	330,000	58,428
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		271,572	318,196	0.853



1510 BROOKMOOR LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01021-007-O		06/26/2023		3SF02 401	350,000	65,943
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		284,057	332,532	0.854



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

1442 W OSTERHOUT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-110-A		05/19/2023		3SF02 401	640,000	130,334
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		509,666	698,377	0.730



10031 TUSCANY CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08360-002-O		05/17/2023		3SF02 401	350,000	62,921
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	88		287,079	478,165	0.600



920 W OSTERHOUT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00033-125-B		05/15/2023		3SF02 401	1,225,000	215,017
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	96		1,009,983	853,933	1.183



301 ALDERSGATE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02601-008-O		05/05/2023		3SF02 401	270,000	74,010
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	66		195,990	277,074	0.707



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

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

8614 DOLPHIN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05402-146-O		03/26/2025		3SF03	401	260,000 71,177
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		188,823	161,282	1.171



9946 MOZART ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00029-420-D		02/13/2025		3SF03	401	249,500 83,845
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		165,655	154,250	1.074



8926 DOLPHIN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05402-164-O		02/11/2025		3SF03	401	270,000 57,588
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	64		212,412	191,444	1.110



8926 NEWHOUSE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05402-115-O		02/07/2025		3SF03	401	290,000 55,368
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		234,632	222,276	1.056



8711 DOLPHIN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05402-133-O		12/10/2024		3SF03	401	277,000 69,265
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		207,735	188,742	1.101



2751 BRAHMS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04805-130-O		12/02/2024		3SF03	401	295,000 55,193
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		239,807	226,697	1.058



8804 NEWHOUSE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05401-072-O		11/25/2024		3SF03	401	209,000 53,495
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		155,505	130,523	1.191



2225 VANDERBILT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06660-007-O		10/16/2024		3SF03	401	210,000 57,199
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		152,801	141,159	1.082



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

420 W OSTERHOUT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00033-050-A	09/27/2024 3SF03	401	335,000	89,156
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	82	245,844	332,273
				E.C.F.
				0.740



10105 MOZART ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04801-039-O	08/23/2024 3SF03	401	246,500	53,457
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	193,043	147,457
				E.C.F.
				1.309



2700 BACH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04804-091-O	08/15/2024 3SF03	401	185,000	61,629
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	61	123,371	173,079
				E.C.F.
				0.713



8837 NEWHOUSE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05402-102-A	07/30/2024 3SF03	401	350,000	72,177
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	277,823	231,959
				E.C.F.
				1.198



10019 HANDEL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04800-007-O	07/17/2024 3SF03	401	250,000	52,110
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	197,890	149,741
				E.C.F.
				1.322



8720 DOLPHIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05402-152-O	06/28/2024 3SF03	401	322,050	58,599
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	263,451	217,309
				E.C.F.
				1.212



9317 CHAPEL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06661-030-O	06/21/2024 3SF03	401	275,000	64,533
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	210,467	185,297
				E.C.F.
				1.136



8442 S WESTNEDGE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00021-085-A	06/12/2024 3SF03	401	278,000	76,781
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	66	201,219	208,764
				E.C.F.
				0.964



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

2235 CHORAL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06661-018-O	05/31/2024 3SF03	401	260,000	62,362
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	197,638	160,098
				E.C.F. 1.234



2632 BEETHOVEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04802-059-O	05/24/2024 3SF03	401	244,827	54,813
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	75	190,014	172,278
				E.C.F. 1.103



8621 DOLPHIN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05402-138-O	03/29/2024 3SF03	401	260,000	64,464
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	70	195,536	167,953
				E.C.F. 1.164



406 W MELODY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05400-012-O	01/30/2024 3SF03	401	255,000	54,822
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	200,178	221,288
				E.C.F. 0.905



8605 NEWHOUSE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05401-043-O	11/06/2023 3SF03	401	230,000	55,641
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	174,359	137,058
				E.C.F. 1.272



406 W MELODY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05400-012-O	10/20/2023 3SF03	401	255,915	54,822
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	201,093	221,288
				E.C.F. 0.909



2623 CHOPIN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04802-051-O	09/13/2023 3SF03	401	250,000	53,765
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	196,235	165,150
				E.C.F. 1.188



2413 BEETHOVEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04801-041-O	09/13/2023 3SF03	401	235,000	49,504
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	67	185,496	146,879
				E.C.F. 1.263



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

9930 S WESTNEDGE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00028-180-I		08/18/2023		3SF03	367,000	88,243
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		278,757	351,485	0.793



211 W MELODY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05400-025-A		08/04/2023		3SF03	240,000	62,262
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		177,738	145,180	1.224



10202 SHUMAN ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04803-080-O		07/28/2023		3SF03	220,000	55,499
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		164,501	195,900	0.840



406 W MELODY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05400-012-O		04/28/2023		3SF03	216,500	54,822
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		161,678	221,288	0.731



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

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
28	0	11.11	15.04	0.999	1.074	1.107
After Application of E.C.F.s		11.17	15.12	0.999		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)
CONTEMP	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)
GARAGE ONLY	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)
MANUFACTURED	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)
QUAD-LEVEL	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)
RANCH	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)
TRI-LEVEL	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)
TWO-STORY	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)
	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)	1.042(28)

Single Family E.C.F. : 1.042 (28)
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: 02/02/2026
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): 3SF03 - RES - 3SF03 - SW RESIDENTIAL GRP 03

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

2312 SUGARLOAF AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07860-024-O		03/24/2025		3SF04	401	210,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		163,124	124,266	1.313



9804 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00029-510-B		01/31/2025		3SF04	401	200,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	69		128,805	190,116	0.678



1503 VANDERBILT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00028-080-O		01/10/2025		3SF04	401	182,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		136,118	101,125	1.346



10429 DEWBERRY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04440-013-O		11/26/2024		3SF04	401	198,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		152,263	125,442	1.214



10628 OAKLAND DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00032-535-O		10/16/2024		3SF04	401	170,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		118,056	114,919	1.027



2624 ROLLING HILL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06240-006-O		09/13/2024		3SF04	401	224,500
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		176,447	139,668	1.263



2735 ROLLING HILL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06240-028-A		08/09/2024		3SF04	401	262,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	66		210,757	161,905	1.302



10417 SHAVER RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00032-065-O		08/01/2024		3SF04	401	210,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76		146,414	137,537	1.065



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

10713 SCHUUR ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07860-020-O		03/08/2024		3SF04 401	200,000	45,008
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	69		154,992	150,506	1.030



2710 ROLLING HILL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06240-008-O		02/28/2024		3SF04 401	214,000	55,410
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		158,590	142,484	1.113



10735 SCHUUR ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07860-017-O		01/24/2024		3SF04 401	195,000	46,974
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		148,026	146,526	1.010



2214 HOLLY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07861-054-O		01/16/2024		3SF04 401	220,000	46,803
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		173,197	130,741	1.325



10616 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00032-540-O		01/12/2024		3SF04 401	165,000	81,664
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	61		83,336	104,377	0.798



9951 S 12TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00030-051-O		11/21/2023		3SF04 401	270,000	63,010
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		206,990	181,327	1.142



9135 OAKLAND DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00029-025-O		10/27/2023		3SF04 401	295,000	105,410
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	70		189,590	183,050	1.036



8735 S 12TH ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-120-A		10/02/2023		3SF04 401	255,000	67,678
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	71		187,322	172,600	1.085



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

10648 OAKLAND DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00032-525-O	09/08/2023 3SF04	401	267,000	48,559
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	218,441	199,778
				E.C.F.
				1.093



