

2025 TEXAS TOWNSHIP ECF STUDY

TABLE	PG	TABLE	PG
01 RESIDENTIAL - M&B N. OF I-94	1	27 COLONY PARK & WOODS 1 - 6	21
03 APTS SEC 2 A FRAMES	2	28 COLONY POINT WEST & WOODS 7 - 9	22
04 KPS MISTY CREEK- AUTUMN - GLADES	3	30 PRETTY LAKE HEIGHTS WATERFRONT	23
08 ALL MYSTICS & WHISPERING PINES	4	36 PAW PAW LAKE WATERFRONT	24
09 ORCHARD & HUNTINGTON	5	40 TURNING STONE	25
10 BARRINGTON SHORES	6	42 BIRCHWOOD ATWATER	26
13 OAK SHADOWS & WOODSONG VALLEY CONDOS	7	43 RUDGATE WOODS & MEADOWS & RIDGE	27
14 GRAND COLONY	8	46 ALL RUDGATE FARMS	28
15 CENTRAL AREA M&B NON-LAKE	9	50 CROOKED LAKE WATERFRONT	29
15.1 TEX HGTS	11	66 APPLGATE CONDO	30
15.4 INVERN/BENT-CRKD-COR & HIDDEN COVES	12	67 MAPLE WOOD PLAT	31
15.6 BELLE MEADE CONDOS	13	69 APPLGATE SITE CONDO	32
16 ALL AGRICULTURE	14	70 RUDGATE RIDGE SITE CONDO	33
17 APPLGATE FARMS & CHADEAU ESTATES	15	71 RUDGATE & APPLGATE TRAILS	34
18 BAY RIDGE VINTAGE VICTORIA	16	71.5 APPLGATE WOODS	35
20 EAGLE LAKE- WATERFRONT	17	71.6 APPLGATE POINTE SITE CONDO	36
23 HERITAGE ESTATES NON WATER	18	72 STRATFORD WOODS	37
25 PINE ISLE LAKE	19	73 WINDFALL ACRES	38
26 MATTAWAN HEIGHTS	20	80 STHERN AREA M&B 18,19,W1/2 20,25-36	39
		C.TEX ALL COMM & TEXAS COR	40

2025 TEXAS TOWNSHIP ECF STUDY

ECF 01 - RESIDENTIAL - M&B N. OF I-94 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	Building Depr.
09-01-126-010	5813 W N AVE	10/30/23	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$115,000	52.87	\$260,123	\$106,772	\$110,728	\$135,230	0.819	01	RESIDENTIAL - M&B N. OF I-94	401	45
09-01-126-030	5575 W N AVE	07/14/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,500	36.22	\$209,806	\$66,599	\$158,401	\$126,285	1.254	01	RESIDENTIAL - M&B N. OF I-94	401	53
09-01-201-030	5185 S 11TH ST	04/21/22	\$271,914	WD	03-ARM'S LENGTH	\$271,914	\$105,900	38.95	\$260,232	\$79,128	\$192,786	\$159,704	1.207	01	RESIDENTIAL - M&B N. OF I-94	401	52
09-01-255-021	5434 W ON AVE	10/04/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$62,200	29.62	\$139,714	\$33,060	\$176,940	\$94,051	1.881	01	RESIDENTIAL - M&B N. OF I-94	401	48
09-01-255-141	5289 W ON AVE	12/05/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$84,100	33.64	\$195,291	\$41,957	\$208,043	\$135,215	1.539	01	RESIDENTIAL - M&B N. OF I-94	401	54
09-01-276-021	5088 W ON AVE	06/22/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,800	46.09	\$337,156	\$58,153	\$266,847	\$246,034	1.085	01	RESIDENTIAL - M&B N. OF I-94	401	69
09-02-101-160	6667 W N AVE	07/13/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,100	38.77	\$242,463	\$47,612	\$187,388	\$171,826	1.091	01	RESIDENTIAL - M&B N. OF I-94	401	61
09-03-201-011	7397 W N AVE	07/14/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,000	33.57	\$218,959	\$65,334	\$214,666	\$135,472	1.585	01	RESIDENTIAL - M&B N. OF I-94	401	59
09-03-226-020	7195 W N AVE	10/07/22	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$76,700	30.08	\$205,323	\$52,513	\$202,487	\$134,753	1.503	01	RESIDENTIAL - M&B N. OF I-94	401	52
09-03-226-050	7111 W N AVE	07/07/23	\$245,000	WD	03-ARM'S LENGTH	\$220,500	\$84,200	38.19	\$174,825	\$22,697	\$197,803	\$134,152	1.474	01	RESIDENTIAL - M&B N. OF I-94	401	57
09-03-226-070	7071 W N	11/17/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$75,600	27.49	\$194,005	\$36,408	\$238,592	\$138,974	1.717	01	RESIDENTIAL - M&B N. OF I-94	401	62
09-04-120-013	5171 S 4TH ST	10/07/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$79,300	20.87	\$328,532	\$99,156	\$280,844	\$202,272	1.388	01	RESIDENTIAL - M&B N. OF I-94	401	50
09-04-151-020	5405 S 4TH ST	05/12/22	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$150,000	36.50	\$386,004	\$73,454	\$337,546	\$275,617	1.225	01	RESIDENTIAL - M&B N. OF I-94	401	80
09-04-276-060	5470 S 6TH ST	01/19/24	\$332,500	PTA	03-ARM'S LENGTH	\$332,500	\$190,700	57.35	\$333,100	\$65,289	\$267,211	\$236,165	1.131	01	RESIDENTIAL - M&B N. OF I-94	401	69
09-04-476-005	5768 S 6TH ST	02/15/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,700	45.07	\$288,267	\$85,009	\$204,991	\$179,240	1.144	01	RESIDENTIAL - M&B N. OF I-94	401	69
09-06-105-060	10899 STADIUM DR	04/27/23	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$72,400	35.75	\$171,443	\$59,140	\$143,360	\$99,033	1.448	01	RESIDENTIAL - M&B N. OF I-94	401	46
09-07-101-039	10777 W O AVE	09/12/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,100	40.04	\$230,466	\$64,092	\$180,908	\$146,714	1.233	01	RESIDENTIAL - M&B N. OF I-94	401	67
09-07-201-040	6221 S 1ST	10/14/22	\$434,200	WD	03-ARM'S LENGTH	\$434,200	\$111,100	25.59	\$362,340	\$156,370	\$277,830	\$181,631	1.530	01	RESIDENTIAL - M&B N. OF I-94	401	53
09-08-276-065	6428 S 4TH	02/28/24	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$119,800	33.51	\$273,955	\$71,920	\$285,580	\$217,945	1.310	15	CENTRAL AREA M&B NON-LAKE	401	80
09-08-355-030	9844 W P AVE	10/11/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$214,900	44.77	\$552,164	\$92,931	\$387,069	\$495,397	0.781	15	CENTRAL AREA M&B NON-LAKE	401	84
09-08-451-005	9484 W P AVE	11/14/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$126,500	72.29	\$292,404	\$80,000	\$95,000	\$229,131	0.415	15	CENTRAL AREA M&B NON-LAKE	401	84
09-09-276-040	8172 W OP AVE	03/06/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$137,400	36.16	\$323,756	\$54,342	\$325,658	\$290,630	1.121	15	CENTRAL AREA M&B NON-LAKE	401	80
09-09-301-031	8875 W OP AVE	10/23/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$145,000	49.15	\$345,601	\$121,362	\$173,638	\$241,898	0.718	15	CENTRAL AREA M&B NON-LAKE	401	60
09-09-476-070	8197 W P AVE	11/01/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$162,900	38.33	\$417,755	\$87,263	\$337,737	\$356,518	0.947	15	CENTRAL AREA M&B NON-LAKE	401	81
09-10-351-010	6815 S 6TH ST	05/02/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$83,200	42.67	\$195,685	\$67,300	\$127,700	\$138,495	0.922	15	CENTRAL AREA M&B NON-LAKE	401	59
Totals:			\$7,392,114			\$7,367,614	\$2,842,100		\$6,939,369		\$5,579,753	\$4,902,382					
								Sale. Ratio =>	38.58					E.C.F. =>	1.138	0.336955405	
								Std. Dev. =>	10.81					Ave. E.C.F. =>	1.219		

OUTLIER

09-06-205-060	10354 STADIUM DR	06/06/23	\$220,000	WD	03-ARM'S LENGTH	\$222,000	\$51,900	23.38	\$130,823	\$23,359	\$198,641	\$94,765	2.096	01	RESIDENTIAL - M&B N. OF I-94	401	44
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ECF 03 - APTS SEC 2 - A-FRAMES 2025 *

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-06-205-026	10408 STADIUM DR	02/16/24	\$385,000	MLC	03-ARM'S LENGTH	\$385,000	\$159,000	41.30	\$363,227	\$132,232	\$252,768	\$228,482	1.106	C.TEX ALL COMMERCIAL	
09-02-126-020	5180 S 9TH ST	01/01/24	\$1,083,201	LC	03-ARM'S LENGTH	\$1,083,201	\$448,300	41.39	\$951,649	\$348,416	\$734,785	\$596,670	1.231	C.TEX ALL COMMERCIAL	
09-02-380-020	5950 BRIARCLIFF LN	06/27/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$113,400	49.30	\$201,566	\$100,309	\$129,691	\$100,155	1.295	03 APTS SEC 2 - A FRAMES	
Totals:			\$1,698,201			\$1,698,201	\$720,700		\$1,516,442		\$1,117,244	\$925,307			
								Sale. Ratio =>	42.44				E.C.F. =>	1.207	0.09597298
								Std. Dev. =>	4.60				Ave. E.C.F. =>	1.211	

* USED C. TEX - ALL COMM & TEXAS COR SALES

ORIGINAL	1.307
STD DEV	0.317
MAX	1.624
MIN	0.990

outlier

09-02-226-010	6179 W N AVE	04/11/23	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000	\$227,800	8.44	\$10,639,445	\$913,184	\$1,786,816	\$9,620,436	0.186	C.TEX ALL COMMERCIAL	
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not used

09-06-105-101	10745 STADIUM DR	06/02/23	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$104,600	52.30	\$233,209	\$109,200	\$90,800	\$122,660	0.740	C.TEX ALL COMMERCIAL	
09-02-401-025	6420 CRACKER BARREL DR	02/20/24	\$2,400,000	WD	03-ARM'S LENGTH	\$2,400,000	\$1,323,200	55.13	\$2,716,149	\$314,931	\$2,085,069	\$2,375,092	0.878	C.TEX ALL COMMERCIAL	
09-06-201-017	10432 STADIUM DR	07/14/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,800	40.72	\$254,929	\$130,312	\$119,688	\$123,261	0.971	C.TEX ALL COMMERCIAL	
09-02-401-060	5683 S 9TH ST	12/14/22	\$6,000,000	PTA	03-ARM'S LENGTH	\$6,000,000	\$1,735,600	28.93	\$3,856,267	\$719,690	\$5,280,310	\$3,102,450	1.702	C.TEX ALL COMMERCIAL	

