



2026 Residential ECF Analysis

| Parcel Number | Street Address | Sale Date | Inf. Adj. Sale Price \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Land Table | Property Class | Building Depr. | |
|---------------|---------------------|-----------|-------------------------|----------------|---------------|----------------|-------------|----------------|--------------|----------------|-------------|------------------|-------------|------------------|----------------------|------------|-----------------------------|---------------------------|----------------|----|
| 61-17-551-004 | 1408 N BRIDGE ST | 2/2/2024 | 290000 | 290000 | 131900 | 45.4827586 | 280665 | 77491 | 212509 | 222291 | 0.95599462 | 1995 | 106.520802 | '00001 | 0.018471238 | 2 STORY | 76945 | 01-SPRING MEAD-OFF COURSE | 401 | 62 |
| 61-17-551-008 | 1312 N BRIDGE ST | 10/1/2024 | 310000 | 310000 | 154600 | 49.8709677 | 312690 | 77000 | 233000 | 257866 | 0.903570071 | 2112 | 110.3219697 | '00001 | 5.2239836 | 2 STORY | 77000 | 01-SPRING MEAD-OFF COURSE | 401 | 78 |
| 61-17-551-059 | 1115 RIPLEY RD | 7/23/2024 | 330000 | 330000 | 154000 | 46.6666667 | 310887 | 77000 | 253000 | 255893 | 0.988694493 | 2420 | 104.5454545 | '00001 | 3.288458612 | 1 STORY | 77000 | 01-SPRING MEAD-OFF COURSE | 401 | 70 |
| 61-17-552-006 | 1415 MEADOWGREEN LN | 5/29/2024 | 340000 | 340000 | 151700 | 44.6176471 | 305271 | 77000 | 263000 | 269749 | 0.974980445 | 2226 | 118.1491465 | '00001 | 1.91705375 | 2 STORY | 77000 | 01-SPRING MEAD-OFF COURSE | 401 | 59 |
| Totals: | | | 1270000 | 1270000 | 592200 | | 1209513 | | 961509 | 1005799 | | | 109.8843432 | | 0.015544961 | | | | | |
| | | | | Sale. Ratio => | 46.6299213 | | | | | E.C.F. => | 0.955965357 | Std. Deviation=> | | 0.037318 | | | | | | |
| | | | | Std. Dev. => | 2.29981594 | | | | | Ave. E.C.F. => | 0.955809907 | Ave. Variance=> | | 2.611992 | Coefficient of Var=> | | 2.73275238 | | | |

RESIDENTIAL ECF ANALYSIS

| | | | | |
|------------------------------|------|-------|------------------|-------|
| 01- SPRING MEAD - OFF COURSE | 2024 | 0.908 | 2026 | 0.905 |
| | 2025 | 0.914 | SET AS INDICATED | |
| 4/1/2023 - 3/31/2025 | | | | |

REMOVED OUTLIER

| | | | | | | | | | | | | | | | | | | | | |
|---------------|------------------|------------|--------|--------|--------|------------|--------|-------|--------|--------|-------------|------|-------------|--------|-------------|---------|-------|---------------------------|-----|----|
| 61-17-551-009 | 1308 N BRIDGE ST | 12/21/2023 | 295000 | 295000 | 112500 | 38.1355932 | 242533 | 77734 | 217266 | 180305 | 1.204991542 | 1506 | 144.2669323 | '00001 | 24.91816348 | 1 STORY | 77734 | 01-SPRING MEAD-OFF COURSE | 401 | 63 |
|---------------|------------------|------------|--------|--------|--------|------------|--------|-------|--------|--------|-------------|------|-------------|--------|-------------|---------|-------|---------------------------|-----|----|

| Parcel Number | Street Address | Sale Date | Sale Price \$ | Inf. Adj. Sale | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels In Sale | Land Table | Property Class | Building Depr. | | |
|---------------|---------------------|------------|---------------|-----------------|----------------|---------------|----------------|-------------|-----------------|--------------|-------------|------------|-------------|-------------------|------------------|----------------|------------|-----------------------|-----------------------|----------------|----------------|--|-------------|
| 61-17-551-034 | 313 E ROLSTON RD | 8/20/2024 | 365000 | 365000 | 193900 | 53.123288 | 427804 | 97000 | 268000 | 300730 | 0.891164832 | 1776 | 150.9009009 | '00002 | 25.12074845 | 1 STORY | 97000 | | 02-SPRING MEADOW-ON | 401 | 69 | | |
| 61-17-551-038 | 413 E ROLSTON RD | 9/29/2023 | 275000 | 275000 | 176200 | 64.072727 | 384025 | 97000 | 178000 | 210931 | 0.843877856 | 1652 | 107.748184 | '00002 | 29.8494461 | 1 STORY | 97000 | | 02-SPRING MEADOW-ON | 401 | 66 | | |
| 61-17-551-043 | 517 E ROLSTON RD | 2/14/2025 | 325000 | 325000 | 160000 | 49.230769 | 354109 | 97000 | 228000 | 233735 | 0.975463666 | 1942 | 117.4047374 | '00002 | 16.69086506 | 1 STORY | 97000 | | 02-SPRING MEADOW-ON | 401 | 61 | | |
| 61-17-551-064 | 1205 RIPLEY RD | 5/13/2024 | 452000 | 452000 | 189200 | 41.858407 | 417217 | 97000 | 355000 | 291106 | 1.21948706 | 2612 | 135.9111792 | '00002 | 7.711474294 | 2 STORY | 97000 | | 02-SPRING MEADOW-ON | 401 | 65 | | |
| 61-17-551-079 | 1421 RIPLEY RD | 7/7/2023 | 495000 | 495000 | 158100 | 31.939394 | 411013 | 107641 | 387359 | 285792 | 1.355387835 | 2858 | 135.5349895 | '00002 | 21.30155178 | TRI/QUAD LEVE | 97000 | | 02-SPRING MEADOW-ON | 401 | 68 | | |
| 61-17-552-017 | 1412 MEADOWGREEN LN | 10/20/2023 | 405000 | 405000 | 150900 | 37.259259 | 329144 | 107356 | 297644 | 201625 | 1.476225666 | 1691 | 176.0165582 | '00002 | 33.38533497 | TRI/QUAD LEVE | 107356 | | 02-SPRING MEADOW-ON | 401 | 62 | | |
| 61-17-551-065 | 1209 RIPLEY RD | 6/14/2024 | 429900 | 429900 | 191000 | 44.428937 | 420434 | 103291 | 326609 | 288311 | 1.132835723 | 2546 | 128.2831893 | '00002 | 0.953659422 | 2 STORY | 97000 | | 02-SPRING MEADOW-ON | 401 | 65 | | |
| 61-17-551-070 | 1305 RIPLEY RD | 5/18/2023 | 425000 | 425000 | 192600 | 45.317647 | 424557 | 97576 | 327424 | 297255 | 1.101491985 | 1799 | 182.0033352 | '00002 | 4.088033176 | 1 STORY | 97000 | | 02-SPRING MEADOW-ON | 401 | 80 | | |
| 61-17-577-003 | 1329 BIRDIE CT | 1/5/2024 | 410000 | 410000 | 169700 | 41.390244 | 366810 | 110579 | 299421 | 232937 | 1.285416228 | 2294 | 130.5235397 | '00002 | 14.30439117 | 1.75 STORY | 106395 | | 02-SPRING MEADOW-ON | 401 | 52 | | |
| Totals: | | | | 3581900 | 3581900 | 1581600 | | 3535113 | 2667457 | 2342422 | | | | | | | | | | | | | |
| | | | | Sale. Ratio ==> | | | | 44.155337 | E.C.F. ==> | | | | 1.138760223 | Std. Deviation==> | | | | 0.2136196 | | | | | |
| | | | | Std. Dev. ==> | | | | 9.3543105 | Ave. E.C.F. ==> | | | | 1.142372317 | Ave. Variance==> | | | | 17.045056 | Coefficient of Var==> | | | | 14.92075376 |