3211 VANDERBILT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00029-395-A	08/31/2023 3SF04	401	215,000	116,196
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	98,804	157,986
				E.C.F.
				0.625



2925 ROLLING HILL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06240-021-O	08/15/2023 3SF04	401	188,000	46,687
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	66	141,313	131,809
				E.C.F.
				1.072



8649 S 12TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00019-120-H	08/08/2023 3SF04	401	214,000	49,546
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	71	164,454	163,699
				E.C.F.
				1.005



2317 HOLLY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07861-041-O	05/19/2023 3SF04	401	264,900	53,412
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	211,488	169,159
				E.C.F.
				1.250



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

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

2633 ASHFORD TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05945-063-0	03/31/2025 3SF13	401	633,000	70,165
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	99	562,835	586,268
				E.C.F.
				0.960



2483 ASHFORD TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05945-029-0	01/27/2025 3SF13	401	515,000	76,120
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	98	438,880	412,449
				E.C.F.
				1.064



9840 WINDFLOWER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05945-054-0	11/15/2024 3SF13	401	715,725	70,112
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	99	645,613	609,320
				E.C.F.
				1.060



9823 WINDFLOWER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05945-060-0	09/03/2024 3SF13	401	680,000	67,392
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	99	612,608	643,136
				E.C.F.
				0.953



9841 WINDFLOWER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05945-059-0	07/19/2024 3SF13	401	599,000	66,542
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	99	532,458	525,751
				E.C.F.
				1.013



2312 ASHFORD TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05946-003-0	05/28/2024 3SF13	401	400,000	56,763
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	93	343,237	292,673
				E.C.F.
				1.173



9832 HONEY CREEK TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05945-041-0	05/10/2024 3SF13	401	440,000	69,204
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	98	370,796	332,410
				E.C.F.
				1.115



2281 OAKLAND FARMS TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05945-004-0	02/01/2024 3SF13	401	355,000	55,573
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	92	299,427	303,617
				E.C.F.
				0.986



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 2/3

04:04 PM

DB: City Of Portage Current

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

2234 ASHFORD TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05946-006-0	07/20/2023 3SF13	401	390,000	57,234	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	96	332,766	304,873	1.091



2377 ASHFORD TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
05945-025-0	04/28/2023 3SF13	401	385,000	58,126	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98	326,874	357,136	0.915



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

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

1286 BEAR LAKE CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07705-005-0		03/31/2025		4SF02 401	655,000	83,908
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	95		571,092	655,029	0.872



620 LUDINGTON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03860-018-0		03/31/2025		4SF02 401	439,900	57,654
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		382,246	431,491	0.886



1625 DRAYTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06150-007-0		03/07/2025		4SF02 401	412,900	59,248
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		353,652	409,243	0.864



400 PALOMINO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07720-046-0		01/31/2025		4SF02 401	465,000	57,078
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	85		407,922	448,317	0.910



9743 CHAMBRAY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07692-045-0		01/24/2025		4SF02 401	493,000	66,412
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		426,588	557,719	0.765



2400 BAY SIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00600-012-0		11/25/2024		4SF02 401	302,000	63,468
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		238,532	225,241	1.059



780 LUDINGTON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04183-065-0		11/22/2024		4SF02 401	480,000	67,055
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	92		412,945	502,383	0.822



10982 AUTUMN VIEW LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00510-019-0		11/21/2024		4SF02 401	415,000	57,148
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		357,852	378,731	0.945



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

9875 NAVY PIER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00605-118-O 10/30/2024 4SF02 401 464,900 63,101
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 87 401,799 401,783 1.000



2403 PORTSIDE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00602-031-O 10/21/2024 4SF02 401 333,000 59,558
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 273,442 275,471 0.993



9651 CHAMBRAY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07691-002-O 10/17/2024 4SF02 401 400,000 60,130
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 81 339,870 498,967 0.681



2670 AVALON WOODS CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00540-017-O 09/30/2024 4SF02 401 484,000 63,563
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 86 420,437 463,015 0.908



1380 AUBURN WOODS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03210-019-O 09/23/2024 4SF02 401 395,000 57,308
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 85 337,692 338,564 0.997



3960 CLEARWATER TER
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00550-026-B 09/11/2024 4SF02 407 460,000 43,511
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 86 416,489 402,797 1.034



2253 PORTSIDE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00603-058-O 08/30/2024 4SF02 401 365,000 59,514
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 86 305,486 313,442 0.975



9705 SOUTHERN OAKS CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07540-019-O 08/07/2024 4SF02 401 520,000 71,002
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 86 448,998 574,383 0.782



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

580 LUDINGTON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03860-017-0		07/23/2024		4SF02	375,000	61,630
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	81		313,370	382,058	0.820



10301 TERRY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03861-021-0		07/09/2024		4SF02	429,900	62,844
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	89		367,056	343,123	1.070



10650 CHANCELLOR ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00550-010-0		07/01/2024		4SF02	395,000	40,799
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	95		354,201	381,874	0.928



9944 MARINER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00605-126-0		05/20/2024		4SF02	467,000	101,888
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	89		365,112	435,574	0.838



2549 PORTSIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00602-037-0		05/01/2024		4SF02	296,000	59,558
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		236,442	262,470	0.901



10707 BILTMORE LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00550-034-0		04/15/2024		4SF02	400,000	45,797
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		354,203	378,009	0.937



2453 PORTSIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00602-033-0		12/01/2023		4SF02	345,000	59,558
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		285,442	288,219	0.990



10968 AUTUMN VIEW LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00510-018-0		11/30/2023		4SF02	385,000	54,866
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97		330,134	395,135	0.835



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

2145 PORTSIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00605-114-0		11/17/2023		4SF02 401	410,000	90,250
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		319,750	399,901	0.800



10944 AUTUMN VIEW LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00510-017-0		11/02/2023		4SF02 401	302,925	53,857
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	96		249,068	313,943	0.793



9734 CLAIRE'S CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07692-030-0		11/02/2023		4SF02 401	460,000	92,550
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		367,450	525,090	0.700



775 ANCHOR LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07540-004-0		11/02/2023		4SF02 401	449,900	60,702
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	79		389,198	539,221	0.722



460 PALOMINO AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07720-048-0		10/04/2023		4SF02 401	475,000	57,137
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		417,863	470,279	0.889



1532 DRAYTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06150-003-0		09/18/2023		4SF02 401	399,900	55,974
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		343,926	401,570	0.856



190 EQUESTRIAN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07710-034-0		09/15/2023		4SF02 401	327,000	64,501
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		262,499	314,598	0.834



2719 EAST SHORE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03460-062-A		09/06/2023		4SF02 401	292,000	59,249
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		232,751	202,641	1.149



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

2501 PORTSIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00602-035-0		08/21/2023		4SF02 401	290,000	59,558
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	84		230,442	252,443	0.913



10891 AUTUMN VIEW LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00510-004-0		08/18/2023		4SF02 401	320,000	50,394
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		269,606	302,395	0.892



1570 DRAYTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06150-005-0		08/14/2023		4SF02 401	400,000	58,139
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		341,861	444,620	0.769



2740 WOODHAMS AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08531-007-A		08/11/2023		4SF02 401	240,000	93,424
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		146,576	216,458	0.677



10609 BEAR LAKE TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07705-019-0		07/17/2023		4SF02 401	625,000	71,744
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	95		553,256	847,071	0.653



2451 AVALON WOODS DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00541-030-0		06/30/2023		4SF02 401	500,000	66,114
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	96		433,886	527,088	0.823



2622 BAY SIDE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00026-155-Q		06/23/2023		4SF02 401	420,000	54,238
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	87		365,762	412,029	0.888