ECF 04 - KPS MISTY CREEK -AUTUMN - GLADES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-01-228-180	5076 WILLOWBEND TRL	04/21/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$170,200	56.73	\$388,207	\$81,903	\$218,097	\$345,326	0.632	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-176-080	5265 SHANE ST	12/06/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$229,800	51.07	\$505,944	\$88,595	\$361,405	\$470,517	0.768	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-01-215-010	5282 MISTYCREEK DR	08/26/22	\$414,800	WD	03-ARM'S LENGTH	\$414,800	\$188,500	45.44	\$461,944	\$70,530	\$344,270	\$441,278	0.780	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-130-170	5180 SHANE ST	10/26/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$216,900	49.30	\$477,089	\$77,408	\$362,592	\$450,599	0.805	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-130-250	7727 TIMBERVIEW AVE	09/29/22	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$189,200	42.42	\$464,241	\$70,117	\$375,883	\$444,334	0.846	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-130-010	7644 TIMBERVIEW AVE	05/24/22	\$459,550	WD	03-ARM'S LENGTH	\$459,550	\$186,200	40.52	\$459,358	\$81,939	\$377,611	\$425,501	0.887	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-130-240	7753 TIMBERVIEW AVE	02/09/24	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$232,400	44.69	\$511,083	\$80,092	\$439,908	\$485,897	0.905	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-160-017	5414 BRADLEY	03/22/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$340,600	49.72	\$666,571	\$85,732	\$599,268	\$654,835	0.915	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-160-024	5369 BRADLEY	03/26/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$170,300	28.86	\$561,514	\$76,866	\$513,134	\$546,390	0.939	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-01-215-160	5195 MISTYCREEK DR	02/13/24	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$174,900	43.74	\$379,181	\$71,241	\$328,659	\$347,170	0.947	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-205-300	5218 AUTUMN GLEN ST	07/08/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$180,200	40.49	\$410,293	\$75,725	\$369,275	\$377,191	0.979	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-130-150	5128 SHANE ST	03/06/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$209,300	37.04	\$512,357	\$132,442	\$432,558	\$428,315	1.010	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-205-070	5151 AUTUMN GLEN ST	05/31/22	\$418,000	PTA	03-ARM'S LENGTH	\$418,000	\$152,600	36.51	\$357,755	\$68,715	\$349,285	\$325,862	1.072	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-03-130-120	5022 SHANE ST	04/12/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$248,800	37.41	\$549,264	\$80,429	\$584,571	\$528,563	1.106	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-01-220-070	5285 WILLOWBEND TRL	05/26/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$116,900	31.59	\$275,984	\$64,915	\$305,085	\$237,958	1.282	04 KPS MISTY CREEK -AUTUMN - GLADES	
09-01-226-040	5198 S 12TH ST	08/23/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$122,500	36.57	\$238,065	\$63,218	\$271,782	\$197,122	1.379	04 KPS MISTY CREEK -AUTUMN - GLADES	
Totals:			\$7,503,250			\$7,503,250	\$3,129,300		\$7,218,850		\$6,233,383	\$6,706,858			
								Sale. Ratio =>	41.71				E.C.F. =>	0.929	0.18975041
								Std. Dev. =>	7.42				Ave. E.C.F. =>	0.953	

ECF 08 - ALL MYSTICS & WHISPERING PINES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-04-135-041	5190 GILA BEND TRL	07/31/23	\$657,500	WD	03-ARM'S LENGTH	\$657,500	\$308,700	46.95	\$705,626	\$256,266	\$401,234	\$601,553	0.667	08 ALL MYSTICS & WHISPERING PINES	
09-04-301-020	8972 WEEPING PINE LN	08/04/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$229,500	44.13	\$545,722	\$239,431	\$280,569	\$410,028	0.684	08 ALL MYSTICS & WHISPERING PINES	
09-04-280-060	5243 TETON TRL	08/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,900	39.48	\$411,620	\$181,552	\$218,448	\$307,989	0.709	08 ALL MYSTICS & WHISPERING PINES	
09-04-260-270	5396 CONTINENTAL TRL	07/24/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$250,600	44.75	\$580,172	\$154,913	\$405,087	\$569,289	0.712	08 ALL MYSTICS & WHISPERING PINES	
09-05-276-050	9088 MARICOPA TRL	09/22/23	\$350,000	OTH	03-ARM'S LENGTH	\$350,000	\$198,300	56.66	\$357,567	\$145,781	\$204,219	\$283,515	0.720	08 ALL MYSTICS & WHISPERING PINES	
09-04-405-032	8267 SCOTS PINE	08/18/23	\$665,500	WD	03-ARM'S LENGTH	\$665,500	\$135,000	20.29	\$671,884	\$111,920	\$553,580	\$749,617	0.738	08 ALL MYSTICS & WHISPERING PINES	
09-04-405-010	8222 SCOTS PINE	12/27/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$165,800	24.93	\$669,525	\$109,768	\$555,232	\$749,340	0.741	08 ALL MYSTICS & WHISPERING PINES	
09-04-280-110	5411 TETON TRL	06/10/22	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$177,100	39.36	\$452,311	\$161,164	\$288,836	\$389,755	0.741	08 ALL MYSTICS & WHISPERING PINES	
09-04-315-090	8638 WEEPING PINE LN	05/31/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$372,200	50.99	\$733,275	\$166,052	\$563,948	\$759,335	0.743	08 ALL MYSTICS & WHISPERING PINES	
09-05-276-040	9103 MARICOPA TRL	08/16/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$180,700	38.45	\$468,494	\$162,308	\$307,692	\$409,888	0.751	08 ALL MYSTICS & WHISPERING PINES	
09-04-325-050	8781 MOUNTAIN PINE LN	08/30/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$276,400	38.93	\$706,794	\$151,455	\$558,545	\$743,426	0.751	08 ALL MYSTICS & WHISPERING PINES	
09-04-315-160	8727 WEEPING PINE LN	04/03/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$292,100	42.64	\$670,346	\$155,671	\$529,329	\$688,989	0.768	08 ALL MYSTICS & WHISPERING PINES	
09-04-325-080	8883 MOUNTAIN PINE LN	06/24/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$292,100	40.29	\$699,447	\$151,318	\$573,682	\$733,774	0.782	08 ALL MYSTICS & WHISPERING PINES	
09-04-260-130	5320 APPALACHIAN TRL	06/27/22	\$507,500	WD	03-ARM'S LENGTH	\$507,500	\$182,500	35.96	\$488,608	\$179,523	\$327,977	\$413,768	0.793	08 ALL MYSTICS & WHISPERING PINES	
09-09-206-150	8187 GLENWYND DR	05/05/23	\$592,500	WD	03-ARM'S LENGTH	\$592,500	\$243,200	41.05	\$568,274	\$196,810	\$395,690	\$497,274	0.796	08 ALL MYSTICS & WHISPERING PINES	
09-04-302-100	8625 MOUNTAIN PINE LN	06/23/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$347,200	42.86	\$759,174	\$168,808	\$641,192	\$790,316	0.811	08 ALL MYSTICS & WHISPERING PINES	
09-05-276-020	5248 S 4TH ST	02/20/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$164,800	38.78	\$399,900	\$162,323	\$262,677	\$318,042	0.826	08 ALL MYSTICS & WHISPERING PINES	
09-05-185-190	9433 MARICOPA TRL	07/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$260,700	40.11	\$586,966	\$149,973	\$500,027	\$584,997	0.855	08 ALL MYSTICS & WHISPERING PINES	
09-04-315-080	8680 WEEPING PINE LN	06/08/23	\$1,139,736	WD	03-ARM'S LENGTH	\$1,139,736	\$465,700	40.86	\$1,004,469	\$211,707	\$928,029	\$1,061,261	0.874	08 ALL MYSTICS & WHISPERING PINES	
09-04-405-001	8480 KNOTTY PINE	05/03/23	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$155,400	19.45	\$688,011	\$111,534	\$687,466	\$771,723	0.891	08 ALL MYSTICS & WHISPERING PINES	
09-04-302-030	5528 SIERRA MADRE TRL	04/29/22	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$232,100	34.18	\$587,112	\$149,121	\$529,879	\$586,333	0.904	08 ALL MYSTICS & WHISPERING PINES	

Totals:

\$13,190,736

\$13,190,736

\$5,088,000

\$12,755,297

\$9,713,338

\$12,420,213

E.C.F. =>

0.782

0.066346

Sale. Ratio =>

38.57

Std. Dev. =>

8.89

Ave. E.C.F. =>

0.774

ORIGINAL

0.774

STD DEV

0.143

MAX

0.917

MIN

0.631

not used

09-05-185-240	9548 ANDES AVE	07/25/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$401,800	60.88	\$957,556	\$188,207	\$471,793	\$1,029,918	0.458	08 ALL MYSTICS & WHISPERING PINES	
09-05-185-260	9571 ANDES AVE	06/17/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$282,400	47.86	\$710,769	\$189,660	\$400,340	\$697,602	0.574	08 ALL MYSTICS & WHISPERING PINES	
09-04-135-010	8962 MARICOPA TRL	10/17/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$215,100	53.11	\$470,811	\$147,873	\$257,127	\$432,313	0.595	08 ALL MYSTICS & WHISPERING PINES	
09-05-276-140	9333 MARICOPA TRL	08/17/22	\$650,000	WD	03-ARM'S LENGTH	\$568,000	\$287,000	50.53	\$665,622	\$99,200	\$468,800	\$758,262	0.618	08 ALL MYSTICS & WHISPERING PINES	
09-05-430-150	9467 EL DORADO AVE	07/24/23	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$228,400	35.74	\$542,614	\$177,139	\$461,861	\$489,257	0.944	08 ALL MYSTICS & WHISPERING PINES	
09-04-315-200	8925 WEEPING PINE LN	03/02/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$224,700	33.29	\$543,242	\$151,727	\$523,273	\$524,116	0.998	08 ALL MYSTICS & WHISPERING PINES	
09-04-280-090	5343 TETON TRL	11/22/23	\$621,200	WD	03-ARM'S LENGTH	\$621,200	\$226,300	36.43	\$513,158	\$200,358	\$420,842	\$418,742	1.005	08 ALL MYSTICS & WHISPERING PINES	
09-04-280-230	8219 SIERRA MADRE TRL	08/30/23	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$189,800	35.15	\$430,897	\$162,053	\$377,847	\$359,898	1.050	08 ALL MYSTICS & WHISPERING PINES	
09-04-260-110	5252 APPALACHIAN TRL	07/21/23	\$689,000	WD	03-ARM'S LENGTH	\$689,000	\$231,800	33.64	\$516,811	\$150,590	\$538,410	\$490,256	1.098	08 ALL MYSTICS & WHISPERING PINES	

ECF 09 - ORCHARD & HUNTINGTON & VINEYARDS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-08-370-017	6735 TERRIER TRL	08/22/22	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$331,900	46.10	\$792,034	\$116,128	\$603,872	\$774,234	0.780	09 ORCHARD & HUNTINGTON & VINEYARDS	
09-17-241-170	7187 CHIANTI CIR	05/12/23	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$142,600	40.06	\$364,723	\$114,746	\$241,254	\$292,029	0.826	09 ORCHARD & HUNTINGTON & VINEYARDS	
09-17-255-020	7292 CHIANTI CIR	10/25/23	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$143,400	39.40	\$366,690	\$113,400	\$250,600	\$295,900	0.847	09 ORCHARD & HUNTINGTON & VINEYARDS	
09-08-370-019	6795 TERRIER TRL	08/19/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$350,400	42.73	\$831,525	\$105,384	\$714,616	\$831,777	0.859	09 ORCHARD & HUNTINGTON & VINEYARDS	
09-08-370-011	6593 TERRIER TRL	01/27/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$297,700	41.06	\$689,345	\$117,964	\$607,036	\$654,503	0.927	09 ORCHARD & HUNTINGTON & VINEYARDS	
09-08-370-002	6818 DUSTIN CIR	04/11/22	\$625,000	WD	03-ARM'S LENGTH	\$620,000	\$213,600	34.45	\$584,784	\$136,411	\$483,589	\$513,600	0.942	09 ORCHARD & HUNTINGTON & VINEYARDS	
09-08-350-022	9977 GRAPE RIDGE	08/11/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$207,700	36.76	\$526,511	\$92,984	\$472,016	\$496,595	0.951	09 ORCHARD & HUNTINGTON & VINEYARDS	
Totals:			\$4,175,000			\$4,170,000	\$1,687,300		\$4,155,612		\$3,372,983	\$3,858,637			
								Sale. Ratio =>	40.46						
								Std. Dev. =>	3.82						
													E.C.F. =>	0.874	0.064988369
													Ave. E.C.F. =>	0.876	