RESIDENTIAL ECF ANALYSIS

2024 0.998
2025 1.100

2026 1.138
SET AS INDICATED

4/1/2023 -3/31/2025

REMOVED OUTLIER

| | | | | | | | | | | | | | | | | | | | | | |
|---------------|---------------------|-----------|-------|-------|-------|-----------|--------|-------|-------|------|-------------|---|---------|--------|-----------|---------|-------|--|---------------------|-----|----|
| 61-17-552-023 | 1314 MEADOWGREEN LN | 1/23/2025 | 94000 | 94000 | 42100 | 44.787234 | 102169 | 99450 | -5450 | 2471 | -2.20558478 | 0 | #DIV/0! | '00002 | 334.79571 | 1 STORY | 96514 | | 02-SPRING MEADOW-ON | 401 | 81 |
|---------------|---------------------|-----------|-------|-------|-------|-----------|--------|-------|-------|------|-------------|---|---------|--------|-----------|---------|-------|--|---------------------|-----|----|

| Parcel Number | Street Address | Sale | | | | Bldg. | | | | | | Floor Area \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in | | Property Class | Building Depr. | |
|---------------|-------------------|------------|---------|-------------------|----------------|----------------|----------------|-------------|----------|----------------|-------------|----------------------|-------------|------------------|----------------|----------------------|------------------|----------------------|----------------|----------------|--|
| | | Sale Date | Price | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Residual | Cost Man. \$ | E.C.F. | | | | | | Land Table | Land Table | | | |
| 61-21-651-005 | 154 ROCKWAY DR | 4/25/2024 | 285000 | 285000 | 118800 | 41.68421053 | 259368 | 57172 | 227828 | 203416 | 1.120010225 | 1269 | 179.5334909 | '00003 | 12.34065491 | 1 STORY | 55000 | 36-SADDLEBROOK FARMS | 401 | 76 | |
| 61-21-651-017 | 274 ROCKWAY DR | 3/7/2025 | 318000 | 318000 | 162300 | 51.03773585 | 333641 | 55000 | 263000 | 280322 | 0.938206776 | 1980 | 132.8282828 | '00003 | 5.839689974 | 2 STORY | 55000 | 36-SADDLEBROOK FARMS | 401 | 88 | |
| 61-21-651-022 | 324 ROCKWAY DR | 12/26/2024 | 310000 | 310000 | 153000 | 49.35483871 | 333362 | 55000 | 255000 | 280042 | 0.910577699 | 1806 | 141.1960133 | '00003 | 8.602597717 | 2 STORY | 55000 | 36-SADDLEBROOK FARMS | 401 | 94 | |
| 61-21-651-029 | 394 SADDLEBROOK C | 9/30/2024 | 309000 | 309000 | 142500 | 46.11650485 | 310813 | 55000 | 254000 | 257357 | 0.986955863 | 1792 | 141.7410714 | '00003 | 0.964781336 | Bi-Level | 55000 | 36-SADDLEBROOK FARMS | 401 | 93 | |
| 61-21-651-090 | 465 HAYSTACK DR | 2/14/2024 | 260000 | 260000 | 115700 | 44.5 | 270369 | 55000 | 205000 | 216669 | 0.946143657 | 1579 | 129.8290057 | '00003 | 5.046001931 | 2 STORY | 55000 | 36-SADDLEBROOK FARMS | 401 | 81 | |
| 61-21-651-098 | 664 HAYSTACK DR | 9/30/2024 | 292000 | 292000 | 119400 | 40.89041096 | 261171 | 56612 | 235388 | 205793 | 1.143809556 | 1311 | 179.5484363 | '00003 | 14.720588 | 1 STORY | 55000 | 36-SADDLEBROOK FARMS | 401 | 78 | |
| 61-21-651-105 | 734 HAYSTACK DR | 5/2/2024 | 255000 | 255000 | 113800 | 44.62745098 | 249323 | 55000 | 200000 | 195495 | 1.023044068 | 1149 | 174.0644038 | '00003 | 2.644039139 | 1 STORY | 55000 | 36-SADDLEBROOK FARMS | 401 | 82 | |
| 61-21-651-126 | 655 ROCKWAY DR | 4/5/2024 | 329000 | 329000 | 162000 | 49.24012158 | 356252 | 55000 | 274000 | 303070 | 0.904081565 | 1672 | 163.8755981 | '00003 | 9.252211091 | 1 STORY | 55000 | 36-SADDLEBROOK FARMS | 401 | 92 | |
| Totals: | | | 2358000 | 2358000 | 1087500 | | 2374299 | | 1914216 | 1942164 | | | 155.3270378 | | 1.099381012 | | | | | | |
| | | | | | | Sale. Ratio => | 46.11959288 | | | E.C.F. => | 0.985609866 | | | Std. Deviation=> | 0.0922792 | | | | | | |
| | | | | | | Std. Dev. => | 3.702815119 | | | Ave. E.C.F. => | 0.996603676 | | | Ave. Variance=> | 7.4263205 | Coefficient of Var=> | 7.45162866 | | | | |

RESIDENTIAL ECF ANALYSIS

| | 2024 | 0.928 | 2026 | 0.985 |
|----------------------|------|-------|------------------|-------|
| 03-SADDLEBROOK FARMS | 2025 | 0.958 | SET AS INDICATED | |

4/1/2023 -3/31/2025

Removed Outlier

| | | | | | | | | | | | | | | | | | | | | |
|---------------|----------------|-------|--------|--------|--------|-------------|--------|-------|--------|--------|------------|------|-------------|--------|------------|----------|-------|----------------------|-----|----|
| 61-21-651-018 | 284 ROCKWAY DR | 45443 | 355000 | 355000 | 143100 | 40.30985915 | 310819 | 58904 | 296096 | 253435 | 1.16833113 | 1872 | 158.1709402 | '00003 | 17.1727454 | Bi-Level | 55000 | 36-SADDLEBROOK FARMS | 401 | 91 |
|---------------|----------------|-------|--------|--------|--------|-------------|--------|-------|--------|--------|------------|------|-------------|--------|------------|----------|-------|----------------------|-----|----|

| Parcel Number | Street Address | Sale Date | Inf. Adj. | | Cur. | | Land + | | Floor | | | | Other Parcels | | | Property Class | Building Depr. | | | | | |
|---------------|------------------|-----------|------------|---------|----------------|---------------|-----------|--------|----------------|--------------|-------------|----------------|---------------|------------------|------------------|----------------|----------------------|----------------|-------------|---------|------------|--|
| | | | Sale Price | Sale \$ | Asd. when Sold | Asd/Adj. Sale | Appraisal | Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | | | Building Style | Land Value | in Sale | Land Table | |
| 61-20-503-029 | 728 RIVERSIDE DR | 6/24/2022 | 391000 | 391000 | 142600 | 36.47058824 | 410412 | 111139 | 279861 | 218607 | 1.280201457 | 1760 | 159.0119318 | '00005 | 10.3878054 | 1.75 STORY | 107735 | 05-RIVERFRONT | 401 | 77 | | |
| 61-20-552-119 | 214 OAK ST | 3/22/2023 | 220000 | 220000 | 75900 | 34.5 | 217219 | 87161 | 132839 | 95002 | 1.398275826 | 1348 | 98.54525223 | '00005 | 1.419631439 | 1.50 STORY | 87161 | 05-RIVERFRONT | 401 | 53 | | |
| 61-20-552-139 | 304 OAK ST | 3/31/2023 | 540000 | 540000 | 116200 | 21.51851852 | 504926 | 115588 | 424412 | 284395 | 1.492332847 | 2034 | 208.6588004 | '00005 | 10.82533355 | 1.50 STORY | 115588 | 05-RIVERFRONT | 401 | 70 | | |
| 61-20-576-027 | 519 TICKNER ST | 2/21/2023 | 425000 | 425000 | 143000 | 33.64705882 | 425750 | 132160 | 292840 | 214455 | 1.365507915 | 2064 | 141.879845 | '00005 | 1.857159597 | 2 STORY | 127407 | 05-RIVERFRONT | 401 | 56 | | |
| Totals: | | | 1576000 | 1576000 | 477700 | | 1558307 | | 1129952 | 812459 | | | 152.0239573 | | 0.670082338 | | | | | | | |
| | | | | | Sale. Ratio => | 30.31091371 | | | | | | E.C.F. => | 1.390780335 | Std. Deviation=> | | 0.08767 | | | | | | |
| | | | | | Std. Dev. => | 6.780903241 | | | | | | Ave. E.C.F. => | 1.384079511 | Ave. Variance=> | | 6.12248 | Coefficient of Var=> | | 4.423504897 | | | |