10257 ROGER ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04182-035-0		06/14/2023		4SF02 401	430,000	116,585
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		313,415	405,099	0.774



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

9738 SOUTHERN OAKS CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07540-025-O		06/12/2023	4SF02	401	520,000	61,868
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	90	458,132	582,373	0.787	



10909 POPLAR BLUFF CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00530-013-O		06/09/2023	4SF02	401	395,000	61,825
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	86	333,175	344,939	0.966	



334 CLIFFWOOD AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03861-033-O		06/09/2023	4SF02	401	330,000	62,199
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	90	267,801	325,049	0.824	



10950 POPLAR BLUFF CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00530-018-O		05/26/2023	4SF02	401	356,500	63,870
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	95	292,630	364,042	0.804	



10313 ROGER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04182-031-O		05/22/2023	4SF02	401	455,000	72,510
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	87	382,490	484,177	0.790	



10659 BILTMORE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00550-037-O		05/22/2023	4SF02	407	301,000	40,375
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	97	260,625	309,707	0.842	



9919 MARINER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00605-092-O		04/05/2023	4SF02	401	400,000	62,002
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	86	337,998	436,845	0.774	



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

4316 BRANCH AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00025-060-O		03/31/2025		4SF03 401	217,500	45,438
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		172,062	140,761	1.222



10032 PORTAGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04080-017-O		03/21/2025		4SF03 401	237,000	39,414
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		197,586	146,670	1.347



8213 NEWELL'S LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-068-O		03/12/2025		4SF03 401	229,900	39,946
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	72		189,954	155,386	1.222



10150 PORTAGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00034-020-O		02/14/2025		4SF03 401	213,000	36,219
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		176,781	125,121	1.413



10134 TERRY LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04741-046-O		01/23/2025		4SF03 401	269,400	55,524
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		213,876	145,966	1.465



1727 LAURALWOOD AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-127-O		01/17/2025		4SF03 401	225,000	36,185
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		188,815	171,416	1.101



10526 WOODLAWN DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00035-105-P		01/15/2025		4SF03 401	560,000	56,067
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	86		503,933	588,678	0.856



232 E MELODY AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02442-103-O		01/03/2025		4SF03 401	279,000	40,485
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		238,515	182,942	1.304



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

206 BACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00034-061-A	01/03/2025 4SF03	401	416,500	89,550
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	326,950	380,790
				E.C.F.
				0.859



2124 WOODBINE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05160-038-O	12/30/2024 4SF03	401	222,500	34,083
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	188,417	154,045
				E.C.F.
				1.223



611 BARBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02442-097-O	12/20/2024 4SF03	401	319,000	54,753
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	264,247	231,273
				E.C.F.
				1.143



9810 PINE VIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-196-O	11/27/2024 4SF03	401	279,000	39,447
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	239,553	182,118
				E.C.F.
				1.315



225 E OSTERHOUT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07380-004-O	11/22/2024 4SF03	401	245,000	43,129
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	201,871	129,131
				E.C.F.
				1.563



10841 S WESTNEDGE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04920-021-O	11/07/2024 4SF03	401	342,000	43,078
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	298,922	237,383
				E.C.F.
				1.259



2010 PROSPERITY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08820-081-O	10/30/2024 4SF03	401	229,900	40,338
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	189,562	131,890
				E.C.F.
				1.437



2018 PLEASANT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08820-050-O	10/24/2024 4SF03	401	245,000	43,832
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	201,168	169,245
				E.C.F.
				1.189



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

8134 BLACK FOREST DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07696-017-O 10/01/2024 4SF03 401 335,000 38,725
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 80 296,275 274,708 1.079



10098 WOODLAWN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09360-059-O 09/25/2024 4SF03 401 355,000 55,993
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 67 299,007 217,140 1.377



1934 THRUSHWOOD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02500-021-O 08/23/2024 4SF03 401 178,000 42,589
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 64 135,411 159,508 0.849



10546 S WESTNEDGE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 04920-027-O 08/22/2024 4SF03 401 358,400 45,155
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 313,245 212,177 1.476



3522 WOODHAMS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08040-069-O 08/19/2024 4SF03 401 266,000 51,666
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 71 214,334 167,822 1.277



525 LARKSPUR AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02441-058-O 08/14/2024 4SF03 401 315,000 36,434
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 63 278,566 180,904 1.540



8423 NEWELL'S LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02500-001-O 08/13/2024 4SF03 401 234,500 39,633
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 55 194,867 125,049 1.558



10810 CORA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00034-260-O 08/12/2024 4SF03 401 380,000 103,171
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 73 276,829 232,796 1.189



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

718 GABARDINE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05522-154-O	08/09/2024 4SF03	401	220,000	37,707
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	182,293	156,866
				E.C.F. 1.162



2504 STANLEY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00026-145-O	08/07/2024 4SF03	401	257,000	42,305
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	64	214,695	120,474
				E.C.F. 1.782



220 E OSTERHOUT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08100-003-O	08/06/2024 4SF03	401	299,900	44,492
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	255,408	173,134
				E.C.F. 1.475



8140 OAKSIDE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08820-052-O	08/05/2024 4SF03	401	290,000	34,673
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	96	255,327	224,331
				E.C.F. 1.138



421 BACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00220-023-O	07/31/2024 4SF03	401	265,000	46,125
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	62	218,875	154,949
				E.C.F. 1.413



9938 PINE VIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06180-002-O	07/31/2024 4SF03	401	295,000	38,937
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	256,063	189,594
				E.C.F. 1.351



10113 TERRY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04741-052-O	07/24/2024 4SF03	401	275,000	44,083
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	230,917	182,413
				E.C.F. 1.266



316 E MELODY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02442-105-O	07/15/2024 4SF03	401	295,000	47,166
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	247,834	237,569
				E.C.F. 1.043



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

1819 APPLE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-093-O		06/12/2024		4SF03	401	212,000 40,038
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		171,962	115,720	1.486



1347 BACON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06180-001-O		06/07/2024		4SF03	401	250,725 38,496
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		212,229	172,657	1.229



227 CALICO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05520-042-O		06/07/2024		4SF03	401	258,000 35,455
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		222,545	142,161	1.565



1213 BACON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-180-O		05/31/2024		4SF03	401	219,200 56,129
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	57		163,071	120,680	1.351



525 LARKSPUR AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02441-058-O		05/24/2024		4SF03	401	215,000 36,434
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	63		178,566	180,904	0.987



425 E MELODY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02442-084-O		05/06/2024		4SF03	401	271,000 39,096
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	67		231,904	207,812	1.116



9535 CORDUROY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05522-152-O		04/26/2024		4SF03	401	276,000 36,047
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	65		239,953	172,295	1.393



2010 PROSPERITY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-081-O		04/25/2024		4SF03	401	165,000 40,338
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		124,662	131,890	0.945



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

2409 STANLEY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00026-135-O	04/10/2024 4SF03	401	250,000	38,493
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	211,507	120,995
				E.C.F.
				1.748



2217 WOODBINE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05160-021-O	04/05/2024 4SF03	401	290,000	44,615
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	245,385	222,476
				E.C.F.
				1.103



1822 THRUSHWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02500-026-O	04/01/2024 4SF03	401	255,000	45,496
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	209,504	157,927
				E.C.F.
				1.327



331 GINGHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05521-076-O	02/23/2024 4SF03	401	255,000	36,668
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	218,332	191,670
				E.C.F.
				1.139



223 BARBERRY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02442-114-O	02/16/2024 4SF03	401	269,000	37,384
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	67	231,616	254,974
				E.C.F.
				0.908