not used

09-08-350-017	9860 GRAPE RIDGE	10/19/23	\$689,900	WD	03-ARM'S LENGTH	\$689,900	\$45,900	6.65	\$530,393	\$118,859	\$571,041	\$471,402	1.211	09 ORCHARD & HUNTINGTON & VINEYARDS	
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ECF 10 - BARRINGTON SHORES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-21-170-130	8326 VINEWOOD PT	10/31/23	\$930,000	WD	03-ARM'S LENGTH	\$930,000	\$347,800	37.40	\$750,846	\$167,922	\$762,078	\$846,044	0.901	10	BARRINGTON SHORES
09-21-170-140	8352 VINEWOOD	05/22/23	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$467,500	38.16	\$1,031,126	\$249,392	\$975,608	\$1,134,592	0.860	10	BARRINGTON SHORES
09-21-210-090	8340 BRANDON CIR	07/22/22	\$551,400	PTA	03-ARM'S LENGTH	\$551,400	\$189,600	34.39	\$546,757	\$218,209	\$333,191	\$476,848	0.699	10	BARRINGTON SHORES
09-21-210-100	8318 BRANDON CIR	06/20/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$210,500	40.48	\$573,827	\$246,826	\$273,174	\$474,602	0.576	10	BARRINGTON SHORES
09-21-210-160	8194 BRANDON CIR	04/11/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$221,000	38.43	\$515,675	\$160,509	\$414,491	\$515,480	0.804	10	BARRINGTON SHORES
09-21-225-270	8298 BAINBRIDGE DR	03/19/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$265,900	44.69	\$556,969	\$160,097	\$434,903	\$576,012	0.755	10	BARRINGTON SHORES
09-21-225-330	8171 BARONY PT	10/16/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$277,400	48.24	\$571,137	\$144,129	\$430,871	\$619,750	0.695	10	BARRINGTON SHORES
09-21-225-390	8412 BRANDON CIR	05/26/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$191,000	36.73	\$510,308	\$169,936	\$350,064	\$494,009	0.709	10	BARRINGTON SHORES
09-21-225-410	8460 BRANDON CIR	08/01/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$398,500	68.12	\$768,910	\$224,377	\$360,623	\$790,324	0.456	10	BARRINGTON SHORES
09-21-260-110	8462 TAWNEY POINTE	03/10/23	\$622,500	WD	03-ARM'S LENGTH	\$622,500	\$248,800	39.97	\$592,141	\$168,999	\$453,501	\$614,139	0.738	10	BARRINGTON SHORES
09-21-260-150	8493 PARKSTONE TERR	10/04/23	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$272,600	50.02	\$538,317	\$118,041	\$426,959	\$609,980	0.700	10	BARRINGTON SHORES
09-21-265-040	8359 GRAPEVINE CIR	01/27/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$355,500	41.82	\$832,362	\$203,743	\$646,257	\$912,364	0.708	10	BARRINGTON SHORES
09-21-265-050	8375 GRAPEVINE CIR	04/22/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$262,700	38.07	\$619,293	\$147,142	\$542,858	\$685,270	0.792	10	BARRINGTON SHORES
09-21-265-100	8435 GRAPEVINE CIR	01/12/24	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$306,000	41.92	\$670,035	\$174,169	\$555,831	\$719,689	0.772	10	BARRINGTON SHORES
09-21-265-150	8474 GRAPEVINE CIR	06/07/22	\$621,000	WD	03-ARM'S LENGTH	\$621,000	\$251,900	40.56	\$571,484	\$107,883	\$513,117	\$672,861	0.763	10	BARRINGTON SHORES
09-21-265-150	8474 GRAPEVINE CIR	10/10/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$292,100	42.96	\$571,484	\$107,883	\$572,117	\$672,861	0.850	10	BARRINGTON SHORES
Totals:			\$10,814,900			\$10,814,900	\$4,558,800		\$10,220,671		\$8,045,643	\$10,814,824			
								Sale. Ratio =>	42.15				E.C.F. =>	0.744	0.10818666
								Std. Dev. =>	7.94				Ave. E.C.F. =>	0.736	

ECF 13 - OAK SHADOWS-WOODSONG VALLEY CONDOS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-02-365-001	5973 WOODSONG WAY	06/22/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$98,200	38.51	\$265,330	\$88,206	\$166,794	\$171,300	0.974	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-005	5957 WOODSONG WAY	06/24/22	\$203,500	WD	03-ARM'S LENGTH	\$203,500	\$87,200	42.85	\$260,748	\$88,206	\$115,294	\$166,868	0.691	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-006	5955 WOODSONG WAY	12/23/22	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$87,200	38.58	\$265,004	\$88,206	\$137,794	\$170,985	0.806	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-017	5934 WOOD VALLEY RD	08/10/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$100,400	32.92	\$259,084	\$88,203	\$216,797	\$165,262	1.312	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-020	5918 WOOD VALLEY RD	03/28/24	\$276,100	WD	03-ARM'S LENGTH	\$276,100	\$110,500	40.02	\$268,474	\$88,203	\$187,897	\$174,343	1.078	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-034	6815 BIRDSONG AVE	06/02/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$104,900	32.28	\$272,467	\$88,462	\$236,538	\$177,955	1.329	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-047	6820 BIRDSONG AVE	05/23/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$112,600	43.31	\$283,945	\$88,419	\$171,581	\$189,097	0.907	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-066	5786 WOOD VALLEY RD	06/05/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$123,600	43.07	\$286,876	\$88,434	\$198,566	\$191,917	1.035	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-365-067	5759 WOOD VALLEY RD	11/20/23	\$263,100	WD	03-ARM'S LENGTH	\$263,100	\$112,700	42.84	\$267,404	\$88,434	\$174,666	\$173,085	1.009	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-455-003	6535 SAN GABRIEL	07/31/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$77,300	33.18	\$179,890	\$56,960	\$176,040	\$118,888	1.481	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
09-02-455-004	6545 SAN GABRIEL	05/17/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$81,100	34.51	\$188,851	\$56,960	\$178,040	\$127,554	1.396	13	OAK SHADOWS-WOODSONG VALLEY CONDOS
Totals:			\$2,868,700			\$2,868,700	\$1,095,700		\$2,798,073		\$1,960,007	\$1,827,253			
								Sale. Ratio =>	38.20				E.C.F. =>	1.073	0.25478539
								Std. Dev. =>	4.45				Ave. E.C.F. =>	1.092	

ECF 14 - GRAND COLONY 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-24-140-005	5570 N RED PINE CIR	03/31/22	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$249,200	46.84	\$526,597	\$96,470	\$435,530	\$529,062	0.823	14	GRAND COLONY
09-24-140-024	5592 S RED PINE CIR	12/18/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$253,300	44.05	\$504,300	\$106,000	\$469,000	\$489,914	0.957	14	GRAND COLONY
09-24-140-019	5561 N RED PINE	03/14/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$246,500	41.08	\$493,156	\$98,242	\$501,758	\$485,749	1.033	14	GRAND COLONY
Totals:			\$1,707,000			\$1,707,000	\$749,000		\$1,524,053		\$1,406,288	\$1,504,724			
								Sale. Ratio =>	43.88				E.C.F. =>	0.935	0.106221203
								Std. Dev. =>	2.88				Ave. E.C.F. =>	0.938	