Residential ECF Analysis

2024 1.36
2025 1.369

2026 1.390

SET AS INDICATED BY STUDY
RAN 4 YEAR ANALYSIS DUE TO NO SALES IN 2 YEAR

4/1/2021 - 3/31/2025

| Parcel Number | Street Address | Sale Date | Inf. Adj. | | Asd. when Sold | Cur. Asd/Adj. Sale | Land + Appraisal | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor | | | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in | | Property Class | Building Depr. |
|---------------|----------------------|------------|----------------|---------|----------------|--------------------|------------------|----------------|----------------|---------|-------------|-----------|------------------|------------------|----------------|----------------|----------------------|-----------------------------------|----------------|----------------|
| | | | Sale Price | Sale \$ | | | | | | | Area | \$/Sq.Ft. | ECF Area | | | | Sale | Land Table | | |
| 61-20-400-032 | 601 TICKNER ST | 5/16/2024 | 319900 | 319900 | 148900 | 46.54579556 | 357943 | 104244 | 215656 | 232965 | 0.925701286 | 1858 | 116.0688913 | 00009 | 13.94465585 | 2 STORY | 104244 | 07-YORKSHIRE(WILLOWS ON THE POND) | 401 | 71 |
| 61-20-400-035 | 524 SOUTH ST | 6/20/2024 | 235000 | 235000 | 98500 | 41.91489362 | 240834 | 87911 | 147089 | 140425 | 1.047455937 | 1456 | 101.0226648 | 00009 | 1.769190679 | 1 STORY | 87911 | 08-LINDENGROVE/LINDENORCHARD | 401 | 64 |
| 61-20-503-041 | 720 BUSH ST | 6/5/2024 | 220000 | 220000 | 103400 | 47 | 232903 | 108138 | 111862 | 114568 | 0.976380839 | 1256 | 89.06210191 | 00009 | 8.876700479 | TRI/QUAD LEVEL | 104899 | 03-LIND/HOF-NEIGH-REPLAT | 401 | 64 |
| 61-20-507-045 | 601 BUSH ST | 4/14/2023 | 200000 | 200000 | 78400 | 39.2 | 198226 | 72425 | 127575 | 115519 | 1.104363784 | 1046 | 121.9646272 | 00009 | 3.921594019 | 1 STORY | 72425 | 03-LIND/HOF-NEIGH-REPLAT | 401 | 64 |
| 61-20-507-046 | 515 BUSH ST | 11/10/2023 | 230000 | 230000 | 86600 | 37.65217391 | 221277 | 72425 | 157575 | 136686 | 1.152824722 | 1046 | 150.6453155 | 00009 | 8.767687824 | 1 STORY | 72425 | 03-LIND/HOF-NEIGH-REPLAT | 401 | 69 |
| 61-20-507-072 | 522 CHERRY ST | 11/3/2023 | 222000 | 222000 | 98300 | 44.27927928 | 244110 | 81854 | 140146 | 148995 | 0.940680745 | 1088 | 128.8106618 | 00009 | 12.45390989 | 1 STORY | 81854 | 03-LIND/HOF-NEIGH-REPLAT | 401 | 65 |
| 61-20-507-080 | 719 RIVERSIDE DR | 4/4/2024 | 319000 | 319000 | 149800 | 46.95924765 | 354092 | 104037 | 214963 | 219618 | 0.978804105 | 2094 | 102.656638 | 00009 | 8.634373881 | TRI/QUAD LEVEL | 86777 | 03-LIND/HOF-NEIGH-REPLAT | 401 | 70 |
| 61-20-507-085 | 513 RIVERSIDE DR | 8/5/2024 | 290000 | 290000 | 139000 | 47.93103448 | 313172 | 100274 | 189726 | 195498 | 0.970475401 | 1896 | 100.0664557 | 00009 | 9.467244284 | 1.75 STORY | 100274 | 03-LIND/HOF-NEIGH-REPLAT | 401 | 59 |
| 61-20-552-150 | 304 TICKNER ST | 8/14/2023 | 249900 | 249900 | 96700 | 38.69547819 | 262147 | 112146 | 137754 | 137741 | 1.00009438 | 1344 | 102.4955357 | 00009 | 6.505346409 | 1 STORY | 112146 | 07-YORKSHIRE(WILLOWS ON THE POND) | 401 | 60 |
| 61-20-508-004 | 220 BLYTHE AVE | 4/25/2023 | 282500 | 282500 | 92400 | 32.7079646 | 246456 | 60638 | 221862 | 170631 | 1.300244387 | 1344 | 165.0758929 | 00009 | 23.50965429 | 1 STORY | 60638 | 12-SLEEMAN | 401 | 63 |
| 61-20-553-008 | 211 MAPLE DR | 1/3/2025 | 267000 | 267000 | 129100 | 48.35205993 | 283848 | 62289 | 204711 | 203451 | 1.006193137 | 1484 | 137.9454178 | 00009 | 5.89547067 | 1 STORY | 62289 | 08-LINDENGROVE/LINDENORCHARD | 401 | 69 |
| 61-20-553-022 | 400 MAPLE DR | 3/5/2024 | 268000 | 268000 | 107900 | 40.26119403 | 263203 | 62289 | 205711 | 184494 | 1.11500103 | 1218 | 168.8924466 | 00009 | 4.985318572 | 1 STORY | 62289 | 08-LINDENGROVE/LINDENORCHARD | 401 | 73 |
| 61-20-553-003 | 401 MAPLE DR | 9/25/2024 | 290000 | 290000 | 109300 | 37.68965517 | 236953 | 64793 | 225207 | 158089 | 1.424558318 | 1577 | 142.8072289 | 00009 | 35.94104743 | TRI/QUAD LEVEL | 62289 | 08-LINDENGROVE/LINDENORCHARD | 401 | 65 |
| 61-20-553-035 | 208 LINDENWOOD DR | 10/11/2024 | 215000 | 215000 | 97700 | 45.44186047 | 211877 | 58643 | 156357 | 140710 | 1.111200341 | 1336 | 117.0336826 | 00009 | 4.605249701 | TRI/QUAD LEVEL | 58643 | 08-LINDENGROVE/LINDENORCHARD | 401 | 69 |
| 61-20-576-017 | 514 TICKNER ST | 7/2/2024 | 232000 | 232000 | 84900 | 36.59482759 | 212937 | 100019 | 131981 | 103689 | 1.272854401 | 1144 | 115.368007 | 00009 | 20.7706557 | 1 STORY | 100019 | 07-YORKSHIRE(WILLOWS ON THE POND) | 401 | 53 |
| 61-20-578-009 | 214 WILLOW LN | 3/1/2024 | 230000 | 230000 | 77300 | 33.60869565 | 211860 | 96462 | 133538 | 105966 | 1.260196667 | 864 | 154.5578704 | 00009 | 19.50488227 | 1 STORY | 96462 | 07-YORKSHIRE(WILLOWS ON THE POND) | 401 | 58 |
| 61-20-579-017 | 412 LINDENWOOD DR | 6/27/2024 | 327900 | 327900 | 160500 | 48.94784995 | 353480 | 79991 | 247909 | 251137 | 0.987146458 | 1952 | 127.0025615 | 00009 | 7.800138621 | 2 STORY | 78074 | 08-LINDENGROVE/LINDENORCHARD | 401 | 74 |
| 61-20-581-037 | 721 GRANT CIR | 3/12/2025 | 234900 | 234900 | 102700 | 43.72073223 | 232848 | 111074 | 123826 | 111821 | 1.107359083 | 918 | 134.8867102 | 00009 | 4.22112387 | 1 STORY | 111074 | 07-YORKSHIRE(WILLOWS ON THE POND) | 401 | 61 |
| 61-20-676-001 | 121 OLDE MILL POINTE | 10/11/2024 | 290000 | 290000 | 135800 | 46.82758621 | 326350 | 95318 | 194682 | 212150 | 0.917662032 | 1267 | 153.65588 | 00009 | 14.74858125 | 1 STORY | 95318 | 07-YORKSHIRE(WILLOWS ON THE POND) | 401 | 78 |
| Totals: | | | 4923100 | 4923100 | 2097200 | | 5004516 | | 3288130 | 3084153 | | | 127.8957153 | | 1.745391814 | | | | | |
| | | | Sale, Ratio => | | 42.59917532 | | | | E.C.F. => | | 1.066137121 | | Std. Deviation=> | | 0.148637146 | | | | | |
| | | | Std. Dev. => | | 5.550293828 | | | | Ave. E.C.F. => | | 1.065147844 | | Ave. Variance=> | | 12.0216394 | | Coefficient of Var=> | | 11.28635754 | |