604 VELVET AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05521-118-A	02/12/2024 4SF03	401	273,325	50,412
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	222,913	194,968
				E.C.F.
				1.143



1811 VICKERY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00520-086-O	01/29/2024 4SF03	401	190,000	45,953
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	144,047	138,570
				E.C.F.
				1.040



4725 NASH AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00025-140-A	01/29/2024 4SF03	401	211,000	78,501
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	132,499	134,546
				E.C.F.
				0.985



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

603 CALICO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05520-054-O		01/16/2024		4SF03 401	250,000	44,221
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		205,779	185,128	1.112



1803 PROSPERITY DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-063-O		12/29/2023		4SF03 401	228,000	42,520
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		185,480	192,360	0.964



4215 SUFFIELD WOODS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07696-002-O		11/28/2023		4SF03 401	268,500	35,726
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	80		232,774	269,419	0.864



10325 S WESTNEDGE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00034-075-O		11/22/2023		4SF03 401	309,400	48,146
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	59		261,254	322,665	0.810



8523 S WESTNEDGE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02440-006-O		11/22/2023		4SF03 401	255,900	43,666
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		212,234	171,979	1.234



2710 WOODBINE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00026-210-E		11/06/2023		4SF03 401	387,900	45,479
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86		342,421	385,257	0.889



514 LARKSPUR AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02441-044-O		11/02/2023		4SF03 401	250,000	38,051
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		211,949	156,021	1.358



1819 PLEASANT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-029-O		11/01/2023		4SF03 401	235,000	40,038
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	71		194,962	175,887	1.108



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

10123 ROGER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04740-027-0		10/31/2023		4SF03 401	245,000	50,096
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	59		194,904	215,809	0.903



10154 WOODLAWN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09360-051-0		10/31/2023		4SF03 401	230,000	41,178
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		188,822	148,676	1.270



2003 WOODBINE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05160-031-0		10/20/2023		4SF03 401	235,000	39,101
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		195,899	150,450	1.302



10112 WOODLAWN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09360-056-0		09/29/2023		4SF03 401	255,000	58,056
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		196,944	158,440	1.243



10536 SUDAN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02860-024-0		09/25/2023		4SF03 401	209,900	37,908
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		171,992	149,330	1.152



914 BACON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04740-013-0		09/20/2023		4SF03 401	201,000	51,974
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	67		149,026	133,026	1.120



10045 S WESTNEDGE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06201-002-0		09/12/2023		4SF03 401	234,600	39,931
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77		194,669	157,564	1.235



8113 NEWELL'S LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08820-036-0		08/31/2023		4SF03 401	214,000	57,670
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		156,330	123,810	1.263



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

420 GABARDINE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05522-164-O	08/29/2023 4SF03	401	289,500	37,707
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	251,793	180,361
				E.C.F.
				1.396



3102 WOODHAMS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07440-001-A	08/25/2023 4SF03	401	342,000	51,806
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	68	290,194	219,414
				E.C.F.
				1.323



9819 S WESTNEDGE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00220-004-O	08/18/2023 4SF03	401	157,000	42,318
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	51	114,682	80,742
				E.C.F.
				1.420



408 GINGHAM AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05521-085-O	07/31/2023 4SF03	401	250,000	35,907
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	214,093	134,042
				E.C.F.
				1.597



1904 LAURALWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08820-139-O	07/28/2023 4SF03	401	307,000	52,971
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	254,029	159,340
				E.C.F.
				1.594



10130 PORTAGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00034-010-O	07/24/2023 4SF03	401	211,235	47,930
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	57	163,305	120,003
				E.C.F.
				1.361



10026 ROGER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04740-020-C	07/14/2023 4SF03	401	230,000	45,555
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	67	184,445	155,661
				E.C.F.
				1.185



1409 BACON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06180-004-O	07/13/2023 4SF03	401	229,000	38,496
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	73	190,504	215,639
				E.C.F.
				0.883



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

10608 DANDALE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02861-060-O		07/10/2023		4SF03	291,720	60,803
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	73		230,917	216,134	1.068



4304 BRANCH AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00025-107-O		07/03/2023		4SF03	249,900	58,004
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		191,896	117,521	1.633



2209 WOODBINE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05160-022-O		06/29/2023		4SF03	226,000	36,428
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		189,572	138,972	1.364



334 GINGHAM AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05521-083-O		06/23/2023		4SF03	299,500	47,424
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	69		252,076	192,947	1.306



10728 SUDAN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02860-032-O		06/14/2023		4SF03	300,000	44,609
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		255,391	190,790	1.339



8148 COPPER OAKS ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07697-034-O		06/01/2023		4SF03	310,000	36,662
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		273,338	302,794	0.903



1130 E OSTERHOUT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09180-023-O		05/19/2023		4SF03	326,500	29,467
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		297,033	252,646	1.176



10018 ROGER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04740-020-B		05/18/2023		4SF03	195,000	34,087
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		160,913	97,380	1.652



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

9918 PORTAGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00026-045-O 05/17/2023 4SF03 401 207,000 48,095
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 58 158,905 95,115 1.671



2529 STANLEY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00026-225-O 05/04/2023 4SF03 401 127,500 37,573
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 57 89,927 76,545 1.175



1917 PROSPERITY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08820-057-O 04/21/2023 4SF03 401 175,000 40,619
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 134,381 165,205 0.813



10138 PORTAGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00034-015-O 04/20/2023 4SF03 401 221,300 36,119
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 67 185,181 144,186 1.284



10010 S SPRINKLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02620-001-A 04/06/2023 4SF03 401 192,700 44,100
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 76 148,600 179,746 0.827



4278 SUFFIELD WOODS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07696-012-O 04/04/2023 4SF03 401 290,000 41,571
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 248,429 246,583 1.007



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

<<<<<<<<<<<	Statistics for this Analysis						>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median	
86	0	12.81	16.16	0.996	1.234	1.235	
After Application of E.C.F.s							
		13.15	16.64	0.995			

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)
CONTEMP	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)
GARAGE ONLY	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)
MANUFACTURED	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)
QUAD-LEVEL	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)
RANCH	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)
TRI-LEVEL	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)
TWO-STORY	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)
	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)	1.183 (86)

Single Family E.C.F. : 1.183 (86)
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: 02/02/2026
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): 4SF03 - RES - 4SF03 - SE RESIDENTIAL GRP 3

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

8613 GLENN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05640-018-O		02/21/2025		4SF04 401	167,000	22,854
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Two-Story	62		144,146	162,692	0.886



2209 CLARENCE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02140-070-O		02/18/2025		4SF04 401	145,000	49,635
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	68		95,365	78,058	1.222



8005 KINGSTON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04681-038-O		01/24/2025		4SF04 401	200,000	33,075
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	62		166,925	150,931	1.106



8038 LAKE WOOD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04680-005-O		01/09/2025		4SF04 401	330,000	34,901
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	68		295,099	210,589	1.401



1609 JONATHON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-046-B		12/20/2024		4SF04 401	205,000	32,571
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		172,429	113,118	1.524



1523 LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-069-O		12/20/2024		4SF04 401	200,000	39,062
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		160,938	122,700	1.312



8321 OAKSIDE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00023-175-O		11/15/2024		4SF04 401	250,000	46,455
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	73		203,545	177,630	1.146



8131 LORAC ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04682-102-O		11/14/2024		4SF04 401	285,000	48,265
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Two-Story	72		236,735	184,319	1.284



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

1525 JONATHON DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09000-045-O		10/17/2024	4SF04	401	214,000	44,114
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	169,886	110,493	1.538	



1527 FOREST DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
05640-055-O		10/16/2024	4SF04	401	284,000	47,435
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	68	236,565	269,553	0.878	