ECF 15 - CENTRAL AREA M&B NON-LAKE 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-24-351-081	5860 W R	10/06/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$416,300	47.58	\$1,067,090	\$320,146	\$554,854	\$805,765	0.689	15	CENTRAL AREA M&B NON-LAKE
09-12-351-060	5915 TEXAS DR	09/20/22	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$186,300	49.69	\$482,091	\$56,276	\$318,624	\$459,347	0.694	15	CENTRAL AREA M&B NON-LAKE
09-09-301-031	8875 W OP AVE	10/23/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$145,000	49.15	\$345,601	\$121,362	\$173,638	\$241,898	0.718	15	CENTRAL AREA M&B NON-LAKE
09-20-101-022	9903 W Q AVE	09/27/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$131,200	44.47	\$347,726	\$104,017	\$190,983	\$262,901	0.726	15	CENTRAL AREA M&B NON-LAKE
09-14-430-012	7510 S 10TH	11/14/22	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$136,100	47.26	\$352,751	\$50,822	\$237,178	\$325,706	0.728	15	CENTRAL AREA M&B NON-LAKE
09-08-355-030	9844 W P AVE	10/11/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$214,900	44.77	\$552,164	\$92,931	\$387,069	\$495,397	0.781	15	CENTRAL AREA M&B NON-LAKE
09-23-230-090	6047 W Q AVE	06/10/22	\$240,000	WD	03-ARM'S LENGTH	\$197,000	\$90,600	45.99	\$226,079	\$33,064	\$163,936	\$208,215	0.787	15	CENTRAL AREA M&B NON-LAKE
09-20-101-024	9887 W Q AVE	10/03/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$292,500	43.98	\$742,980	\$199,108	\$465,892	\$586,701	0.794	15	CENTRAL AREA M&B NON-LAKE
09-17-176-028	7396 S 3RD ST	08/23/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$190,800	35.33	\$597,172	\$111,868	\$428,132	\$523,521	0.818	15	CENTRAL AREA M&B NON-LAKE
09-16-226-018	7062 S 6TH ST	04/04/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$169,700	45.86	\$401,367	\$134,747	\$235,253	\$287,616	0.818	15	CENTRAL AREA M&B NON-LAKE
09-09-426-050	965 E EAGLE LAKE DR	09/28/22	\$662,500	WD	03-ARM'S LENGTH	\$662,500	\$273,300	41.25	\$728,160	\$163,639	\$498,861	\$608,976	0.819	15	CENTRAL AREA M&B NON-LAKE
09-23-201-018	6331 W Q	08/03/22	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$168,600	32.99	\$555,860	\$102,038	\$408,962	\$489,560	0.835	15	CENTRAL AREA M&B NON-LAKE
09-16-404-160	8436 CRESTWAY DR	03/02/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$245,000	50.52	\$522,105	\$117,347	\$367,653	\$436,632	0.842	15	CENTRAL AREA M&B NON-LAKE
09-13-476-040	7942 S 12TH ST	07/19/23	\$446,500	WD	03-ARM'S LENGTH	\$446,500	\$212,200	47.53	\$482,241	\$35,861	\$410,639	\$481,532	0.853	15	CENTRAL AREA M&B NON-LAKE
09-12-476-016	6830 S 12TH ST	04/28/23	\$546,900	PTA	03-ARM'S LENGTH	\$545,400	\$249,200	45.69	\$579,069	\$78,629	\$466,771	\$539,849	0.865	15	CENTRAL AREA M&B NON-LAKE
09-21-476-011	8781 S 6TH ST	10/31/22	\$310,000	OTH	03-ARM'S LENGTH	\$310,000	\$117,500	37.90	\$321,553	\$115,270	\$194,730	\$222,528	0.875	15	CENTRAL AREA M&B NON-LAKE
09-17-251-060	7433 S 3RD ST	07/18/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$378,100	37.81	\$1,046,807	\$206,018	\$793,982	\$907,000	0.875	15	CENTRAL AREA M&B NON-LAKE
09-14-476-015	6124 W Q AVE	08/26/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$104,000	37.16	\$287,884	\$54,236	\$225,664	\$252,047	0.895	15	CENTRAL AREA M&B NON-LAKE
09-17-126-040	9573 W P AVE	03/14/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$94,700	44.05	\$217,141	\$84,200	\$130,800	\$143,410	0.912	15	CENTRAL AREA M&B NON-LAKE
09-22-476-030	8916 S 8TH ST	09/20/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$111,200	35.30	\$316,450	\$107,079	\$207,921	\$225,859	0.921	15	CENTRAL AREA M&B NON-LAKE
09-10-351-010	6815 S 6TH ST	05/02/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$83,200	42.67	\$195,685	\$67,300	\$127,700	\$138,495	0.922	15	CENTRAL AREA M&B NON-LAKE
09-16-401-030	8241 W PQ AVE	02/13/24	\$479,900	PTA	03-ARM'S LENGTH	\$479,900	\$194,900	40.61	\$480,506	\$108,861	\$371,039	\$400,912	0.925	15	CENTRAL AREA M&B NON-LAKE
09-16-451-070	8344 W Q AVE	04/26/22	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$101,700	38.89	\$258,742	\$72,531	\$188,969	\$200,875	0.941	15	CENTRAL AREA M&B NON-LAKE
09-09-476-070	8197 W P AVE	11/01/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$162,900	38.33	\$417,755	\$87,263	\$337,737	\$356,518	0.947	15	CENTRAL AREA M&B NON-LAKE
09-14-251-001	6273 TEXAS DR	04/22/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$195,800	37.30	\$508,588	\$64,765	\$460,235	\$478,773	0.961	15	CENTRAL AREA M&B NON-LAKE
09-23-476-020	8896 S 10TH ST	05/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$148,500	37.13	\$388,058	\$99,241	\$300,759	\$311,561	0.965	15	CENTRAL AREA M&B NON-LAKE
09-17-226-009	7288 SELAH CT	09/16/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$171,000	26.51	\$613,914	\$75,363	\$569,637	\$580,961	0.981	15	CENTRAL AREA M&B NON-LAKE
09-25-201-060	5275 W R	10/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$144,200	41.20	\$331,240	\$80,944	\$269,056	\$270,006	0.996	15	CENTRAL AREA M&B NON-LAKE
09-15-351-282	1786 S CROOKED LAKE DR	06/27/23	\$725,000	WD	03-ARM'S LENGTH	\$694,000	\$281,900	40.62	\$650,312	\$81,135	\$612,865	\$613,999	0.998	15	CENTRAL AREA M&B NON-LAKE
09-14-430-015	7522 S 10TH ST	02/28/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$304,300	35.80	\$777,319	\$175,550	\$674,450	\$649,158	1.039	15	CENTRAL AREA M&B NON-LAKE
09-24-476-049	8850 S 12TH ST	10/31/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$76,200	35.20	\$203,145	\$106,860	\$109,640	\$103,867	1.056	15	CENTRAL AREA M&B NON-LAKE
09-09-476-021	6810 S 6TH ST	07/01/22	\$879,900	WD	03-ARM'S LENGTH	\$879,900	\$304,000	34.55	\$784,282	\$128,810	\$751,090	\$707,090	1.062	15	CENTRAL AREA M&B NON-LAKE
09-22-276-069	8358 S 8TH	11/10/22	\$379,900	PTA	03-ARM'S LENGTH	\$379,900	\$148,800	39.17	\$335,449	\$75,656	\$304,244	\$280,251	1.086	15	CENTRAL AREA M&B NON-LAKE
09-15-151-011	7261 S 6TH ST	07/14/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$94,600	33.55	\$246,400	\$42,902	\$239,098	\$219,523	1.089	15	CENTRAL AREA M&B NON-LAKE
09-17-230-090	7188 EAGLE HEIGHTS	06/16/22	\$662,500	WD	03-ARM'S LENGTH	\$662,500	\$221,100	33.37	\$572,338	\$70,615	\$591,885	\$541,233	1.094	15	CENTRAL AREA M&B NON-LAKE
09-12-202-350	5376 TEXAS DR	04/25/22	\$327,347	WD	03-ARM'S LENGTH	\$327,347	\$122,300	37.36	\$283,166	\$52,154	\$275,193	\$249,204	1.104	15	CENTRAL AREA M&B NON-LAKE
09-17-201-015	9493 W P AVE	07/07/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$95,100	33.49	\$247,091	\$56,310	\$227,690	\$205,805	1.106	15	CENTRAL AREA M&B NON-LAKE
09-16-376-061	8532 W Q AVE	08/11/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,700	37.31	\$145,820	\$74,689	\$85,311	\$76,732	1.112	15	CENTRAL AREA M&B NON-LAKE
09-09-276-040	8172 W OP AVE	03/06/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$137,400	36.16	\$323,756	\$54,342	\$325,658	\$290,630	1.121	15	CENTRAL AREA M&B NON-LAKE
09-15-360-100	7792 W Q AVE	09/23/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$57,400	23.43	\$208,264	\$43,556	\$201,444	\$177,679	1.134	15	CENTRAL AREA M&B NON-LAKE
09-16-376-067	7926 S 5TH	11/08/22	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$121,100	32.29	\$312,706	\$70,472	\$304,528	\$261,310	1.165	15	CENTRAL AREA M&B NON-LAKE
09-22-101-021	7855 W Q AVE	11/21/22	\$236,000	PTA	03-ARM'S LENGTH	\$236,000	\$75,300	31.91	\$194,813	\$40,380	\$195,620	\$166,594	1.174	15	CENTRAL AREA M&B NON-LAKE
09-23-426-021	8678 S 10TH ST	09/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$182,300	33.15	\$448,713	\$82,910	\$467,090	\$394,610	1.184	15	CENTRAL AREA M&B NON-LAKE
09-21-226-080	8025 W Q AVE	11/17/23	\$309,914	PTA	03-ARM'S LENGTH	\$309,914	\$0	0.00	\$250,586	\$51,859	\$258,055	\$214,376	1.204	15	CENTRAL AREA M&B NON-LAKE
09-15-360-110	7772 W Q AVE	12/14/23	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$67,900	32.96	\$168,118	\$42,776	\$163,224	\$135,213	1.207	15	CENTRAL AREA M&B NON-LAKE
Totals:			\$19,545,161			\$19,469,661	\$7,478,800		\$19,519,057		\$15,273,759	\$16,529,833			
							Sale. Ratio =>	38.41				E.C.F. =>	0.924	0.1501991	
							Std. Dev. =>	8.43				Ave. E.C.F. =>	0.952		
												ORIGINAL	0.941		
												STD DEV	0.277		
												MAX	1.218		
												MIN	0.664		

2025 TEXAS TOWNSHIP ECF STUDY

10

not used														
09-10-426-026	6570 S 8TH ST	09/21/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$0	0.00	\$474,952	\$402,040	\$1,097,960	\$78,654	13.959	15 CENTRAL AREA M&B NON-LAKE
09-14-351-100	6820 TEXAS	11/27/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$95,800	23.95	\$217,611	\$126,452	\$273,548	\$112,403	2.434	15 CENTRAL AREA M&B NON-LAKE
09-17-251-060	7433 S 3RD ST	08/23/23	\$1,387,650	WD	03-ARM'S LENGTH	\$1,387,650	\$466,400	33.61	\$1,046,807	\$206,018	\$1,181,632	\$907,000	1.303	15 CENTRAL AREA M&B NON-LAKE
09-17-351-021	9782 W OLD Q	08/29/22	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$199,300	84.09	\$374,612	\$213,833	\$23,167	\$173,440	0.134	15 CENTRAL AREA M&B NON-LAKE
09-16-355-034	8794 W Q AVE	08/12/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$78,000	62.40	\$204,616	\$82,600	\$42,400	\$131,625	0.322	15 CENTRAL AREA M&B NON-LAKE
09-25-101-060	9143 S 10TH ST	04/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$170,900	68.36	\$458,465	\$101,727	\$148,273	\$384,831	0.385	15 CENTRAL AREA M&B NON-LAKE
09-08-451-005	9484 W P AVE	11/14/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$126,500	72.29	\$292,404	\$80,000	\$95,000	\$229,131	0.415	15 CENTRAL AREA M&B NON-LAKE
09-17-351-022	9782 W OLD Q	08/29/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$0	0.00	\$287,856	\$127,077	\$109,923	\$173,440	0.634	15 CENTRAL AREA M&B NON-LAKE
09-15-376-030	1458 S CROOKED LAKE DR	09/20/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$39,000	22.29	\$135,665	\$34,222	\$140,778	\$109,432	1.286	15 CENTRAL AREA M&B NON-LAKE
09-08-276-065	6428 S 4TH	02/28/24	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$119,800	33.51	\$273,955	\$71,920	\$285,580	\$217,945	1.310	15 CENTRAL AREA M&B NON-LAKE
09-15-351-310	7974 W Q AVE	07/07/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$62,900	29.95	\$156,694	\$39,000	\$171,000	\$126,962	1.347	15 CENTRAL AREA M&B NON-LAKE
09-15-360-080	7824 W Q AVE	08/23/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$77,000	30.20	\$189,269	\$46,136	\$208,864	\$154,405	1.353	15 CENTRAL AREA M&B NON-LAKE
09-13-101-027	7067 S 10TH ST	10/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$111,700	31.91	\$263,202	\$100,798	\$249,202	\$175,193	1.422	15 CENTRAL AREA M&B NON-LAKE
09-16-355-031	8820 W Q AVE	07/28/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$125,000	31.25	\$283,747	\$69,298	\$330,702	\$231,337	1.430	15 CENTRAL AREA M&B NON-LAKE
09-17-401-040	7731 S 3RD ST	05/27/22	\$340,000	PTA	03-ARM'S LENGTH	\$316,200	\$93,600	29.60	\$219,447	\$70,000	\$246,200	\$161,216	1.527	15 CENTRAL AREA M&B NON-LAKE
09-23-230-140	8138 S 10TH ST	03/05/24	\$325,000	CD	03-ARM'S LENGTH	\$325,000	\$87,000	26.77	\$204,590	\$36,880	\$288,120	\$180,917	1.593	15 CENTRAL AREA M&B NON-LAKE
09-15-455-051	7380 W Q AVE	09/08/23	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$81,800	28.30	\$188,938	\$76,061	\$212,939	\$121,766	1.749	15 CENTRAL AREA M&B NON-LAKE