RESIDENTIAL ECF ANALYSIS

| | |
|------|-------|
| 2024 | 0.98 |
| 2025 | 1.071 |

2026
1.066
SET AS INDICATED

4/1/2023 - 3/31/2025

Removed Outliers:

| | | | | | | | | | | | | | | | | | | | | |
|---------------|----------------------|-----------|--------|--------|--------|-------------|--------|--------|--------|--------|-------------|------|--------------|-------|-------------|---------|--------|-----------------------------------|-----|----|
| 61-20-552-116 | 202 OAK ST | 12/8/2023 | 66000 | 66000 | 32200 | 48.78787879 | 127196 | 72278 | -6278 | 50429 | -0.12449186 | 1398 | -4.490701001 | 00009 | 118.9639704 | 2 STORY | 72278 | 03-LIND/HOF-NEIGH-REPLAT | 401 | 54 |
| 61-18-400-008 | 1650 W ROLSTON RD | 8/1/2023 | 157500 | 157500 | 35100 | 22.28571429 | 288845 | 103099 | 54401 | 170565 | 0.318945856 | 2788 | 19.5125538 | 00009 | 74.62019877 | 1 STORY | 103099 | 11-LARGE TRACTS-RES/DEV. | 401 | 98 |
| 61-20-581-013 | 236 PARK LN | 4/26/2024 | 219999 | 219999 | 118800 | 54.00024546 | 292984 | 112183 | 107816 | 166024 | 0.649400087 | 1698 | 63.4958775 | 00009 | 41.57477574 | 1 STORY | 110716 | 07-YORKSHIRE(WILLOWS ON THE POND) | 401 | 63 |
| 61-30-200-021 | 235 HYATT LN | 10/3/2024 | 261000 | 261000 | 140500 | 53.83141762 | 295306 | 121735 | 139265 | 159385 | 0.873764783 | 1284 | 108.461838 | 00009 | 19.13830607 | 1 STORY | 121735 | 17-HYATTLANE/BRYRUM-NO FRONT | 401 | 65 |
| 61-20-676-004 | 140 OLDE MILL POINTE | 2/16/2024 | 265000 | 265000 | 122300 | 46.1509434 | 334730 | 93800 | 171200 | 191239 | 0.895214888 | 1302 | 131.4900154 | 00009 | 16.99329559 | 1 STORY | 90457 | 07-YORKSHIRE(WILLOWS ON THE POND) | 401 | 81 |

| Parcel Number | Street Address | Sale Date | Sale Price | Asd. when | | Cur. | | Land + | Bldg. | Cost Man. \$ | E.C.F. | Floor | | ECF Area | Dev. by Mean (%) | Building Style | Land | Other Parcels in | Property Class | Building Depr. | |
|---------------|-----------------|------------|------------|-------------------|----------------|---------------|-----------|---------|----------|--------------|-------------|----------------|-------------|------------------|------------------|----------------|----------------------|-----------------------------|----------------|----------------|------------|
| | | | | Inf. Adj. Sale \$ | Sold | Asd/Adj. Sale | Appraisal | Yard | Residual | | | Area | \$/Sq.Ft. | | | | Value | Sale | | | Land Table |
| 61-20-501-013 | 502 N BRIDGE ST | 11/18/2024 | 216500 | 216500 | 93900 | 43.3718245 | 196316 | 77209 | 139291 | 110900 | 1.25600541 | 1084 | 128.4972325 | '00010 | 19.65954539 | 1.50 STORY | 77209 | 10-BROAD/BRIDGE ON MAIN STS | 401 | 57 | |
| 61-20-501-017 | 514 N BRIDGE ST | 11/22/2023 | 210000 | 210000 | 87600 | 41.7142857 | 206315 | 86223 | 123777 | 111817 | 1.10696048 | 1496 | 82.73863636 | '00010 | 4.755052365 | 1.50 STORY | 77682 | 10-BROAD/BRIDGE ON MAIN STS | 401 | 55 | |
| 61-20-501-029 | 808 N BRIDGE ST | 3/11/2024 | 267000 | 267000 | 117600 | 44.0449438 | 281174 | 52952 | 214048 | 212497 | 1.007298927 | 1911 | 112.0083726 | '00010 | 5.211102985 | 2 STORY | 52952 | 10-BROAD/BRIDGE ON MAIN STS | 401 | 72 | |
| 61-20-505-003 | 913 N BRIDGE ST | 12/20/2023 | 127500 | 127500 | 57500 | 45.0980392 | 134122 | 49724 | 77776 | 78582 | 0.989743198 | 1224 | 63.54248366 | '00010 | 6.966675823 | 1.50 STORY | 45992 | 10-BROAD/BRIDGE ON MAIN STS | 401 | 46 | |
| 61-20-551-015 | 401 W BROAD ST | 10/2/2024 | 206000 | 206000 | 108100 | 52.4757282 | 225447 | 60810 | 145190 | 153293 | 0.947140443 | 1824 | 79.5997807 | '00010 | 11.2269513 | 1.50 STORY | 60810 | 10-BROAD/BRIDGE ON MAIN STS | 401 | 56 | |
| 61-20-551-057 | 411 N BRIDGE ST | 7/12/2024 | 235000 | 235000 | 94800 | 40.3404255 | 198463 | 88743 | 146257 | 132160 | 1.106666162 | 1272 | 114.9819182 | '00010 | 4.725620581 | 1 STORY | 88091 | 10-BROAD/BRIDGE ON MAIN STS | 401 | 57 | |
| 61-20-552-014 | 212 E BROAD ST | 1/26/2024 | 271000 | 271000 | 122800 | 45.3136531 | 286509 | 54993 | 216007 | 215564 | 1.002055074 | 2035 | 106.1459459 | '00010 | 5.735488229 | 2 STORY | 54993 | 10-BROAD/BRIDGE ON MAIN STS | 401 | 66 | |
| Totals: | | | | 1533000 | 1533000 | 682300 | | 1528346 | 1062346 | 1014813 | | | 98.21633857 | | 1.257078506 | | | | | | |
| | | | | | Sale. Ratio => | 44.5075016 | | | | | | E.C.F. => | 1.046839171 | Std. Deviation=> | | 0.1053621 | | | | | |
| | | | | | Std. Dev. => | 3.89590928 | | | | | | Ave. E.C.F. => | 1.059409956 | Ave. Variance=> | | 8.3257767 | Coefficient of Var=> | | 7.858880895 | | |

RESIDENTIAL ECF ANALYSIS

| | | | | | |
|----------------------|------|-------|--|------------------|-------|
| | | | | 2026 | 1.046 |
| 10-ON MAIN STREETS | 2024 | 1.00 | | SET AS INDICATED | |
| | 2025 | 1.012 | | | |
| 4/1/2023 - 3/31/2025 | | | | | |