971 FOREST DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
00022-281-I		10/14/2024	4SF04	401	334,600	54,353
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Two-Story	78	280,247	323,525	0.866	



1317 JONATHON DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
09000-039-O		10/11/2024	4SF04	401	335,000	56,957
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	78	278,043	245,660	1.132	



514 PROSPERITY DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
04681-055-O		10/09/2024	4SF04	401	264,000	48,075
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	59	215,925	158,833	1.359	



8310 BRUNING ST						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
01240-019-O		09/24/2024	4SF04	401	135,000	35,734
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	62	99,266	76,480	1.298	



1606 LAKE AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
05640-057-O		09/13/2024	4SF04	401	259,955	47,368
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	63	212,587	139,059	1.529	



2193 CORSTANGE RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
00023-218-O		09/06/2024	4SF04	401	337,500	77,187
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Ranch	67	260,313	198,979	1.308	



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

1502 APPLECROFT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00460-048-O	08/14/2024 4SF04	401	264,000	40,516
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	72	223,484	195,205
				E.C.F.
				1.145



1625 SOUTH SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08880-033-O	08/02/2024 4SF04	401	265,000	54,158
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Two-Story	63	210,842	130,290
				E.C.F.
				1.618



3905 HAYES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09540-006-A	07/26/2024 4SF04	401	185,000	58,706
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	126,294	83,804
				E.C.F.
				1.507



8138 LORAC ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04682-094-O	07/17/2024 4SF04	401	201,000	32,361
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	62	168,639	117,289
				E.C.F.
				1.438



8143 WAYLEE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
08580-013-O	07/03/2024 4SF04	401	215,000	32,904
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	62	182,096	121,021
				E.C.F.
				1.505



8820 WINDWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04140-024-O	06/25/2024 4SF04	401	200,000	33,990
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	62	166,010	162,956
				E.C.F.
				1.019



1522 PLUMTREE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00461-078-O	06/17/2024 4SF04	401	250,000	53,177
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	196,823	137,566
				E.C.F.
				1.431



1407 PLUMTREE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00461-073-O	06/12/2024 4SF04	401	230,000	40,323
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	189,677	160,263
				E.C.F.
				1.184



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

1422 LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05640-050-B		06/07/2024		4SF04	217,000	42,721
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	63		174,279	140,613	1.239



815 PASMA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04682-085-O		06/05/2024		4SF04	176,750	34,931
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	62		141,819	113,670	1.248



4212 MAHONEY ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-069-O		04/18/2024		4SF04	253,000	60,477
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	68		192,523	146,911	1.310



1414 JONATHON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-056-O		03/22/2024		4SF04	174,000	35,461
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		138,539	116,849	1.186



1722 CHARLES ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08640-051-O		03/21/2024		4SF04	187,500	30,085
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	68		157,415	97,761	1.610



1114 ORCHARD DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01242-082-O		03/19/2024		4SF04	178,000	39,909
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		138,091	85,984	1.606



727 SOUTH SHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01180-028-O		02/29/2024		4SF04	235,900	40,299
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Bi-Level	68		195,601	175,544	1.114



1400 LAKE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05640-048-B		02/27/2024		4SF04	288,000	52,217
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	68		235,783	151,946	1.552



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

1109 SHUMWAY AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01240-015-O	02/07/2024 4SF04	401	125,000	37,284
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	87,716	72,926
				E.C.F. 1.203



8126 MONTE VISTA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00460-034-O	02/01/2024 4SF04	401	205,000	40,567
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	164,433	158,639
				E.C.F. 1.037



8105 EDMONDS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07200-049-O	01/16/2024 4SF04	401	95,000	39,632
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	55,368	51,227
				E.C.F. 1.081



8822 WARUF AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06900-071-O	01/12/2024 4SF04	401	280,000	64,686
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	215,314	216,900
				E.C.F. 0.993



8820 S SPRINKLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04140-008-O	01/12/2024 4SF04	401	214,000	33,362
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	68	180,638	159,324
				E.C.F. 1.134



8139 MAYFIELD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
04683-147-O	12/29/2023 4SF04	401	224,500	33,060
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	Ranch	72	191,440	141,455
				E.C.F. 1.353



623 GRAND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07200-034-O	12/13/2023 4SF04	401	210,000	44,074
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	76	165,926	115,528
				E.C.F. 1.436



1515 APPLECROFT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00460-037-O	12/08/2023 4SF04	401	192,000	35,229
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	62	156,771	130,325
				E.C.F. 1.203



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

1735 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00341-146-O		10/12/2023		4SF04 401	245,000	50,522
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	62		194,478	221,706	0.877



8131 PORTAGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00023-075-O		09/01/2023		4SF04 401	100,000	32,796
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Two-Story	55		67,204	46,020	1.460



8642 PORTAGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00340-105-O		08/29/2023		4SF04 401	215,000	44,123
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Two-Story	63		170,877	121,762	1.403



2120 CORSTANGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00023-221-O		07/17/2023		4SF04 401	310,000	54,997
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	77		255,003	292,925	0.871



1424 APPLECROFT AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00460-047-O		07/06/2023		4SF04 401	250,000	39,017
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	62		210,983	187,778	1.124



4125 LUM ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06900-059-O		05/26/2023		4SF04 401	270,000	60,532
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	74		209,468	185,929	1.127



10919 PORTAGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08640-040-O		05/25/2023		4SF04 401	136,900	38,451
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	58		98,449	94,434	1.043



913 PASMA AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04683-155-A		05/17/2023		4SF04 401	220,000	31,991
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	62		188,009	143,499	1.310



Neighborhoods Used: 4SF04.RES - 4SF04 - SE RESIDENTIAL GRP 4

1320 PLUMTREE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00461-085-O		05/17/2023		4SF04	260,000	57,421
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	67		202,579	173,113	1.170



8126 LORAC ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04682-092-O		04/28/2023		4SF04	165,000	40,708
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	62		124,292	114,704	1.084



1719 CHARLES ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08640-052-O		04/21/2023		4SF04	165,000	38,939
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	68		126,061	86,717	1.454



3917 BISCAYNE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00024-145-O		04/21/2023		4SF04	215,000	36,702
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	62		178,298	119,474	1.492



8322 NEWELL'S LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00022-135-O		04/20/2023		4SF04	325,000	120,124
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	62		204,876	197,036	1.040



1106 ORCHARD DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01242-081-O		04/06/2023		4SF04	223,900	40,896
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		183,004	162,668	1.125



1417 LAKE AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09000-065-B		04/04/2023		4SF04	150,350	34,332
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	57		116,018	85,645	1.355



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

Neighborhoods Used: 211.2.RES - 211.2 - DUPLEX

6317 S 12TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00007-170-E 01/31/2025 211.2 401 575,000 118,487
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Duplex Two-Story 68 456,513 585,488 0.780



10143 PORTAGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00035-011-O 09/12/2024 211.2 401 350,000 50,146
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Duplex Ranch 73 299,854 290,556 1.032



4818 NORFOLK CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07281-016-O 09/12/2023 211.2 401 330,000 78,158
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Duplex Ranch 64 251,842 265,948 0.947



8423 S WESTNEDGE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 02440-003-O 08/08/2023 211.2 401 270,000 45,686
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Duplex Tri-Level 68 224,314 267,042 0.840



4762 NORFOLK CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07281-009-O 06/01/2023 211.2 401 336,000 74,363
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Duplex Ranch 65 261,637 274,084 0.955