ECF 15.1 - TEXAS HGTS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	Building Depr.
09-22-210-410	7327 TEXAS HEIGHTS AVE	09/14/23	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$159,100	43.23	\$388,822	\$156,175	\$211,825	\$254,259	0.833	15.1	TEX HGTS 1 - 6	401	73
09-22-210-440	7215 TEXAS HEIGHTS AVE	03/17/23	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$151,300	33.77	\$432,238	\$156,425	\$291,575	\$301,435	0.967	15.1	TEX HGTS 1 - 6	401	73
09-22-210-450	7189 TEXAS HEIGHTS AVE	07/28/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$145,400	38.06	\$394,665	\$165,975	\$216,025	\$249,934	0.864	15.1	TEX HGTS 1 - 6	401	73
09-22-280-140	8385 LOGAN BAY ST	06/26/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$150,900	36.80	\$362,568	\$121,555	\$288,445	\$263,402	1.095	15.1	TEX HGTS 1 - 6	401	76
09-22-280-120	8431 LOGAN BAY ST	09/25/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$177,800	44.45	\$416,792	\$126,666	\$273,334	\$317,078	0.862	15.1	TEX HGTS 1 - 6	401	77
09-22-280-250	8323 KEENAN ST	08/07/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$157,300	37.45	\$382,972	\$124,125	\$295,875	\$282,893	1.046	15.1	TEX HGTS 1 - 6	401	77
09-22-280-290	8407 KEENAN ST	02/14/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$136,500	37.40	\$359,354	\$124,855	\$240,145	\$256,283	0.937	15.1	TEX HGTS 1 - 6	401	77
09-22-280-330	8428 KEENAN ST	08/14/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$171,300	40.31	\$407,458	\$122,045	\$302,955	\$311,927	0.971	15.1	TEX HGTS 1 - 6	401	77
09-22-250-080	8404 LEELANAU ST	08/24/23	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$182,100	45.64	\$430,901	\$126,335	\$272,665	\$332,859	0.819	15.1	TEX HGTS 1 - 6	401	78
09-22-260-170	8348 INTERLOCHEN ST	10/31/23	\$411,000	CD	03-ARM'S LENGTH	\$411,000	\$173,700	42.26	\$416,162	\$136,479	\$274,521	\$305,664	0.898	15.1	TEX HGTS 1 - 6	401	78
09-22-250-240	7315 KENDALL ARBOR AVE	12/09/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$168,500	42.13	\$442,057	\$123,713	\$276,287	\$347,917	0.794	15.1	TEX HGTS 1 - 6	401	79
09-22-260-060	8421 INTERLOCHEN ST	12/01/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$127,700	33.61	\$424,859	\$173,760	\$206,240	\$274,425	0.752	15.1	TEX HGTS 1 - 6	401	79
09-22-280-040	7111 KENDALL ARBOR AVE	06/03/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$145,500	42.17	\$389,613	\$128,142	\$216,858	\$285,761	0.759	15.1	TEX HGTS 1 - 6	401	79
09-22-280-080	7195 KENDALL ARBOR AVE	11/08/22	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$154,600	36.04	\$407,475	\$136,760	\$292,240	\$295,863	0.988	15.1	TEX HGTS 1 - 6	401	79
09-22-150-080	8225 BOYNE ST	06/21/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$159,000	37.41	\$401,997	\$122,620	\$302,380	\$305,330	0.990	15.1	TEX HGTS 1 - 6	401	80
09-22-150-110	8163 BOYNE	10/06/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$206,800	35.35	\$481,605	\$122,892	\$462,108	\$392,036	1.179	15.1	TEX HGTS 1 - 6	401	80
09-22-150-300	7571 TEXAS HEIGHTS AVE	01/03/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$138,100	35.87	\$352,328	\$121,723	\$263,277	\$252,027	1.045	15.1	TEX HGTS 1 - 6	401	80
09-22-150-340	8339 CHARLEVOIX ST	10/12/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$135,800	37.72	\$343,817	\$122,892	\$237,108	\$241,448	0.982	15.1	TEX HGTS 1 - 6	401	80
09-22-150-460	8227 PETOSKEY ST	12/07/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$190,300	44.26	\$445,853	\$122,960	\$307,040	\$352,889	0.870	15.1	TEX HGTS 1 - 6	401	80
09-22-150-700	7545 MANITOU	07/31/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$169,000	45.68	\$364,659	\$122,441	\$247,559	\$264,719	0.935	15.1	TEX HGTS 1 - 6	401	80
Totals:			\$8,137,000			\$8,137,000	\$3,200,700		\$8,046,195		\$5,478,462	\$5,888,150					
							Sale. Ratio =>	39.34				E.C.F. =>	0.930	0.113170138		depreciation =>20%	
							Std. Dev. =>	3.94				Ave. E.C.F. =>	0.929				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	Property Class	Building Depr.
09-22-150-280	7609 TEXAS HEIGHTS AVE	07/07/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$164,400	36.94	\$416,248	\$121,614	\$323,386	\$322,004	1.004	15.1	TEX HGTS 1 - 6	401	81
09-22-180-003	8427 CHARLEVOIX ST	05/20/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$190,100	40.02	\$473,411	\$143,062	\$331,938	\$386,826	0.858	15.1	TEX HGTS 7-9	401	82
09-22-180-017	7648 BINGHAM	11/14/22	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$187,200	39.00	\$424,140	\$104,770	\$375,230	\$373,970	1.003	15.1	TEX HGTS 7-9	401	82
09-22-180-038	7542 NORTHPORT AVE	09/15/23	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$188,900	41.15	\$407,181	\$103,208	\$355,792	\$355,940	1.000	15.1	TEX HGTS 7-9	401	83
09-22-300-016	7939 PORT HOPE	02/13/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$262,000	44.41	\$598,057	\$181,864	\$408,136	\$487,345	0.837	15.1	TEX HGTS 7-9	401	87
09-22-300-017	8612 TROUT BAY ST	08/05/22	\$605,700	WD	03-ARM'S LENGTH	\$605,700	\$235,800	38.93	\$650,343	\$134,786	\$470,914	\$603,697	0.780	15.1	TEX HGTS 7-9	401	88
09-22-300-032	7769 PRESQUE ISLE DR	06/10/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$173,200	34.30	\$425,878	\$105,632	\$399,368	\$374,995	1.065	15.1	TEX HGTS 7-9	401	88
09-22-310-003	8745 PETOSKEY ST	11/18/22	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$257,600	46.84	\$637,146	\$152,427	\$397,573	\$567,587	0.700	15.1	TEX HGTS 7-9	401	88
09-22-310-009	7757 BOWERS HARBOR AVE	08/18/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$258,100	41.30	\$593,527	\$129,619	\$495,381	\$543,218	0.912	15.1	TEX HGTS 7-9	401	88
09-22-300-012	7853 PORT HOPE	12/09/22	\$487,900	WD	03-ARM'S LENGTH	\$487,900	\$206,400	42.30	\$513,213	\$105,717	\$382,183	\$477,162	0.801	15.1	TEX HGTS 7-9	401	89
09-22-300-041	7940 PORT HOPE DR	08/29/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$203,000	41.01	\$522,662	\$130,252	\$364,748	\$459,497	0.794	15.1	TEX HGTS 7-9	401	89
09-22-310-002	8715 PETOSKEY ST	06/27/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$274,700	43.60	\$629,161	\$153,055	\$476,945	\$557,501	0.856	15.1	TEX HGTS 7-9	401	89
09-22-300-031	8554 PETOSKEY ST	06/13/23	\$514,900	WD	03-ARM'S LENGTH	\$514,900	\$228,100	44.30	\$514,430	\$120,584	\$394,316	\$461,178	0.855	15.1	TEX HGTS 7-9	401	90
09-22-310-022	7792 BOWERS HARBOR AVE	07/25/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$242,800	41.50	\$606,119	\$151,882	\$433,118	\$531,893	0.814	15.1	TEX HGTS 7-9	401	90
09-22-310-023	7764 BOWERS HARBOR AVE	10/16/23	\$629,900	WD	03-ARM'S LENGTH	\$614,900	\$248,000	40.33	\$575,257	\$152,439	\$462,461	\$495,103	0.934	15.1	TEX HGTS 7-9	401	90
Totals:			\$8,077,400			\$8,062,400	\$3,320,300		\$7,986,773		\$6,071,489	\$6,997,915					
							Sale. Ratio =>	41.18				E.C.F. =>	0.868	0.102418933		depreciation =<19%	
							Std. Dev. =>	3.12				Ave. E.C.F. =>	0.881				

ECF 15.4 - INVERN/BENT-CRKD-COR & HIDDEN COVES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-15-430-180	7548 CANYON DR	02/04/23	\$625,000	WD	03-ARM'S LENGTH	\$620,000	\$292,100	47.11	\$706,497	\$85,680	\$534,320	\$772,160	0.692	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-460-019	7694 CROOKED COVE ST	05/15/23	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$313,300	44.76	\$753,980	\$86,810	\$613,190	\$829,813	0.739	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-465-012	7881 DRAKE RIDGE ST	09/30/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$214,200	43.71	\$503,832	\$87,501	\$402,499	\$517,825	0.777	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-470-014	7826 CORNERS COVE ST	03/05/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$41,300	4.59	\$530,442	\$78,400	\$821,600	\$514,269	1.598	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-465-010	7908 DRAKE RIDGE ST	08/02/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$391,700	47.77	\$1,052,192	\$163,835	\$656,165	\$1,104,922	0.594	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-460-005	7877 INTERLOCHEN ST	10/05/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$236,900	48.35	\$503,735	\$68,327	\$421,673	\$541,552	0.779	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-430-110	7195 VAIL	05/20/22	\$651,000	WD	03-ARM'S LENGTH	\$651,000	\$260,000	39.94	\$625,713	\$70,311	\$580,689	\$690,799	0.841	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-470-003	7687 CORNERS COVE ST	07/28/22	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$35,000	5.04	\$681,553	\$90,064	\$604,936	\$672,911	0.899	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-430-280	7644 ASPEN LN	05/23/22	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$266,300	36.48	\$645,047	\$100,266	\$629,734	\$677,588	0.929	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-460-010	7667 CROOKED COVE ST	03/15/24	\$647,000	WD	03-ARM'S LENGTH	\$647,000	\$237,700	36.74	\$518,571	\$82,046	\$564,954	\$542,942	1.041	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-470-011	7271 OLIVIA ROSE AVE	08/22/23	\$873,000	WD	03-ARM'S LENGTH	\$873,000	\$323,500	37.06	\$731,512	\$143,051	\$729,949	\$669,466	1.090	15.4	INVERN/BENT-CRKD-COR & HIDDEN COVES
Totals:			\$7,621,000			\$7,616,000	\$2,612,000		\$7,253,074		\$6,559,709	\$7,534,247			
								Sale. Ratio =>	34.30				E.C.F. =>	0.871	0.271881959
								Std. Dev. =>	15.85				Ave. E.C.F. =>	0.907	

ECF 15.6 - BELLE MEADE CONDOS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-22-240-028	8219 THIMBLEWEED TRAIL	08/05/22	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$217,700	43.28	\$515,276	\$76,590	\$426,410	\$402,095	1.060	15.6	BELLE MEADE CONDOS
09-22-240-020	8239 SWITCH GRASS RIDGE	05/26/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$251,300	42.96	\$598,942	\$73,785	\$511,215	\$481,354	1.062	15.6	BELLE MEADE CONDOS
09-22-240-022	8206 SWITCH GRASS RIDGE	11/03/23	\$618,000	WD	03-ARM'S LENGTH	\$608,000	\$264,100	43.44	\$592,134	\$77,040	\$530,960	\$472,130	1.125	15.6	BELLE MEADE CONDOS
09-22-240-015	8236 CONEFLOWER COVE	05/26/23	\$700,000	PTA	03-ARM'S LENGTH	\$697,000	\$142,800	20.49	\$660,987	\$75,428	\$621,572	\$536,718	1.158	15.6	BELLE MEADE CONDOS
09-22-240-043	7229 COREOPSIS COVE	08/31/23	\$589,900	WD	03-ARM'S LENGTH	\$589,900	\$34,800	5.90	\$494,464	\$76,810	\$513,090	\$382,818	1.340	15.6	BELLE MEADE CONDOS
Totals:			\$2,995,900			\$2,982,900	\$910,700		\$2,861,803		\$2,603,247	\$2,275,115			
							Sale. Ratio =>	30.53				E.C.F. =>	1.144	0.114753	
							Std. Dev. =>	17.24				Ave. E.C.F. =>	1.149		

2025 TEXAS TOWNSHIP ECF STUDY

ECF 16 - ALL AGRICULTURE AG 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-24-476-049	8850 S 12TH	10/31/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$76,200	35.20	\$218,481	\$210,621	\$5,879	\$9,752	0.603	15	CENTRAL AREA M&B NON-LAKE
09-26-426-006	9524 S 10TH	09/23/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$136,500	31.74	\$409,379	\$316,148	\$113,852	\$115,671	0.984	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-14-430-015	7522 S 10TH	02/28/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$304,300	35.80	\$825,966	\$759,048	\$90,952	\$83,025	1.095	15	CENTRAL AREA M&B NON-LAKE
09-19-360-050	10802 W R	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$407,400	\$209,600	51.45	\$378,991	\$341,328	\$66,072	\$46,728	1.414	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-176-010	10715 W Q	11/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$145,600	41.60	\$325,259	\$294,576	\$55,424	\$38,068	1.456	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$2,311,500			\$2,253,900	\$872,200		\$2,158,076		\$332,179	\$293,244			
Sale. Ratio =>														E.C.F. =>	1.133
Std. Dev. =>														Ave.E.C.F. =>	1.110