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. | |
|---------------|-----------------------|-----------|------------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|------------|----------------|-------------|------------------|------------------|----------------|----------------------|-----------------------|-----------------------------|----------------|----------------|--|
| 53-23-577-018 | 14401 APPLETREE LN | 4/19/2024 | 260000 | 260000 | 112300 | 43.1923077 | 255313 | 50659 | 209341 | 175748.8594 | 1.19113718 | 1104 | 189.620471 | LKFEN | 11.57779726 | 1 STORY | 49500 | | GRP3- SWANEE BCH, LF ORCH, | 401 | 66 | |
| 53-23-577-031 | 14503 APPLETREE LN | 5/3/2024 | 275000 | 275000 | 0 | 0 | 261455 | 62954 | 212046 | 191066.2031 | 1.10980381 | 1104 | 192.0706522 | LKFEN | 3.444460582 | 1 STORY | 62845 | | GRP3- SWANEE BCH, LF ORCH, | 401 | 61 | |
| 53-23-577-061 | 2194 ORCHARD LAKE DR | 8/30/2023 | 270000 | 270000 | 103700 | 38.4074074 | 282091 | 50734 | 219266 | 216070.7813 | 1.01478783 | 1344 | 163.1443452 | LKFEN | 6.057136963 | 1 STORY | 50618 | | GRP3- SWANEE BCH, LF ORCH, | 401 | 65 | |
| 53-23-577-068 | 14416 APPLETREE LN | 5/15/2023 | 257000 | 257000 | 90200 | 35.0972763 | 249316 | 54011 | 202989 | 188633.9375 | 1.07610011 | 1104 | 183.8668478 | LKFEN | 0.074090208 | 1 STORY | 53098 | | GRP3- SWANEE BCH, LF ORCH, | 401 | 66 | |
| 53-23-579-003 | 14302 SWANEE BEACH DR | 2/13/2024 | 270000 | 270000 | 105700 | 39.1481481 | 295725 | 73782 | 196218 | 183121.2813 | 1.07151937 | 1500 | 130.812 | SWANE | 0.383983274 | TRI/QUAD | 73782 | | GRP3- SWANEE BCH, LF ORCH, | 401 | 77 | |
| 53-23-579-003 | 14302 SWANEE BEACH DR | 8/8/2024 | 310000 | 310000 | 132900 | 42.8709677 | 295725 | 73782 | 236218 | 223121.2813 | 1.05869776 | 1500 | 157.4786667 | SWANE | 1.666144618 | TRI/QUAD | 73782 | | GRP3- SWANEE BCH, LF ORCH, | 401 | 77 | |
| 53-34-100-009 | 16010 JENNINGS RD | 9/15/2023 | 300000 | 300000 | 128800 | 42.9333333 | 346343 | 74386 | 225614 | 224386.9688 | 1.00546837 | 1680 | 134.2940476 | NRLAK | 6.989083193 | 2 STORY | 72348 | | GRP15- NEAR LAKE PROPERTIES | 401 | 69 | |
| Totals: | | | 1942000 | 1942000 | 673600 | | 1985968 | | 1501692 | 1402149.313 | | | 164.4695758 | | 0.436627354 | | | | | | | |
| | | | | | Sale. Ratio => | 34.6858908 | | | | | | E.C.F. => | 1.07099293 | Std. Deviation=> | | 0.0625 | | | | | | |
| | | | | | Std. Dev. => | 15.5146548 | | | | | | Ave. E.C.F. => | 1.0753592 | Ave. Variance=> | | 4.3132 | Coefficient of Var=> | | 4.010978 | | | |

RESIDENTIAL ECF ANALYSIS

2023 0.933

2026 1.070

18-LINDEN BEACH

2024 0.933

2025 1.051

**NO SALES FOR A 2 OR 4 YEAR SALES STUDY
LAND COMPARED TO CITY OF FENTON'S GRP3 & 15
FENTON ECF'S RAN FOR LAND GROUPS 3 & 15 FOR COMPARISON**

4/1/2023 - 3/31/2025

| Parcel Number | Street Address | Sale Date | Sale Price | Inf. Adj. Sale | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. | |
|----------------|-------------------|-----------|------------|----------------|----------------|---------------|----------------|-------------|----------------|--------------|------------------|------------|-------------|----------------------|------------------|----------------|------------|-----------------------|-----------------|----------------|----------------|--|
| 61-30-200-008 | 813 BYRAM LAKE DR | 6/27/2024 | 350000 | 350000 | 175600 | 50.1714286 | 358685 | 80125 | 269875 | 147934 | 1.824293266 | 1396 | 193.3202006 | '00019 | 5.00926842 | 1 STORY | 76265 | | 19-LAKEFRONT | 401 | 61 | |
| 53-23-576-004 | 14290 DARTS DR | 45163 | 660000 | 660000 | 270400 | 40.969697 | 644943 | 200413 | 459587 | 251005.078 | 1.830986861 | 1664 | 276.1941106 | DARTS | 29.3400316 | 2 STORY | 200000 | | LKFNT- LAKE FEN | 401 | 72 | |
| 53-27-551-017 | 15414 BEALFRED DR | 45538 | 815000 | 815000 | 352400 | 43.2392638 | 778480 | 340000 | 475000 | 247588.938 | 1.918502518 | 1760 | 269.8863636 | BEAL | 20.58846587 | 1 STORY | 340000 | | SLAKE- SILVER L | 401 | 65 | |
| 53-27-551-018 | 15426 BEALFRED DR | 45538 | 925000 | 925000 | 406300 | 43.9243243 | 1037302 | 432468 | 492532 | 341521.188 | 1.442171139 | 3089 | 159.4470702 | BEAL | 68.22160375 | 1 STORY | 418200 | | SLAKE- SILVER L | 401 | 64 | |
| 61-30-527-025 | 709 BYRAM LAKE DR | 9/25/2024 | 460000 | 460000 | 188000 | 40.8695652 | 383798 | 80424 | 379576 | 161112 | 2.355975967 | 1560 | 243.3179487 | '00019 | 48.15900169 | 1 STORY | 80424 | | 19-LAKEFRONT | 401 | 60 | |
| Totals: | | | 3210000 | 3210000 | 1392700 | | 3203208 | | 2076570 | 1149161.2 | | | 228.4331388 | | 6.73548788 | | | | | | | |
| Sale. Ratio => | | | | | | 43.3862928 | E.C.F. => | | | 1.807031071 | Std. Deviation=> | | 0.32598988 | | | | | | | | | |
| Std. Dev. => | | | | | | 3.79199724 | Ave. E.C.F. => | | | 1.87438595 | Ave. Variance=> | | 34.2636743 | Coefficient of Var=> | | 18.279946 | | | | | | |