Neighborhoods Used: 211.2.RES - 211.2 - DUPLEX

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
5	0	7.14	9.30	0.987	0.911	0.947
After Application of E.C.F.s		6.96	8.96	0.987		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
CONTEMP	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
GARAGE ONLY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
MANUFACTURED	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
QUAD-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
RANCH	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
TRI-LEVEL	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
TWO-STORY	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)
	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.888 (5)
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: 02/02/2026
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): 211.2 - RES - 211.2 - DUPLEX

```

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

440 ADMIRAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00010-248-O		03/05/2025		211.4	383,000	69,253
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	58		313,747	293,540	1.069



7535 TIMBERCREEK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07301-002-O		04/02/2024		211.4	339,000	87,621
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	71		251,379	359,079	0.700



7585 TIMBERCREEK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07301-004-O		04/02/2024		211.4	339,000	82,178
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	68		256,822	346,384	0.741



7515 TIMBERCREEK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07301-001-O		04/02/2024		211.4	339,000	81,570
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	73		257,430	369,208	0.697



7555 TIMBERCREEK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07301-003-O		04/02/2024		211.4	339,000	83,293
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	71		255,707	361,630	0.707



450 ADMIRAL AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00010-249-O		01/04/2024		211.4	382,500	98,608
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	58		283,892	293,540	0.967



7604 TIMBERCREEK CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07301-019-O		12/27/2023		211.4	300,000	82,353
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	TWO-STORY	71		217,647	370,636	0.587



Neighborhoods Used: 211.4.RES - 211.4 - 4 UNIT APARTMENT BUILDINGS

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
7	0	10.02	15.42	1.011	0.781	0.707
After Application of E.C.F.s		9.77	15.01	1.011		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMP	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
GARAGE ONLY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (0)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.767 (7)
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: 02/02/2026
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) : 211.4 - RES - 211.4 - 4 UNIT APARTMENT BUILDINGS

```

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: 9000.RES - 9000- WEST LAKE FRONTAGE

1902 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00340-024-O		02/02/2025		9000	401	375,000 248,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	62		126,900	143,729	0.883



1925 LAKEVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03520-019-O		07/26/2024		9000	401	700,000 409,878
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		290,122	348,295	0.833



9121 WEST END DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
04980-019-O		06/28/2024		9000	401	545,000 253,632
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	77		291,368	293,963	0.991



1520 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05640-033-A		05/28/2024		9000	401	730,000 436,274
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	72		293,726	345,279	0.851



1309 LAKEVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08880-028-O		05/13/2024		9000	401	620,000 310,286
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	78		309,714	277,137	1.118



1317 LAKEVIEW DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08880-026-O		10/12/2023		9000	401	374,000 234,651
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	63		139,349	149,994	0.929



1006 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06960-006-B		09/29/2023		9000	401	942,000 302,452
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	95		639,548	624,368	1.024



1728 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00340-010-O		08/14/2023		9000	401	500,000 285,769
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81		214,231	306,626	0.699



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 2/3

04:06 PM

DB: City Of Portage Current

Neighborhoods Used: 9000.RES - 9000- WEST LAKE FRONTAGE

1216 FOREST DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03760-004-0		07/21/2023	9000	401	850,000	281,489
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	92	568,511	472,440	1.203	



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

02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 1/2

04:07 PM

DB: City Of Portage Current

Neighborhoods Used: 9001.RES - 9001 - GOURDNECK FRONTAGE

10639 SUDAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02860-010-0	09/04/2024 9001	401	867,500	305,210
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	78	562,290	595,320
				E.C.F. 0.945



1230 WETHERFIELD DR SOUTH

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09180-009-0	03/15/2024 9001	401	625,000	229,487
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	73	395,513	315,369
				E.C.F. 1.254



10619 SUDAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
02860-013-0	09/11/2023 9001	401	725,000	307,184
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	78	417,816	368,741
				E.C.F. 1.133



Neighborhoods Used: 9001.RES - 9001 - GOURDNECK FRONTAGE

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
3	0	5.95	7.43	0.990	1.111	1.133
After Application of E.C.F.s		6.18	7.80	0.990		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)
CONTEMP	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)
GARAGE ONLY	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)
MANUFACTURED	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)
QUAD-LEVEL	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)
RANCH	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)
TRI-LEVEL	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)
TWO-STORY	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)
	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)	1.075(3)

Single Family E.C.F.	:	1.075	(3)
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: 02/02/2026
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): 9001 - RES - 9001 - GOURDNECK 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: 9002.RES - 9002 - AUSTIN LAKE 1

10133 WOODLAWN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09360-041-O 10/17/2024 9002 401 770,000 356,546
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 82 413,454 436,482 0.947



3322 EAST SHORE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 03461-068-O 10/02/2024 9002 401 525,000 352,167
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 73 172,833 125,487 1.377



2103 WOODY NOLL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09451-025-A 08/28/2024 9002 401 1,190,000 828,677
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 72 361,323 367,116 0.984



3803 WOODHAMS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 08040-020-O 08/23/2024 9002 401 625,000 299,014
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 77 325,986 317,539 1.027



10015 WOODLAWN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09360-003-O 06/07/2024 9002 401 575,000 374,188
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 68 200,812 199,061 1.009



3211 WOODHAMS AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07440-015-O 05/24/2024 9002 401 1,350,000 407,295
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 88 942,705 930,453 1.013



8923 AUSTIN CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 00023-370-B 05/22/2024 9002 401 1,225,000 532,747
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 88 692,253 691,238 1.001



10227 WOODLAWN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09361-082-O 04/26/2024 9002 401 420,000 323,040
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 83 96,960 116,411 0.833



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	680,000 433,646
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	68		246,354	271,867	0.906



9208 EAST SHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08160-003-O		09/29/2023		9002	401	895,000 489,051
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	74		405,949	400,447	1.014



10089 WOODLAWN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09360-022-O		09/18/2023		9002	401	660,000 376,025
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	64		283,975	327,791	0.866



2526 EAST SHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
03460-049-O		09/11/2023		9002	401	596,500 276,530
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	73		319,970	252,406	1.268



3205 WOODHAMS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07440-016-O		07/21/2023		9002	401	1,585,000 419,735
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		1,165,265	1,025,776	1.136



3405 WOODHAMS AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
08040-045-A		07/21/2023		9002	401	760,000 465,945
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	74		294,055	267,364	1.100



9620 EAST SHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
02680-012-O		07/14/2023		9002	401	1,000,000 617,475
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	70		382,525	435,195	0.879



10230 EAST SHORE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00036-025-B		06/28/2023		9002	401	1,379,000 663,428
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	81		715,572	516,846	1.384



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 3/4

04:07 PM

DB: City Of Portage Current

Neighborhoods Used: 9002.RES - 9002 - AUSTIN LAKE 1

10459 WOODLAWN DR					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00520-066-A		06/27/2023	9002 401	875,000	459,755
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	75	415,245	423,160	0.981



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

02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 1/2

04:08 PM

DB: City Of Portage Current

Neighborhoods Used: 9003.RES - 9003 - LONG LAKE FRONTAGE

4203 LONG LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07980-016-0	11/22/2024 9003	401	482,500	224,831
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	78	257,669	157,805
				E.C.F. 1.633



8841 WARUF AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06900-017-0	12/13/2023 9003	401	750,000	192,767
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	97	557,233	321,584
				E.C.F. 1.733



8827 WARUF AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06900-022-0	11/20/2023 9003	401	410,000	212,809
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	68	197,191	203,442
				E.C.F. 0.969



4203 LONG LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07980-016-0	04/19/2023 9003	401	459,000	224,831
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	78	234,169	157,805
				E.C.F. 1.484