NOT USED															
09-18-401-040	10371 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$790,500	\$341,000	43.14	\$832,712	\$788,609	\$1,891	\$54,718	0.035	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-04-120-013	5171 S 4TH	10/07/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$79,300	20.87	\$337,410	\$320,360	\$59,640	\$20,895	2.854	01	RESIDENTIAL - M&B N. OF I-94
09-29-280-031	9132 W RS	06/03/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$75,800	25.35	\$226,245	\$204,485	\$94,515	\$26,998	3.501	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-201-021	9485 W S	07/12/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$117,300	40.46	\$280,364	\$278,545	\$11,355	\$2,257	5.031	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-09-476-021	6810 S 6TH ST	07/01/22	\$879,900	WD	03-ARM'S LENGTH	\$879,900	\$304,000	34.55	\$836,114	\$829,508	\$50,392	\$8,196	6.148	15	CENTRAL AREA M&B NON-LAKE
09-13-101-027	7067 S 10TH	10/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$111,700	31.91	\$284,051	\$275,733	\$74,267	\$10,320	7.196	15	CENTRAL AREA M&B NON-LAKE
09-18-251-011	10346 W PQ AVE	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$2,418,000	\$825,300	34.13	\$2,195,916	\$2,168,741	\$249,259	\$33,716	7.393	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-31-101-013	10803 W S	06/30/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$152,600	33.91	\$365,438	\$357,373	\$92,627	\$10,006	9.257	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-35-226-030	10164 S 10TH	09/13/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$136,100	34.46	\$306,172	\$297,932	\$97,068	\$10,223	9.495	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-226-017	10093 W P AVE	09/05/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$159,000	32.52	\$354,434	\$342,801	\$146,199	\$14,433	10.129	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-14-351-100	6820 TEXAS	11/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$95,800	23.95	\$222,011	\$209,055	\$190,945	\$15,877	12.026	15	CENTRAL AREA M&B NON-LAKE

ECF 16 - ALL AGRICULTURE RES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-01-126-010	5813 W N AVE	10/30/23	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$115,000	52.87	\$268,194	\$114,843	\$102,657	\$135,230	0.759	01	RESIDENTIAL - M&B N. OF I-94
09-01-276-040	5210 W ON AVE	12/09/22	\$225,000	LC	09-FAMILY	\$225,000	\$88,300	39.24	\$243,519	\$88,306	\$136,694	\$136,872	0.999	01	RESIDENTIAL - M&B N. OF I-94
09-02-101-160	6667 W N AVE	07/13/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,100	38.77	\$250,579	\$55,728	\$179,272	\$171,826	1.043	01	RESIDENTIAL - M&B N. OF I-94
09-01-276-021	5088 W ON AVE	06/22/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,800	46.09	\$346,680	\$67,677	\$257,323	\$246,034	1.046	01	RESIDENTIAL - M&B N. OF I-94
09-04-476-005	5768 S 6TH ST	02/15/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,700	45.07	\$304,998	\$101,740	\$188,260	\$179,240	1.050	01	RESIDENTIAL - M&B N. OF I-94
09-07-201-040	6221 S 1ST	07/06/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$111,100	31.74	\$356,340	\$150,370	\$199,630	\$181,631	1.099	01	RESIDENTIAL - M&B N. OF I-94
09-04-276-060	5470 S 6TH ST	01/19/24	\$332,500	PTA	03-ARM'S LENGTH	\$332,500	\$190,700	57.35	\$336,509	\$68,698	\$263,802	\$236,165	1.117	01	RESIDENTIAL - M&B N. OF I-94
09-01-201-030	5185 S 11TH	04/21/22	\$271,914	WD	03-ARM'S LENGTH	\$271,914	\$105,900	38.95	\$268,208	\$87,104	\$184,810	\$159,704	1.157	01	RESIDENTIAL - M&B N. OF I-94
09-04-120-013	5171 S 4TH	10/07/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$79,300	20.87	\$337,410	\$108,034	\$271,966	\$202,272	1.345	01	RESIDENTIAL - M&B N. OF I-94
09-06-105-060	10899 STADIUM DR	04/27/23	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$72,400	35.75	\$174,623	\$62,320	\$140,180	\$99,033	1.415	01	RESIDENTIAL - M&B N. OF I-94
09-03-226-020	7195 W N AVE	10/07/22	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$76,700	30.08	\$216,918	\$64,108	\$190,892	\$134,753	1.417	01	RESIDENTIAL - M&B N. OF I-94
09-01-255-141	5289 W ON AVE	12/05/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$84,100	33.64	\$204,930	\$51,596	\$198,404	\$135,215	1.467	01	RESIDENTIAL - M&B N. OF I-94
09-03-226-050	7111 W N AVE	07/07/23	\$245,000	WD	03-ARM'S LENGTH	\$220,500	\$84,200	38.19	\$174,825	\$22,697	\$197,803	\$134,152	1.474	01	RESIDENTIAL - M&B N. OF I-94
09-04-151-020	5405 S 4TH	05/12/22	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$150,000	36.50	\$392,924	\$80,374	\$330,626	\$275,617	1.200	01	RESIDENTIAL - M&B N. OF I-94
09-07-101-039	10777 W O AVE	09/12/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,100	40.04	\$234,106	\$67,732	\$177,268	\$146,714	1.208	01	RESIDENTIAL - M&B N. OF I-94
09-01-126-030	5575 W N AVE	07/14/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,500	36.22	\$211,199	\$67,992	\$157,008	\$126,285	1.243	01	RESIDENTIAL - M&B N. OF I-94
09-30-151-035	9433 S VANKAL	06/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,200	50.10	\$289,952	\$94,582	\$115,418	\$196,155	0.588	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-151-001	8275 S VANKAL	09/12/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$204,200	40.44	\$615,093	\$111,000	\$394,000	\$506,117	0.778	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-018	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$347,700	57.00	\$693,447	\$308,370	\$301,630	\$386,624	0.780	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-401-017	10343 W RS	07/29/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$297,400	45.75	\$724,440	\$198,677	\$451,323	\$527,875	0.855	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-265-010	10340 W RS	09/01/23	\$950,600	WD	03-ARM'S LENGTH	\$950,600	\$426,300	44.85	\$1,056,153	\$204,223	\$746,377	\$855,351	0.873	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-26-226-030	9218 S 10TH	06/21/23	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$153,900	45.74	\$361,917	\$120,143	\$216,357	\$242,745	0.891	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-33-101-030	8695 W S	12/08/22	\$330,000	WD	03-ARM'S LENGTH	\$313,500	\$145,800	46.51	\$328,080	\$142,763	\$170,737	\$186,061	0.918	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-401-040	10371 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$790,500	\$341,000	43.14	\$832,712	\$110,017	\$680,483	\$725,597	0.938	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-101-013	9973 W S	11/30/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$303,500	57.81	\$544,494	\$171,151	\$353,489	\$374,842	0.944	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-014	9435 W RS	01/25/24	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$231,300	46.54	\$513,911	\$115,542	\$381,458	\$399,969	0.954	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-301-017	8651 S VANKAL	10/07/22	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$194,400	40.58	\$473,719	\$171,385	\$307,615	\$303,548	1.013	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-201-021	9485 W S	07/12/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$117,300	40.46	\$280,364	\$163,254	\$126,646	\$117,580	1.077	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-401-010	8505 S VANKAL	07/26/23	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$313,000	54.43	\$556,061	\$351,847	\$223,153	\$205,034	1.088	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-360-050	10802 W R	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$407,400	\$209,600	51.45	\$378,991	\$103,051	\$304,349	\$277,048	1.099	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-251-011	10346 W PQ AVE	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$2,418,000	\$825,300	34.13	\$2,195,916	\$279,129	\$2,138,871	\$1,924,485	1.111	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-26-426-006	9524 S 10TH	09/23/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$136,500	31.74	\$409,379	\$233,481	\$196,519	\$176,604	1.113	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-155-011	8962 W RS	05/05/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$130,700	34.67	\$303,354	\$88,954	\$288,046	\$215,261	1.338	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-31-101-013	10803 W S	06/30/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$152,600	33.91	\$365,438	\$180,674	\$269,326	\$185,506	1.452	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-380-011	8740 W S	10/14/22	\$419,900	PTA	03-ARM'S LENGTH	\$419,900	\$156,800	37.34	\$381,343	\$162,106	\$257,794	\$220,117	1.171	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-27-230-001	7211 W R	05/25/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$153,500	18.50	\$712,332	\$74,749	\$755,151	\$640,144	1.180	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-176-010	10715 W Q	11/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$145,600	41.60	\$325,259	\$192,865	\$157,135	\$132,926	1.182	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-401-016	9640 S 6TH ST	07/12/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$157,500	34.62	\$405,793	\$175,037	\$279,963	\$231,683	1.208	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-410-012	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$523,920	\$138,843	\$471,157	\$386,624	1.219	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$18,255,214			\$17,915,114	\$6,958,000		\$17,594,030		\$12,763,952	\$12,118,640			
									Sale. Ratio =>	38.84	E.C.F. =>		1.053		
									Std. Dev. =>	11.07	Ave. E.C.F. =>		1.098		

ECF 17 - APPLEGATE FARMS & CHADEAU ESTATES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-14-377-390	7959 PERCHERON	11/16/22	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$181,500	44.27	\$423,274	\$77,207	\$332,793	\$406,659	0.818	17	APPLEGATE FARMS & CHADEAU ESTATES
09-14-377-350	7877 PERCHERON ST	03/16/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$151,800	36.84	\$393,181	\$74,036	\$337,964	\$375,024	0.901	17	APPLEGATE FARMS & CHADEAU ESTATES
09-14-477-210	6123 KEITH CT	03/10/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$119,300	36.15	\$291,084	\$86,309	\$243,691	\$240,629	1.013	17	APPLEGATE FARMS & CHADEAU ESTATES
09-14-377-040	7850 PERCHERON ST	10/10/22	\$496,200	WD	03-ARM'S LENGTH	\$496,200	\$186,000	37.48	\$408,438	\$85,715	\$410,485	\$379,228	1.082	17	APPLEGATE FARMS & CHADEAU ESTATES
Totals:			\$1,648,200			\$1,648,200	\$638,600		\$1,515,977		\$1,324,933	\$1,401,539			
								Sale. Ratio ==>	38.75			E.C.F. ==>	0.945	0.11708867	
								Std. Dev. ==>	3.76			Ave. E.C.F. ==>	0.954		
													ORIGINAL STD DEV MAX MIN 0.990 0.198 1.188 0.792		
OUTLIER															
09-14-477-050	6092 CHADEAU AVE	12/29/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$109,700	33.24	\$242,978	\$89,966	\$240,034	\$179,803	1.335	17	APPLEGATE FARMS & CHADEAU ESTATES

ECF 18 - BAY RIDGE VINTAGE VICTORIA 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-12-480-010	5135 QUEEN VICTORIA	11/15/22	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$233,100	42.38	\$593,474	\$142,058	\$407,942	\$622,643	0.655	18	BAY RIDGE VINTAGE VICTORIA
09-12-480-040	5075 QUEEN VICTORIA DR	08/16/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$238,400	48.65	\$511,969	\$85,296	\$404,704	\$588,515	0.688	18	BAY RIDGE VINTAGE VICTORIA
09-12-390-390	5624 ARBOR POINTE CIR	10/27/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$151,300	46.99	\$319,067	\$115,450	\$206,550	\$280,851	0.735	18	BAY RIDGE VINTAGE VICTORIA
09-12-470-080	6828 VERONICA ST	12/12/23	\$655,000	WD	03-ARM'S LENGTH	\$630,000	\$282,700	44.87	\$611,218	\$90,153	\$539,847	\$718,710	0.751	18	BAY RIDGE VINTAGE VICTORIA
09-12-390-380	5587 ARBOR POINTE CIR	02/28/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$187,000	43.49	\$395,554	\$116,370	\$313,630	\$385,081	0.814	18	BAY RIDGE VINTAGE VICTORIA
09-12-370-270	6948 BENTLEY DR	08/07/23	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$169,100	34.72	\$359,954	\$85,899	\$401,101	\$378,007	1.061	18	BAY RIDGE VINTAGE VICTORIA
09-12-490-071	5163 LEWSINDA AVE	10/23/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$114,200	34.09	\$235,363	\$101,530	\$233,470	\$184,597	1.265	18	BAY RIDGE VINTAGE VICTORIA
Totals:			\$3,269,000			\$3,244,000	\$1,375,800		\$3,026,599		\$2,507,244	\$3,158,404			
							Sale. Ratio =>	42.41				E.C.F. =>	0.794	0.2254602	
							Std. Dev. =>	5.70				Ave. E.C.F. =>	0.853		