RESIDENTIAL ECF ANALYSIS

| | | |
|---------------|------|-------|
| | 2023 | 1.645 |
| 19- LAKEFRONT | 2024 | 1.810 |
| | 2025 | 1.883 |

4/1/2020 - 9/30/24

2026 1.807

MINIMAL SALES IN 2 OR 4 YEAR SALES STUDIES

LAND FOR LINDEN LAKEFRONT IS COMPARED TO SILVER LAKE ON WATER IN FENTON

ECF RAN FOR GROUP 5 FENTON LAKEFRONT

| Parcel Number | Street Address | Sale Date | Inf. Adj. Sale Price \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. | | | |
|---------------|---------------------|------------|-------------------------|----------------|---------------|----------------|-------------|----------------|--------------|----------------|------------|-----------|-------------|------------------|----------------|------------------|-----------------------|------------|---------------------------------|----------------|--|----------------------|----------|
| 61-19-676-005 | 133 FOX RUN CT | 3/15/2024 | 355000 | 355000 | 147600 | 41.577465 | 329121 | 79300 | 275700 | 309184 | 0.891702 | 2744 | 100.4737609 | 00035 | 1.097856483 | 2 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 82 | | | |
| 61-19-676-010 | 173 CHESTNUT WAY | 8/30/2024 | 352000 | 352000 | 140100 | 39.801136 | 282017 | 80241 | 271759 | 249722 | 1.0882461 | 1930 | 140.807772 | 00035 | 20.7522666 | 2 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 82 | | | |
| 61-19-676-021 | 214 CHESTNUT WAY | 10/2/2024 | 340000 | 340000 | 130400 | 38.352941 | 273843 | 77000 | 263000 | 303617 | 0.8662229 | 1532 | 171.6710183 | 00035 | 1.450055791 | 1 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 87 | | | |
| 61-19-676-032 | 454 CHESTNUT WAY | 10/6/2023 | 272500 | 272500 | 129800 | 47.633028 | 281151 | 77000 | 195500 | 252662 | 0.773761 | 1520 | 128.6184211 | 00035 | 10.69624708 | 1 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 82 | | | |
| 61-19-676-041 | 270 SWEET BRIAR RDG | 7/3/2024 | 350000 | 350000 | 169300 | 48.371429 | 341177 | 79013 | 270987 | 324460 | 0.8351939 | 2744 | 98.75619534 | 00035 | 4.552960317 | 2 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 82 | | | |
| 61-19-676-048 | 357 SWEET BRIAR RDG | 6/7/2024 | 385000 | 385000 | 162600 | 42.233766 | 327652 | 78710 | 306290 | 318096 | 0.9628854 | 2744 | 111.6217201 | 00035 | 8.21619545 | 2 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 82 | | | |
| 61-19-676-054 | 342 SWEET BRIAR RDG | 8/24/2023 | 315000 | 315000 | 133900 | 42.507937 | 290167 | 77000 | 238000 | 263820 | 0.9021302 | 1521 | 156.4760026 | 00035 | 2.140677658 | 1 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 81 | | | |
| 61-19-676-058 | 398 LYDIA LN | 7/26/2024 | 345000 | 345000 | 136400 | 39.536232 | 274600 | 80752 | 264248 | 269910 | 0.9790226 | 1520 | 173.8473684 | 00035 | 9.829917344 | 1 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 82 | | | |
| 61-19-676-068 | 421 SWEET BRIAR RDG | 5/17/2024 | 400000 | 400000 | 168200 | 42.05 | 338964 | 78149 | 321851 | 322790 | 0.997091 | 2784 | 115.6073994 | 00035 | 11.63675242 | 2 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 83 | | | |
| 61-19-676-069 | 429 SWEET BRIAR RDG | 8/2/2024 | 337500 | 337500 | 143400 | 42.488889 | 288968 | 80437 | 257063 | 288082 | 0.8923258 | 1520 | 169.1203947 | 00035 | 1.160233239 | 1 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 84 | | | |
| 61-19-676-075 | 507 TANIA TRL | 7/1/2024 | 357000 | 357000 | 148400 | 41.568627 | 299112 | 77000 | 280000 | 294891 | 0.9495034 | 2084 | 134.3570058 | 00035 | 6.877991209 | 2 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 83 | | | |
| 61-19-676-103 | 256 RUSTIC TRL | 5/25/2023 | 315000 | 315000 | 122400 | 38.857143 | 264823 | 79446 | 235554 | 259426 | 0.9079815 | 2064 | 114.125 | 00035 | 2.725800304 | 2 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 80 | | | |
| 61-19-676-110 | 494 SWEET BRIAR RDG | 6/12/2024 | 285000 | 285000 | 127500 | 44.736842 | 256784 | 77000 | 208000 | 222504 | 0.9348147 | 1520 | 136.8421053 | 00035 | 5.409119128 | 1 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 84 | | | |
| 61-19-676-110 | 494 SWEET BRIAR RDG | 6/27/2024 | 295000 | 295000 | 127500 | 43.220339 | 256784 | 77000 | 218000 | 252504 | 0.8633527 | 1520 | 143.4210526 | 00035 | 1.737080398 | 1 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 84 | | | |
| 61-19-676-122 | 397 LYDIA LN | 12/15/2023 | 290000 | 290000 | 140900 | 48.586207 | 305534 | 77000 | 213000 | 282839 | 0.7530786 | 2064 | 103.1976744 | 00035 | 12.76448572 | 2 STORY | 77000 | | 35-CHESTNUT GROVE & PINE V. 401 | 84 | | | |
| 61-30-626-005 | 248 PINE VALLEY CT | 5/16/2024 | 285000 | 285000 | 139900 | 49.087719 | 291798 | 84220 | 200780 | 256903 | 0.7815401 | 1682 | 119.3697979 | 00035 | 9.918334938 | 2 STORY | 84220 | | 16-PINE VALLEY CONDO | 401 | | | |
| 61-30-626-013 | 349 PINE VALLEY CT | 11/25/2024 | 310000 | 310000 | 148200 | 47.806452 | 309307 | 109330 | 200670 | 287496 | 0.6979923 | 1614 | 124.330855 | 00035 | 18.27311438 | 1 STORY | 97008 | | 16-PINE VALLEY CONDO | 401 | | | |
| 61-30-626-015 | 328 PINE VALLEY CT | 7/19/2024 | 349900 | 349900 | 127200 | 36.353244 | 264564 | 78018 | 271882 | 290873 | 0.9347103 | 1485 | 183.0855219 | 00035 | 5.398687376 | 1 STORY | 73886 | | 16-PINE VALLEY CONDO | 401 | | | |
| 61-30-626-018 | 310 PINE VALLEY CT | 6/29/2023 | 300000 | 300000 | 140900 | 46.966667 | 324495 | 93844 | 206156 | 285459 | 0.7221913 | 1820 | 113.2725275 | 00035 | 15.85321858 | 2 STORY | 91256 | | 16-PINE VALLEY CONDO | 401 | | | |
| Totals: | | | 6238900 | 6238900 | 2684600 | | 5600861 | | 4698440 | 5335238 | | | 133.6316628 | | 7.191726374 | | | | | | | | |
| | | | | Sale. Ratio => | 43.030021 | | | | | E.C.F. => | 0.8088062 | | | | | Std. Deviation=> | 0.1010301 | | | | | | |
| | | | | Std. Dev. => | 3.8768393 | | | | | Ave. E.C.F. => | 0.8807235 | | | | | Ave. Variance=> | 7.9205787 | | | | | Coefficient of Var=> | 8.993264 |

RESIDENTIAL ECF ANALYSIS

| | | | |
|------|-------|-------------|--------------|
| 2023 | 0.762 | 2026 | 0.808 |
| 2024 | 0.781 | | |
| 2025 | 0.808 | | |