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
4	0	11.10	14.28	1.031	1.455	1.559
After Application of E.C.F.s		10.27	13.71	1.024		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)
CONTEMP	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)
GARAGE ONLY	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)
MANUFACTURED	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)
QUAD-LEVEL	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)
RANCH	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)
TRI-LEVEL	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)
TWO-STORY	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)
	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)	1.483 (4)

Single Family E.C.F.	:	1.483	(4)
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: 02/02/2026
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: AED16.RES - AED 16 - RES ALLEN EDWIN

10191 SCHRIER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05990-055-O	02/28/2025 AED16	407	387,500	64,972
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	98	322,528	364,792
				E.C.F. 0.884



3741 BYRAM CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01640-024-O	01/10/2025 AED16	401	445,000	56,683
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	94	388,317	457,016
				E.C.F. 0.850



5569 PAXTON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01643-140-O	01/03/2025 AED16	401	344,900	60,241
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	99	284,659	346,471
				E.C.F. 0.822



5574 PAXTON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01643-131-O	12/31/2024 AED16	401	389,900	59,481
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	99	330,419	384,892
				E.C.F. 0.858



3570 CANDLER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01643-111-O	11/18/2024 AED16	401	420,000	58,586
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	97	361,414	420,414
				E.C.F. 0.860



5606 PAXTON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01643-130-O	09/06/2024 AED16	401	439,900	62,291
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	98	377,609	428,796
				E.C.F. 0.881



10374 SCHRIER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05990-044-O	08/15/2024 AED16	407	357,900	52,865
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	98	305,035	352,126
				E.C.F. 0.866



5561 PAXTON CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01643-139-O	08/15/2024 AED16	401	369,900	60,902
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	98	308,998	367,928
				E.C.F. 0.840



Neighborhoods Used: AED16.RES - AED 16 - RES ALLEN EDWIN

5612 PAXTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-129-O		07/31/2024		AED16 401	390,600	68,231
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	98		322,369	380,259	0.848



5754 COPPERLEAF TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01642-097-O		07/02/2024		AED16 401	390,000	57,578
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		332,422	429,107	0.775



3510 CANDLER CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-108-O		06/28/2024		AED16 401	430,000	62,349
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		367,651	429,616	0.856



5560 PAXTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-133-O		04/26/2024		AED16 401	369,900	64,380
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	98		305,520	370,545	0.825



5832 COPPERLEAF TRL

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01641-070-O		04/19/2024		AED16 401	440,000	60,324
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	95		379,676	408,764	0.929



10393 PENNRIDGE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-009-O		03/04/2024		AED16 401	262,500	52,341
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	97		210,159	317,712	0.661



5775 PAXTON CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01642-087-O		01/31/2024		AED16 401	365,000	66,563
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	97		298,437	349,662	0.854



10362 SCHRIER LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05990-045-O		09/22/2023		AED16 407	375,000	54,528
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	98		320,472	380,471	0.842



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 3/4

04:09 PM

DB: City Of Portage Current

Neighborhoods Used: AED16.RES - AED 16 - RES ALLEN EDWIN

5894 RYAN CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01641-050-0		06/30/2023	AED16	401	450,000	68,553
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	95	381,447	413,840	0.922	



5640 PAXTON CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
01643-127-0		05/17/2023	AED16	401	381,342	64,327
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	TWO-STORY	98	317,015	359,447	0.882	



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

Neighborhoods Used: RC001.RES - RC001 - Res Condos Large & Newer

780 JANELLE CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-009-O		03/04/2025		RC001	407	499,900 72,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		427,800	379,578	1.127



10574 SHARON LEE LN						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-057-O		02/28/2025		RC001	407	384,000 72,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	99		311,900	325,288	0.959



2179 WHISPER ROCK TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-002-O		12/12/2024		RC001	407	372,500 82,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	96		290,100	343,138	0.845



8275 SLATE STONE CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-015-O		11/22/2024		RC001	407	375,000 82,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	96		292,600	364,732	0.802



2260 WHISPER ROCK TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-033-O		10/31/2024		RC001	407	510,000 82,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	96		427,600	409,539	1.044



688 SAND POINTE TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
07750-051-O		09/23/2024		RC001	407	444,500 72,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	98		372,400	342,026	1.089



8888 OAKLAND HILLS CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05951-079-O		08/30/2024		RC001	407	615,000 72,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	89		542,900	550,828	0.986



8862 SILVER OAK CV						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05950-048-A		08/23/2024		RC001	407	490,000 72,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	85		417,900	381,397	1.096



Neighborhoods Used: RC001.RES - RC001 - Res Condos Large & Newer

9311 THE WOODLANDS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09200-003-O 07/26/2024 RC001 407 285,000 44,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 83 240,700 253,358 0.950



10570 GRACIE LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07750-027-O 07/12/2024 RC001 407 600,000 72,100
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 96 527,900 483,393 1.092



8214 SLATE STONE CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05956-022-O 06/21/2024 RC001 407 567,000 82,400
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 96 484,600 505,489 0.959



9479 THE WOODLANDS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09200-036-O 06/06/2024 RC001 407 360,000 44,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 96 315,700 316,668 0.997



822 SAND POINTE TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 07750-045-O 05/31/2024 RC001 407 548,000 72,100
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 98 475,900 500,180 0.951



8679 OAKLAND HILLS CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05950-007-A 04/12/2024 RC001 407 344,000 72,100
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 86 271,900 326,944 0.832



9362 SASSAFRAS TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09200-070-O 04/09/2024 RC001 407 530,000 44,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home RANCH 97 485,700 433,115 1.121



9442 BRIANNA TRL
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 09200-027-O 02/29/2024 RC001 407 327,500 44,300
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Town Home TWO-STORY 84 283,200 316,276 0.895



Neighborhoods Used: RC001.RES - RC001 - Res Condos Large & Newer

10596 GRACIE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07750-025-0	11/22/2023 RC001	407	415,000	72,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	97	342,900	459,845
				E.C.F.
				0.746



731 JANELLE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07750-016-0	10/04/2023 RC001	407	440,000	72,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	97	367,900	464,860
				E.C.F.
				0.791



8875 OAK MEADOW CV

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05953-134-0	09/22/2023 RC001	407	426,900	72,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	91	354,800	426,951
				E.C.F.
				0.831



728 SAND POINTE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
07750-050-0	08/18/2023 RC001	407	499,000	72,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	98	426,900	441,769
				E.C.F.
				0.966



8858 SILVER OAK CV

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05950-049-A	07/21/2023 RC001	407	415,000	72,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	86	342,900	366,866
				E.C.F.
				0.935



2410 TANGLEY OAK CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05952-085-0	07/20/2023 RC001	407	516,000	72,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	87	443,900	459,772
				E.C.F.
				0.965



8858 SILVER OAK CV

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05950-049-A	06/21/2023 RC001	407	370,000	72,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	86	297,900	366,866
				E.C.F.
				0.812



9384 THE WOODLANDS TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09200-015-0	06/15/2023 RC001	407	345,000	44,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	TWO-STORY	83	300,700	326,249
				E.C.F.
				0.922



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 4/5

04:19 PM

DB: City Of Portage Current

Neighborhoods Used: RC001.RES - RC001 - Res Condos Large & Newer

8296 BOULDER CREEK PT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05956-069-0		06/05/2023		RC001	407	667,500 82,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		585,100	582,993	1.004



2219 GRAY OAK CV						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05950-037-A		05/30/2023		RC001	407	380,000 72,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	83		307,900	341,491	0.902



8764 OAKLAND HILLS CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
05950-022-A		05/11/2023		RC001	407	531,000 72,100
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	82		458,900	575,235	0.798