ECF 20 - EAGLE LAKE - WATERFRONT 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-08-476-040	6829 S 3RD ST	04/13/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$369,500	52.79	\$918,556	\$215,703	\$484,297	\$625,871	0.774	20	EAGLE LAKE - WATERFRONT
09-09-330-050	1168 N EAGLE LAKE DR	06/13/23	\$793,000	WD	03-ARM'S LENGTH	\$793,000	\$342,700	43.22	\$757,904	\$268,420	\$524,580	\$435,872	1.204	20	EAGLE LAKE - WATERFRONT
09-09-330-150	1122 N EAGLE LAKE DR	06/15/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$136,200	35.38	\$551,132	\$293,151	\$91,849	\$229,725	0.400	20	EAGLE LAKE - WATERFRONT
09-09-330-250	1054 N EAGLE LAKE DR	08/11/23	\$819,000	WD	03-ARM'S LENGTH	\$819,000	\$275,400	33.63	\$602,327	\$263,465	\$555,535	\$301,747	1.841	20	EAGLE LAKE - WATERFRONT
09-09-351-040	1450 N EAGLE LAKE DR	03/17/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$196,200	34.73	\$495,977	\$240,751	\$324,249	\$227,272	1.427	20	EAGLE LAKE - WATERFRONT
09-09-351-130	1400 N EAGLE LAKE DR	04/14/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$394,700	45.11	\$860,068	\$402,074	\$472,926	\$407,831	1.160	20	EAGLE LAKE - WATERFRONT
09-09-351-191	1330 N EAGLE LAKE DR	08/01/22	\$1,496,500	WD	03-ARM'S LENGTH	\$1,496,500	\$441,100	29.48	\$1,493,451	\$609,671	\$886,829	\$786,981	1.127	20	EAGLE LAKE - WATERFRONT
09-09-351-220	1300 N EAGLE LAKE	06/15/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$323,600	46.90	\$823,730	\$372,213	\$317,787	\$402,063	0.790	20	EAGLE LAKE - WATERFRONT
09-09-430-301	1230 N EAGLE LAKE DR	05/31/22	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$307,200	21.94	\$904,125	\$265,893	\$1,134,107	\$568,328	1.996	20	EAGLE LAKE - WATERFRONT
09-09-365-030	530 TREASURE ISLAND	01/26/24	\$960,000	PTA	03-ARM'S LENGTH	\$960,000	\$472,600	49.23	\$988,836	\$401,185	\$558,815	\$523,287	1.068	20	EAGLE LAKE - WATERFRONT
09-09-376-030	755 TREASURE ISLAND	07/07/23	\$451,500	WD	03-ARM'S LENGTH	\$337,500	\$113,300	33.57	\$236,452	\$158,438	\$179,062	\$69,469	2.578	20	EAGLE LAKE - WATERFRONT
09-09-376-320	569 TREASURE ISLAND	03/23/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$143,400	35.85	\$363,245	\$160,752	\$239,248	\$180,314	1.327	20	EAGLE LAKE - WATERFRONT
09-09-430-010	6625 E EAGLE LAKE DR	05/19/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$80,900	24.74	\$252,050	\$112,600	\$214,400	\$124,176	1.727	20	EAGLE LAKE - WATERFRONT
09-09-430-030	6653 E EAGLE LAKE DR	03/15/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,600	51.18	\$290,927	\$116,014	\$103,986	\$155,755	0.668	20	EAGLE LAKE - WATERFRONT
09-09-452-121	900 E EAGLE LAKE DR	07/29/22	\$475,500	WD	03-ARM'S LENGTH	\$475,500	\$137,500	28.92	\$1,170,606	\$216,824	\$258,676	\$849,316	0.305	20	EAGLE LAKE - WATERFRONT
09-09-470-020	848 E EAGLE LAKE DR	05/17/22	\$821,000	WD	03-ARM'S LENGTH	\$821,000	\$310,800	37.86	\$809,431	\$255,591	\$565,409	\$493,179	1.146	20	EAGLE LAKE - WATERFRONT
09-09-470-120	790 E EAGLE LAKE DR	07/22/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$273,200	49.67	\$637,303	\$265,592	\$284,408	\$330,998	0.859	20	EAGLE LAKE - WATERFRONT
09-16-101-170	991 TREASURE ISLAND	05/02/22	\$658,000	WD	03-ARM'S LENGTH	\$658,000	\$229,700	34.91	\$600,566	\$173,140	\$484,860	\$380,611	1.274	20	EAGLE LAKE - WATERFRONT
09-16-176-030	379 PEPPER AVE	09/22/23	\$733,000	WD	03-ARM'S LENGTH	\$733,000	\$196,100	26.75	\$422,061	\$225,963	\$507,037	\$174,620	2.904	20	EAGLE LAKE - WATERFRONT
09-16-201-070	618 AQUA VIEW DR	02/29/24	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$283,800	30.85	\$620,061	\$339,199	\$580,801	\$250,100	2.322	20	EAGLE LAKE - WATERFRONT
09-16-201-110	600 AQUA VIEW DR	01/31/23	\$732,500	WD	03-ARM'S LENGTH	\$732,500	\$282,200	38.53	\$726,020	\$339,914	\$392,586	\$343,817	1.142	20	EAGLE LAKE - WATERFRONT
09-16-201-140	582 AQUA VIEW	03/18/24	\$849,000	WD	03-ARM'S LENGTH	\$849,000	\$311,100	36.64	\$712,024	\$369,087	\$479,913	\$305,376	1.572	20	EAGLE LAKE - WATERFRONT
09-16-251-060	532 E EAGLE LAKE DR	09/09/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$79,800	33.96	\$179,586	\$82,810	\$152,190	\$86,176	1.766	20	EAGLE LAKE - WATERFRONT
09-17-226-080	7207 EAGLE HEIGHTS DR	06/13/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$392,700	32.73	\$1,062,916	\$335,643	\$864,357	\$647,616	1.335	20	EAGLE LAKE - WATERFRONT
09-17-230-060	7115 EAGLE HEIGHTS DR	04/01/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$425,200	35.43	\$1,084,507	\$504,768	\$695,232	\$516,241	1.347	20	EAGLE LAKE - WATERFRONT
09-17-240-060	7181 EAGLE TER	02/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$313,000	62.60	\$602,942	\$445,119	\$54,881	\$140,537	0.391	20	EAGLE LAKE - WATERFRONT
Totals:			\$18,956,000			\$18,842,000	\$6,944,500		\$18,166,803	\$11,408,020	\$9,557,278				
							Sale. Ratio =>	36.86					E.C.F. =>	1.194	0.645717
							Std. Dev. =>	9.61					Ave. E.C.F. =>	1.325	

not used

09-09-376-153	TREASURE ISLAND	07/07/23	\$451,500	WD	03-ARM'S LENGTH	\$114,000	\$36,300	31.84	\$233,655	\$157,200	(\$43,200)	\$68,081	(0.635)	20	CENTRAL AREA M&B NON-LAKE
09-09-430-020	6639 E EAGLE LAKE DR	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,800	41.40	\$150,744	\$150,744	\$49,256	\$0	#DIV/0!	20	EAGLE LAKE - WATERFRONT

ECF 23 - HERITAGE ESTATES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
09-16-201-390	8052 HERITAGE DR	06/08/23	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$99,200	39.84	\$222,393	\$77,707	\$171,293	\$145,267	1.179	23
09-16-230-220	8125 CONTINGO TER	04/06/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$118,100	40.87	\$297,283	\$83,094	\$205,906	\$215,049	0.957	23
09-16-230-350	8060 TALARIA TER	04/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$99,700	33.23	\$250,755	\$84,535	\$215,465	\$166,888	1.291	23
09-16-230-370	8018 TALARIA	07/29/22	\$349,000	PTA	03-ARM'S LENGTH	\$349,000	\$131,100	37.56	\$332,503	\$84,559	\$264,441	\$248,940	1.062	23
Totals:			\$1,187,000			\$1,187,000	\$448,100		\$1,102,934		\$857,105	\$776,144		
								Sale. Ratio =>	37.75			E.C.F. =>	1.104	0.144323074
								Std. Dev. =>	3.39			Ave. E.C.F. =>	1.122	

ECF 25 - PINE ISLE LAKE 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-16-330-170	7932 FINNAGEN	10/21/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$155,700	33.85	\$550,363	\$98,338	\$361,662	\$464,091	0.779	25	PINE ISLE LAKE
09-16-330-031	7570 FINNAGEN ST	07/21/23	\$431,250	WD	03-ARM'S LENGTH	\$431,250	\$176,300	40.88	\$465,341	\$97,062	\$334,188	\$378,110	0.884	25	PINE ISLE LAKE
09-16-330-150	7886 FINNAGEN ST	04/21/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$132,200	26.18	\$533,945	\$83,585	\$421,415	\$462,382	0.911	25	PINE ISLE LAKE
09-16-330-220	7935 FINNAGEN ST	08/24/23	\$458,500	WD	03-ARM'S LENGTH	\$458,500	\$199,600	43.53	\$479,667	\$74,830	\$383,670	\$415,644	0.923	25	PINE ISLE LAKE
09-16-302-080	8823 W PQ	09/12/23	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$0	0.00	\$409,478	\$103,344	\$350,656	\$375,625	0.934	25	PINE ISLE LAKE
09-16-330-210	7957 FINNAGEN ST	01/03/23	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$157,400	30.56	\$467,781	\$80,828	\$434,172	\$397,282	1.093	25	PINE ISLE LAKE
09-16-302-070	8841 W PQ	10/26/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$138,000	33.25	\$362,948	\$102,864	\$312,136	\$267,027	1.169	25	PINE ISLE LAKE
Totals:			\$3,238,750			\$3,238,750	\$959,200		\$3,269,523		\$2,597,899	\$2,760,160			
								Sale. Ratio =>	29.62			E.C.F. =>	0.941	0.13170734	
								Std. Dev. =>	14.38			Ave. E.C.F. =>	0.956		

outlier

09-16-330-080	7702 FINNAGEN ST	10/19/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$184,000	28.98	\$458,478	\$97,238	\$537,762	\$370,883	1.450	25	PINE ISLE LAKE
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ECF 26 - MATTAWAN HEIGHTS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-08-355-030	9844 W P AVE	10/11/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$214,900	44.77	\$552,164	\$92,931	\$387,069	\$495,397	0.781	15	CENTRAL AREA M&B NON-LAKE
09-07-310-220	10601 PENNYCRESS LN	05/20/22	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$170,500	40.45	\$363,123	\$113,483	\$308,017	\$372,042	0.828	26	MATTAWAN HEIGHTS
09-07-201-040	6221 S 1ST	07/06/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$111,100	31.74	\$362,340	\$156,370	\$193,630	\$181,631	1.066	01	RESIDENTIAL - M&B N. OF I-94
Totals:			\$1,251,500			\$1,251,500	\$496,500		\$1,277,627		\$888,716	\$1,049,070			
								Sale. Ratio =>	39.67			E.C.F. =>	0.847	0.15272848	
								Std. Dev. =>	6.64			Ave. E.C.F. =>	0.892		

ORIGINAL	0.883
STD DEV	0.332
MAX	1.215
MIN	0.551

not used

09-07-101-039	10777 W O AVE	09/12/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,100	40.04	\$230,466	\$64,092	\$180,908	\$146,714	1.233	01	RESIDENTIAL - M&B N. OF I-94
09-08-276-065	6428 S 4TH	02/28/24	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$119,800	33.51	\$273,955	\$71,920	\$285,580	\$217,945	1.310	15	CENTRAL AREA M&B NON-LAKE
09-08-451-005	9484 W P AVE	11/14/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$126,500	72.29	\$292,404	\$80,000	\$95,000	\$229,131	0.415	15	CENTRAL AREA M&B NON-LAKE