4/1/2023 - 3/31/2025

35-CHESTNUT GROVE & PINE VALLEY CONDO

| Parcel Number | Street Address | Sale Date | Sale Price | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. | |
|---------------|-------------------|------------|------------|-------------------|----------------|----------------|----------------|-------------|----------------|--------------|----------------|------------|-------------|----------|------------------|------------------|------------|-----------------------|--------------|----------------|----------------|--|
| 61-29-601-002 | 112 CREEKWOOD CIR | 9/8/2023 | 260000 | 260000 | 103900 | 39.961538 | 240131 | 60000 | 200000 | 197252 | 1.013931 | 1299 | 153.9645881 | '00050 | 6.812959587 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 73 | |
| 61-29-601-003 | 122 CREEKWOOD CIR | 4/10/2023 | 257500 | 257500 | 108000 | 41.941748 | 249921 | 60000 | 197500 | 176342 | 1.119983 | 1165 | 169.527897 | '00050 | 3.792174723 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 79 | |
| 61-29-601-004 | 126 CREEKWOOD CIR | 11/8/2024 | 263500 | 263500 | 115400 | 43.795066 | 248842 | 60000 | 203500 | 175340 | 1.160602 | 1164 | 174.8281787 | '00050 | 7.854124492 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 79 | |
| 61-29-601-007 | 150 CREEKWOOD CIR | 7/2/2024 | 265000 | 265000 | 120000 | 45.283019 | 258618 | 60000 | 205000 | 184417 | 1.111611 | 1292 | 158.6687307 | '00050 | 2.955017197 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 78 | |
| 61-29-601-014 | 135 CREEKWOOD CIR | 6/9/2023 | 267000 | 267000 | 110900 | 41.535581 | 256220 | 60000 | 207000 | 182191 | 1.13617 | 1292 | 160.2167183 | '00050 | 5.410926929 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 78 | |
| 61-29-601-025 | 191 INGLEWOOD CT | 8/23/2024 | 290700 | 290700 | 140500 | 48.331613 | 301340 | 61459 | 229241 | 222730 | 1.029233 | 1292 | 177.4311146 | '00050 | 5.282831027 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 79 | |
| 61-29-601-029 | 207 INGLEWOOD CT | 11/27/2024 | 300000 | 300000 | 136700 | 45.566667 | 293348 | 61218 | 238782 | 215533 | 1.107867 | 1292 | 184.8157895 | '00050 | 2.580645918 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 78 | |
| 61-29-601-044 | 166 CREEKWOOD CIR | 11/21/2023 | 310000 | 310000 | 124000 | 40 | 285941 | 60000 | 250000 | 239787 | 1.042592 | 1304 | 191.7177914 | '00050 | 3.946904651 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 80 | |
| 61-29-601-046 | 158 CREEKWOOD CIR | 10/17/2023 | 270000 | 270000 | 119200 | 44.148148 | 275397 | 60000 | 210000 | 199997 | 1.050016 | 1304 | 161.0429448 | '00050 | 3.204526331 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 83 | |
| 61-29-601-062 | 239 CREEKWOOD CIR | 5/1/2023 | 326500 | 326500 | 0 | 0 | 322691 | 61785 | 264715 | 242252 | 1.092726 | 1294 | 204.5710974 | '00050 | 1.06647431 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 82 | |
| 61-29-601-063 | 243 CREEKWOOD CIR | 6/20/2023 | 329900 | 329900 | 129600 | 39.284632 | 298351 | 60870 | 269030 | 220502 | 1.22008 | 1312 | 205.0533537 | '00050 | 13.80186229 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 80 | |
| 61-29-601-067 | 259 CREEKWOOD CIR | 4/13/2023 | 279000 | 279000 | 131400 | 47.096774 | 302402 | 62890 | 216110 | 222388 | 0.97177 | 1290 | 167.5271318 | '00050 | 11.0290954 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 82 | |
| 61-29-601-077 | 264 CREEKWOOD CIR | 11/9/2023 | 290000 | 290000 | 132400 | 45.655172 | 305207 | 60000 | 230000 | 227675 | 1.010212 | 1377 | 167.0297749 | '00050 | 7.184908865 | 1 STORY | 60000 | | 50-CREEKWOOD | 401 | 83 | |
| Totals: | | | 3709100 | 3709100 | 1472000 | | 3638409 | | 2920878 | 2706406 | | | 175.1073162 | | 0.281495808 | | | | | | | |
| | | | | | | Sale. Ratio => | 39.686177 | | | | E.C.F. => | 1.079246 | | | | Std. Deviation=> | 0.069869 | | | | | |
| | | | | | | Std. Dev. => | 12.410984 | | | | Ave. E.C.F. => | 1.082061 | | | | Ave. Variance=> | 5.763266 | Coefficient of Var=> | 5.3261927 | | | |

RESIDENTIAL ECF ANALYSIS

| | | | | |
|----------------------|------|-------|------------------|--------------|
| | | | 2026 | 1.079 |
| | | | Set as indicated | |
| 50-CREEKWOOD | 2023 | 0.978 | | |
| | 2024 | 1.005 | | |
| | 2025 | 1.077 | | |
| 4/1/2023 - 3/31/2025 | | | | |

| Parcel Number | Street Address | Sale Date | Inf. Adj. Sale Price | Asd. when Sold | Asd./Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. | |
|---------------|------------------|------------|----------------------|----------------|----------------|----------------|-------------|----------------|--------------|----------------|------------|-----------|-------------|------------------|----------------|------------|-----------------------|-----------------|-----------------|----------------------|----------|
| 61-20-626-006 | 151 KATHY CIR | 12/21/2023 | 358000 | 358000 | 135700 | 37.905028 | 307686 | 79643 | 278357 | 250045 | 1.11322762 | 1870 | 148.8540107 | '00051 | 13.85132133 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 76 | |
| 61-20-626-008 | 171 KATHY CIR | 2/21/2025 | 309900 | 309900 | 141000 | 45.498548 | 288243 | 79677 | 230223 | 219543 | 1.04864651 | 1420 | 162.1288732 | '00051 | 7.393210091 | 1 STORY | 77000 | 51-FOREST RIDGE | 401 | 79 | |
| 61-20-626-020 | 110 KATHY CIR | 6/13/2023 | 326000 | 326000 | 136900 | 41.993865 | 315883 | 78177 | 247823 | 250216 | 0.99043626 | 2113 | 117.284903 | '00051 | 1.572185738 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 78 | |
| 61-20-626-029 | 310 ANDREA AVE | 10/15/2024 | 299900 | 299900 | 136600 | 45.548516 | 279400 | 77000 | 222900 | 213052 | 1.04622346 | 1374 | 162.2270742 | '00051 | 7.150905149 | 1 STORY | 77000 | 51-FOREST RIDGE | 401 | 78 | |
| 61-20-626-033 | 350 ANDREA AVE | 5/2/2024 | 300000 | 300000 | 128800 | 42.933333 | 263457 | 77000 | 223000 | 226270 | 0.98554824 | 1287 | 173.2711733 | '00051 | 1.083383314 | 1 STORY | 77000 | 51-FOREST RIDGE | 401 | 77 | |
| 61-20-626-041 | 211 KATHY CIR | 5/6/2024 | 345000 | 345000 | 170300 | 49.362319 | 348533 | 77000 | 268000 | 285824 | 0.93763995 | 1546 | 173.3505821 | '00051 | 3.707445943 | 1 STORY | 77000 | 51-FOREST RIDGE | 401 | 81 | |
| 61-20-626-047 | 272 PAULINE PASS | 5/1/2024 | 335000 | 335000 | 160000 | 47.761194 | 327192 | 86116 | 248884 | 253764 | 0.98076953 | 2020 | 123.209901 | '00051 | 0.605512821 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 82 | |
| 61-20-626-061 | 430 ANDREA AVE | 1/17/2025 | 280000 | 280000 | 149500 | 53.392857 | 305741 | 82473 | 197527 | 235018 | 0.84047605 | 1844 | 107.1187636 | '00051 | 13.4238357 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 80 | |
| 61-20-626-066 | 317 PAULINE PASS | 12/6/2024 | 300000 | 300000 | 131900 | 43.966667 | 269878 | 77000 | 223000 | 203029 | 1.09836526 | 1456 | 153.1593407 | '00051 | 12.36508525 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 79 | |
| 61-20-626-077 | 118 NICOLE LN | 9/22/2023 | 335000 | 335000 | 140400 | 41.910448 | 361739 | 97500 | 237500 | 291332 | 0.81522112 | 1920 | 123.6979167 | '00051 | 15.94932834 | 2 STORY | 97500 | 61-20-626-076 | 51-FOREST RIDGE | 401 | 97 |
| 61-20-626-078 | 108 NICOLE LN | 9/29/2023 | 335000 | 335000 | 110200 | 32.895522 | 346189 | 77000 | 258000 | 283356 | 0.91051539 | 1920 | 134.375 | '00051 | 6.419901163 | 1 STORY | 77000 | 51-FOREST RIDGE | 401 | 96 | |
| 61-20-627-008 | 148 LAURA LN | 5/31/2023 | 327000 | 327000 | 123500 | 37.767584 | 285719 | 78820 | 248180 | 217788 | 1.13954855 | 1675 | 148.1671642 | '00051 | 16.48341461 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 78 | |
| 61-20-627-038 | 285 LAURA LN | 10/17/2024 | 360000 | 360000 | 151000 | 41.944444 | 308735 | 80941 | 279059 | 269783 | 1.03438319 | 1701 | 164.0558495 | '00051 | 5.966878376 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 80 | |
| 61-20-627-042 | 268 LAURA LN | 11/7/2023 | 342000 | 342000 | 142000 | 41.520468 | 327203 | 78331 | 263669 | 261970 | 1.00648548 | 1383 | 190.6500362 | '00051 | 3.177106974 | 1 STORY | 77000 | 51-FOREST RIDGE | 401 | 79 | |
| 61-20-627-045 | 244 LAURA LN | 4/9/2024 | 340000 | 340000 | 165400 | 48.647059 | 339325 | 79743 | 260257 | 273244 | 0.95247105 | 1840 | 141.4440217 | '00051 | 2.224335418 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 94 | |
| 61-20-627-046 | 236 LAURA LN | 4/3/2023 | 321000 | 321000 | 153100 | 47.694704 | 345492 | 79772 | 241228 | 279705 | 0.86243721 | 1840 | 131.1021739 | '00051 | 11.22771951 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 94 | |
| 61-20-627-046 | 236 LAURA LN | 3/20/2025 | 330000 | 330000 | 166800 | 50.545455 | 345492 | 79772 | 250228 | 279705 | 0.89461397 | 1840 | 135.9934783 | '00051 | 8.01004374 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 94 | |
| 61-20-627-048 | 220 LAURA LN | 9/27/2024 | 344900 | 344900 | 177200 | 51.377211 | 363653 | 77000 | 267900 | 301740 | 0.88785047 | 1840 | 145.5978261 | '00051 | 8.68639384 | 2 STORY | 77000 | 51-FOREST RIDGE | 401 | 95 | |
| Totals: | | | 5888700 | 5888700 | 2620300 | | 5729560 | | 4445735 | 4595384 | | | 146.427116 | | 0.727947534 | | | | | | |
| | | | | | | Sale. Ratio => | 44.497088 | | | E.C.F. => | 0.96743493 | | | Std. Deviation=> | 0.094934234 | | | | | | |
| | | | | | | Std. Dev. => | 5.3201475 | | | Ave. E.C.F. => | 0.97471441 | | | Ave. Variance=> | 7.738778184 | | | | | Coefficient of Var=> | 7.939534 |