Neighborhoods Used: RC001.RES - RC001 - Res Condos Large & Newer

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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
27	0	7.95	9.89	1.009	0.941	0.951
After Application of E.C.F.s		7.83	9.81	1.009		

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI-LEVEL	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)
CONTEMP	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)
GARAGE ONLY	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)
MANUFACTURED	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)
QUAD-LEVEL	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)
RANCH	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)
TRI-LEVEL	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)
TWO-STORY	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)
	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)	0.958 (8)

Single Family E.C.F. : 0.958 (8)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 0.934 (19)
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: 02/02/2026
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): RC001 - RES - RC001 - Res Condos Large & Newer

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: RC002.RES - RC002 - Res Condos Moderate Size & Age

9631 ANNA MARIA CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-406-O	03/31/2025 RC002	407	287,000	42,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	244,800	216,545
				E.C.F. 1.130



2028 HAILEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-605-O	03/18/2025 RC002	407	320,000	56,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	97	263,300	236,915
				E.C.F. 1.111



9655 PALMETTO CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-546-O	03/18/2025 RC002	407	313,900	23,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	85	290,200	214,251
				E.C.F. 1.354



1600 SARASOTA TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-507-O	03/14/2025 RC002	407	329,000	41,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	85	287,800	241,859
				E.C.F. 1.190



1983 BRIGHTON LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-519-O	02/17/2025 RC002	407	295,000	36,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	258,900	276,871
				E.C.F. 0.935



10417 COUGAR LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09250-011-O	02/11/2025 RC002	407	283,655	56,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	99	226,955	246,442
				E.C.F. 0.921



1156 CORAL SPRINGS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-616-O	01/21/2025 RC002	407	485,000	41,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	443,800	436,235
				E.C.F. 1.017



10401 COUGAR LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09250-009-O	01/13/2025 RC002	407	330,000	56,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	99	273,300	256,300
				E.C.F. 1.066



Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

9763 LONGBOAT KEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-437-0	01/08/2025 RC002	407	310,000	42,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	267,800	237,641
				E.C.F. 1.127



9640 SEBRING DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-337-0	11/15/2024 RC002	407	325,000	41,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	283,800	232,257
				E.C.F. 1.222



1927 BRIGHTON LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-513-0	10/29/2024 RC002	407	285,000	36,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	248,900	230,635
				E.C.F. 1.079



1250 GULF BREEZE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-636-0	10/23/2024 RC002	407	440,000	41,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	398,800	455,556
				E.C.F. 0.875



1632 BRADENTON PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-306-0	09/19/2024 RC002	407	290,900	41,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	249,700	224,913
				E.C.F. 1.110



10357 COUGAR LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
09250-005-0	08/19/2024 RC002	407	325,000	56,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	99	268,300	253,410
				E.C.F. 1.059



2024 HAILEY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-606-0	08/14/2024 RC002	407	310,000	56,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	97	253,300	242,810
				E.C.F. 1.043



7910 KILMORY CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00019-313-0	07/26/2024 RC002	407	380,000	36,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	74	343,900	270,353
				E.C.F. 1.272



Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

2070 BLACK BEAR DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
09250-002-0		07/26/2024		RC002	407	288,250
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	98		231,550	203,584	1.137



2000 HAILEY CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00008-607-0		07/01/2024		RC002	407	280,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		223,300	240,382	0.929



2000 HAILEY CT

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00008-607-0		07/01/2024		RC002	407	230,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97		173,300	240,382	0.721



9567 MARCO DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-388-0		06/27/2024		RC002	407	310,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		268,800	234,715	1.145



7941 KILMORY CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-320-0		06/21/2024		RC002	407	358,900
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	74		322,800	253,868	1.272



7922 KILMORY CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00019-310-0		06/20/2024		RC002	407	280,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	74		243,900	249,332	0.978



9597 SEBRING DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-333-0		06/04/2024		RC002	407	285,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		243,800	223,072	1.093



1998 BRIGHTON LN

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00008-516-0		05/23/2024		RC002	407	305,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84		268,900	272,382	0.987



Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

6535 ELLE AVE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00008-617-0		05/22/2024		RC002	407
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97	216,800	215,945	1.004



1538 SARASOTA TRL					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00027-510-0		04/12/2024		RC002	407
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	278,800	266,286	1.047



7690 W ST ANDREWS CIR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00018-406-B		04/05/2024		RC002	407
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	69	318,800	305,384	1.044



6501 ELLE AVE					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00008-610-0		01/24/2024		RC002	407
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97	253,300	256,831	0.986



9720 SIESTA KEY DR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00027-446-0		12/13/2023		RC002	407
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	252,800	240,925	1.049



7687 W ST ANDREWS CIR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00018-403-B		11/22/2023		RC002	407
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	69	288,800	288,372	1.001



7936 KILMORY CIR					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00019-308-0		11/06/2023		RC002	407
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	74	298,900	282,710	1.057



1582 SARASOTA TRL					
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice
00027-508-0		10/26/2023		RC002	407
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85	323,800	270,588	1.197



Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

10474 HAMMOCK CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05980-001-0	10/19/2023 RC002	407	295,000	72,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	94	222,900	238,069
				E.C.F. 0.936



9549 MARCO DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-385-0	10/02/2023 RC002	407	351,000	41,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	309,800	241,904
				E.C.F. 1.281



1967 BRIGHTON LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00008-521-0	09/22/2023 RC002	407	269,900	36,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	233,800	230,635
				E.C.F. 1.014



1106 GULF BREEZE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-629-0	09/08/2023 RC002	407	416,500	41,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	87	375,300	401,613
				E.C.F. 0.934



1577 SARASOTA TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-533-0	09/08/2023 RC002	407	340,000	41,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	84	298,800	268,895
				E.C.F. 1.111



10420 HAMMOCK CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
05980-006-0	09/01/2023 RC002	407	255,000	72,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Town Home	RANCH	94	182,900	217,170
				E.C.F. 0.842



1679 BRADENTON PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00027-315-0	08/18/2023 RC002	407	285,000	41,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	243,800	243,468
				E.C.F. 1.001



7790 W ST ANDREWS CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
00018-457-0	08/02/2023 RC002	407	372,000	36,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	69	335,900	312,856
				E.C.F. 1.074



Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

9532 BONITA CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-390-0		07/28/2023		RC002	407	260,000 41,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		218,800	233,250	0.938



9673 STERLING OAKS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-430-0		07/21/2023		RC002	407	309,900 42,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	83		267,700	229,227	1.168



9690 PALMETTO CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-551-0		07/21/2023		RC002	407	252,500 23,700
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	85		228,800	166,147	1.377



9530 MARCO DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-426-0		06/22/2023		RC002	407	265,000 42,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		222,800	216,504	1.029



9708 PALMETTO CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-552-0		06/16/2023		RC002	407	251,000 23,700
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	85		227,300	166,147	1.368



9617 SEBRING DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-334-0		05/08/2023		RC002	407	280,000 41,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	79		238,800	236,088	1.011



1036 CORAL SPRINGS DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-621-0		04/28/2023		RC002	407	379,550 41,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	87		338,350	324,205	1.044



1630 SARASOTA TRL						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
00027-505-0		04/27/2023		RC002	407	328,500 41,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	85		287,300	273,993	1.049



02/02/2026

ECF Analysis for: 10 - CITY OF PORTAGE

Page: 7/8

04:21 PM

DB: City Of Portage Current

Neighborhoods Used: RC002.RES - RC002 - Res Condos Moderate Size & Age

6557 ELLE AVE					
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue
00008-621-0	04/21/2023	RC002	407	305,000	56,700
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	RANCH	97	248,300	215,945	1.150



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