2026 0.967

RESIDENTIAL ECF ANALYSIS
2023 0.862
2024 0.907
51-FOREST RIDGE 2025 0.950

Set as indicated

4/1/2023 - 3/31/2025

| Parcel Number | Street Address | Sale Date | Inf. Adj. Sale Price \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. | |
|---------------|------------------|-----------|-------------------------|----------------|----------------|----------------|-------------|----------------|--------------|----------------|------------|------------------|-------------|------------------|----------------------|------------|-----------------------|------------|----------------------|----------------|--|
| 61-17-651-001 | 101 CRESCENT AVE | 6/1/2023 | 249000 | 249000 | 34400 | 13.815261 | 247705 | 30000 | 219000 | 173747 | 1.2604534 | 1088 | 201.2867647 | '00052 | 0.043267264 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 96 | |
| 61-17-651-002 | 103 CRESCENT AVE | 6/26/2023 | 249000 | 249000 | 34400 | 13.815261 | 247705 | 30000 | 219000 | 173747 | 1.2604534 | 1088 | 201.2867647 | '00052 | 0.043267264 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 96 | |
| 61-17-651-002 | 103 CRESCENT AVE | 6/27/2023 | 249215 | 249215 | 34400 | 13.8033425 | 247705 | 30000 | 219215 | 173747 | 1.2616908 | 1088 | 201.484375 | '00052 | 0.08047588 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 96 | |
| 61-17-651-004 | 107 CRESCENT AVE | 7/25/2023 | 249000 | 249000 | 34400 | 13.815261 | 247705 | 30000 | 219000 | 173747 | 1.2604534 | 1088 | 201.2867647 | '00052 | 0.043267264 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 96 | |
| 61-17-651-005 | 109 CRESCENT AVE | 6/16/2023 | 249200 | 249200 | 24800 | 9.95184591 | 247705 | 30000 | 219200 | 173747 | 1.2616045 | 1088 | 201.4705882 | '00052 | 0.071842637 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 96 | |
| 61-17-651-006 | 111 CRESCENT AVE | 6/16/2023 | 252575 | 252575 | 24800 | 9.81886568 | 247705 | 30000 | 222575 | 173747 | 1.2810293 | 1088 | 204.5726103 | '00052 | 2.01432222 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 96 | |
| 61-17-651-007 | 113 CRESCENT AVE | 6/16/2023 | 249000 | 249000 | 24800 | 9.95983936 | 247705 | 30000 | 219000 | 173747 | 1.2604534 | 1088 | 201.2867647 | '00052 | 0.043267264 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 96 | |
| 61-17-651-008 | 115 CRESCENT AVE | 6/16/2023 | 250150 | 250150 | 24800 | 9.91405157 | 247705 | 30000 | 220150 | 173747 | 1.2670722 | 1088 | 202.34375 | '00052 | 0.618614668 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 96 | |
| 61-17-651-011 | 120 CRESCENT AVE | 7/28/2023 | 249000 | 249000 | 115400 | 46.3453815 | 247066 | 30000 | 219000 | 173237 | 1.2641641 | 1088 | 201.2867647 | '00052 | 0.327803144 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 95 | |
| 61-17-651-014 | 126 CRESCENT AVE | 5/8/2023 | 249000 | 249000 | 115400 | 46.3453815 | 245198 | 30000 | 219000 | 171746 | 1.2751389 | 1088 | 201.2867647 | '00052 | 1.425277732 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 95 | |
| 61-17-651-015 | 128 CRESCENT AVE | 5/19/2023 | 249000 | 249000 | 115400 | 46.3453815 | 245198 | 30000 | 219000 | 171746 | 1.2751389 | 1088 | 201.2867647 | '00052 | 1.425277732 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 95 | |
| 61-17-651-024 | 129 CRESCENT AVE | 9/20/2024 | 265000 | 265000 | 26300 | 9.9245283 | 251634 | 30000 | 235000 | 186882 | 1.257478 | 1088 | 215.9926471 | '00052 | 0.340810978 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 97 | |
| 61-17-651-025 | 127 CRESCENT AVE | 9/20/2024 | 265000 | 265000 | 26300 | 9.9245283 | 251634 | 30000 | 235000 | 186882 | 1.257478 | 1088 | 215.9926471 | '00052 | 0.340810978 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 97 | |
| 61-17-651-026 | 125 CRESCENT AVE | 9/20/2024 | 265000 | 265000 | 26300 | 9.9245283 | 251634 | 30000 | 235000 | 186882 | 1.257478 | 1088 | 215.9926471 | '00052 | 0.340810978 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 97 | |
| 61-17-651-027 | 123 CRESCENT AVE | 9/20/2024 | 265000 | 265000 | 26300 | 9.9245283 | 251634 | 30000 | 235000 | 186882 | 1.257478 | 1088 | 215.9926471 | '00052 | 0.340810978 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 97 | |
| 61-17-651-028 | 121 CRESCENT AVE | 9/19/2024 | 265000 | 265000 | 26300 | 9.9245283 | 251634 | 30000 | 235000 | 186882 | 1.257478 | 1088 | 215.9926471 | '00052 | 0.340810978 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 97 | |
| 61-17-651-029 | 119 CRESCENT AVE | 9/20/2024 | 258000 | 258000 | 26300 | 10.1937984 | 251634 | 30000 | 228000 | 186882 | 1.2200212 | 1088 | 209.5588235 | '00052 | 4.08649007 | 1 STORY | 30000 | | 52-SANDAL WOOD \ 401 | 97 | |
| Totals: | | | 4327140 | | 740800 | | 4228906 | | 3817140 | 3027997 | | | | | 0.027057474 | | | | | | |
| | | | | | Sale. Ratio => | 17.1198528 | | | | E.C.F. => | 1.2606155 | Std. Deviation=> | | 0.012725 | | | | | | | |
| | | | | | Std. Dev. => | 13.9652045 | | | | Ave. E.C.F. => | 1.2608861 | Ave. Variance=> | | 0.701602 | Coefficient of Var=> | | 0.556435 | | | | |

RESIDENTIAL ECF ANALYSIS

2023

1.250

2026 1.260

2024

1.250

Set as indicated

52-SANDAL WOOD VILLAGE

2025

1.253

4/1/2023 -3/31/2025