ECF 27 - COLONY PARK & WOODS 1 - 6 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-24-198-030	5551 SWALLOW	09/09/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$142,600	43.88	\$344,404	\$123,351	\$201,649	\$274,942	0.733	27	COLONY PARK/POINTE/ WOODS
09-24-202-080	8025 OAK HILL	07/28/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$133,200	47.57	\$320,863	\$132,453	\$147,547	\$234,341	0.630	27	COLONY PARK/POINTE/ WOODS
09-24-202-280	5291 COLONY WOODS	06/08/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$151,300	35.60	\$327,312	\$121,379	\$303,621	\$256,136	1.185	27	COLONY PARK/POINTE/ WOODS
09-24-210-220	5062 WHIPPOORWILL	03/25/24	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$144,000	36.55	\$312,058	\$116,398	\$277,602	\$243,358	1.141	27	COLONY PARK/POINTE/ WOODS
09-24-210-430	5105 WHIPPOORWILL	11/23/22	\$457,000	PTA	03-ARM'S LENGTH	\$457,000	\$178,500	39.06	\$432,476	\$127,155	\$329,845	\$379,753	0.869	27	COLONY PARK/POINTE/ WOODS
09-24-255-050	8386 WARBLER	06/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$140,400	40.11	\$306,930	\$121,016	\$228,984	\$231,236	0.990	27	COLONY PARK/POINTE/ WOODS
09-24-255-110	8325 WARBLER	06/30/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$188,700	47.18	\$397,316	\$112,451	\$287,549	\$354,310	0.812	27	COLONY PARK/POINTE/ WOODS
09-24-265-170	5353 CHICKADEE	07/10/23	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$212,900	42.59	\$457,502	\$147,279	\$352,621	\$385,850	0.914	27	COLONY PARK/POINTE/ WOODS
09-24-280-220	5120 CHICKADEE	03/21/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$150,100	40.03	\$358,203	\$121,428	\$253,572	\$294,496	0.861	27	COLONY PARK/POINTE/ WOODS
Totals:			\$3,505,900			\$3,505,900	\$1,441,700		\$3,257,064		\$2,382,990	\$2,654,420			
								Sale. Ratio =>	41.12			E.C.F. =>	0.898	0.17985156	
								Std. Dev. =>	4.26			Ave. E.C.F. =>	0.904		

ECF 28 - COLONY PARK & WOODS 7-9 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-24-160-120	5753 SWALLOW	05/18/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$204,500	41.31	\$549,985	\$184,882	\$310,118	\$513,506	0.604	28	COLONY POINT WEST & WOODS 7 - 9
09-24-401-080	8607 PLOVER	08/29/23	\$953,000	WD	03-ARM'S LENGTH	\$953,000	\$422,800	44.37	\$850,109	\$160,996	\$792,004	\$969,217	0.817	28	COLONY POINT WEST & WOODS 7 - 9
09-24-401-100	8628 PLOVER	08/16/23	\$676,000	WD	03-ARM'S LENGTH	\$676,000	\$275,500	40.75	\$610,223	\$164,472	\$511,528	\$626,935	0.816	28	COLONY POINT WEST & WOODS 7 - 9
Totals:			\$2,124,000			\$2,124,000	\$902,800		\$2,010,317		\$1,613,650	\$2,109,658			
								Sale. Ratio =>	42.50			E.C.F. =>	0.765	0.12275557	
								Std. Dev. =>	1.94			Ave. E.C.F. =>	0.746		

ECF 30 - PRETTY LAKE HEIGHTS WATERFRONT 2025 *

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-09-430-030	6653 E EAGLE LAKE DR	03/15/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,600	51.18	\$290,927	\$116,014	\$103,986	\$155,755	0.668	20	EAGLE LAKE - WATERFRONT
09-08-476-040	6829 S 3RD ST	04/13/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$369,500	52.79	\$918,556	\$215,703	\$484,297	\$625,871	0.774	20	EAGLE LAKE - WATERFRONT
09-09-351-220	1300 N EAGLE LAKE	06/15/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$323,600	46.90	\$823,730	\$372,213	\$317,787	\$402,063	0.790	20	EAGLE LAKE - WATERFRONT
09-09-470-120	790 E EAGLE LAKE DR	07/22/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$273,200	49.67	\$637,303	\$265,592	\$284,408	\$330,998	0.859	20	EAGLE LAKE - WATERFRONT
09-09-365-030	530 TREASURE ISLAND	01/26/24	\$960,000	PTA	03-ARM'S LENGTH	\$960,000	\$472,600	49.23	\$988,836	\$401,185	\$558,815	\$523,287	1.068	20	EAGLE LAKE - WATERFRONT
09-09-351-191	1330 N EAGLE LAKE DR	08/01/22	\$1,496,500	WD	03-ARM'S LENGTH	\$1,496,500	\$441,100	29.48	\$1,493,451	\$609,671	\$886,829	\$786,981	1.127	20	EAGLE LAKE - WATERFRONT
09-16-201-110	600 AQUA VIEW DR	01/31/23	\$732,500	WD	03-ARM'S LENGTH	\$732,500	\$282,200	38.53	\$726,020	\$339,914	\$392,586	\$343,817	1.142	20	EAGLE LAKE - WATERFRONT
09-09-470-020	848 E EAGLE LAKE DR	05/17/22	\$821,000	WD	03-ARM'S LENGTH	\$821,000	\$310,800	37.86	\$809,431	\$255,591	\$565,409	\$493,179	1.146	20	EAGLE LAKE - WATERFRONT
09-09-351-130	1400 N EAGLE LAKE DR	04/14/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$394,700	45.11	\$860,068	\$402,074	\$472,926	\$407,831	1.160	20	EAGLE LAKE - WATERFRONT
09-09-330-050	1168 N EAGLE LAKE DR	06/13/23	\$793,000	WD	03-ARM'S LENGTH	\$793,000	\$342,700	43.22	\$757,904	\$268,420	\$524,580	\$435,872	1.204	20	EAGLE LAKE - WATERFRONT
09-16-101-170	991 TREASURE ISLAND	05/02/22	\$658,000	WD	03-ARM'S LENGTH	\$658,000	\$229,700	34.91	\$600,566	\$173,140	\$484,860	\$380,611	1.274	20	EAGLE LAKE - WATERFRONT
09-09-376-320	569 TREASURE ISLAND	03/23/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$143,400	35.85	\$363,245	\$160,752	\$239,248	\$180,314	1.327	20	EAGLE LAKE - WATERFRONT
09-17-226-080	7207 EAGLE HEIGHTS DR	06/13/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$392,700	32.73	\$1,062,916	\$335,643	\$864,357	\$647,616	1.335	20	EAGLE LAKE - WATERFRONT
09-17-230-060	7115 EAGLE HEIGHTS DR	04/01/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$425,200	35.43	\$1,084,507	\$504,768	\$695,232	\$516,241	1.347	20	EAGLE LAKE - WATERFRONT
09-09-351-040	1450 N EAGLE LAKE DR	03/17/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$196,200	34.73	\$495,977	\$240,751	\$324,249	\$227,272	1.427	20	EAGLE LAKE - WATERFRONT
09-16-201-140	582 AQUA VIEW	03/18/24	\$849,000	WD	03-ARM'S LENGTH	\$849,000	\$311,100	36.64	\$712,024	\$369,087	\$479,913	\$305,376	1.572	20	EAGLE LAKE - WATERFRONT
09-09-430-010	6625 E EAGLE LAKE DR	05/19/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$80,900	24.74	\$252,050	\$112,600	\$214,400	\$124,176	1.727	20	EAGLE LAKE - WATERFRONT
09-16-251-060	532 E EAGLE LAKE DR	09/09/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$79,800	33.96	\$179,586	\$82,810	\$152,190	\$86,176	1.766	20	EAGLE LAKE - WATERFRONT
Totals:			\$13,272,000			\$13,272,000	\$5,182,000		\$13,057,097		\$8,046,072	\$6,973,436			
								Sale. Ratio =>	39.04				E.C.F. =>	1.154	0.309393
								Std. Dev. =>	8.01				Ave. E.C.F. =>	1.206	

* NO SALES - USED 20 - EAGLE LAKE - WATERFRONT SALES

ORIGINAL	1.194
STD DEV	0.645
MAX	1.839
MIN	0.549

not used

09-09-376-153	TREASURE ISLAND	07/07/23	\$451,500	WD	03-ARM'S LENGTH	\$114,000	\$36,300	31.84	\$233,655	\$157,200	(\$43,200)	\$68,081	(0.635)	20	CENTRAL AREA M&B NON-LAKE
09-09-430-020	6639 E EAGLE LAKE DR	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,800	41.40	\$150,744	\$150,744	\$49,256	\$0	#DIV/0!	20	EAGLE LAKE - WATERFRONT
09-09-452-121	900 E EAGLE LAKE DR	07/29/22	\$475,500	WD	03-ARM'S LENGTH	\$475,500	\$137,500	28.92	\$1,170,606	\$216,824	\$258,676	\$849,316	0.305	20	EAGLE LAKE - WATERFRONT
09-17-240-060	7181 EAGLE TER	02/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$313,000	62.60	\$602,942	\$445,119	\$54,881	\$140,537	0.391	20	EAGLE LAKE - WATERFRONT
09-09-330-150	1122 N EAGLE LAKE DR	06/15/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$136,200	35.38	\$551,132	\$293,151	\$91,849	\$229,725	0.400	20	EAGLE LAKE - WATERFRONT
09-09-351-301	1230 N EAGLE LAKE DR	05/31/22	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$307,200	21.94	\$904,125	\$265,893	\$1,134,107	\$568,328	1.996	20	EAGLE LAKE - WATERFRONT
09-16-201-070	618 AQUA VIEW DR	02/29/24	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$283,800	30.85	\$620,061	\$339,199	\$580,801	\$250,100	2.322	20	EAGLE LAKE - WATERFRONT
09-09-376-030	755 TREASURE ISLAND	07/07/23	\$451,500	WD	03-ARM'S LENGTH	\$337,500	\$113,300	33.57	\$236,452	\$158,438	\$179,062	\$69,469	2.578	20	EAGLE LAKE - WATERFRONT
09-16-176-030	379 PEPPER AVE	09/22/23	\$733,000	WD	03-ARM'S LENGTH	\$733,000	\$196,100	26.75	\$422,061	\$225,963	\$507,037	\$174,620	2.904	20	EAGLE LAKE - WATERFRONT
09-09-330-250	1054 N EAGLE LAKE DR	08/11/23	\$819,000	WD	03-ARM'S LENGTH	\$819,000	\$275,400	33.63	\$602,327	\$263,465	\$555,535	\$301,747	1.841	20	EAGLE LAKE - WATERFRONT

ECF 36 - PAW PAW LAKE - WATERFRONT 2025 *

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-09-430-030	6653 E EAGLE LAKE DR	03/15/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,600	51.18	\$290,927	\$116,014	\$103,986	\$155,755	0.668	20	EAGLE LAKE - WATERFRONT
09-08-476-040	6829 S 3RD ST	04/13/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$369,500	52.79	\$918,556	\$215,703	\$484,297	\$625,871	0.774	20	EAGLE LAKE - WATERFRONT
09-09-351-220	1300 N EAGLE LAKE	06/15/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$323,600	46.90	\$823,730	\$372,213	\$317,787	\$402,063	0.790	20	EAGLE LAKE - WATERFRONT
09-09-470-120	790 E EAGLE LAKE DR	07/22/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$273,200	49.67	\$637,303	\$265,592	\$284,408	\$330,998	0.859	20	EAGLE LAKE - WATERFRONT
09-09-365-030	530 TREASURE ISLAND	01/26/24	\$960,000	PTA	03-ARM'S LENGTH	\$960,000	\$472,600	49.23	\$988,836	\$401,185	\$558,815	\$523,287	1.068	20	EAGLE LAKE - WATERFRONT
09-09-351-191	1330 N EAGLE LAKE DR	08/01/22	\$1,496,500	WD	03-ARM'S LENGTH	\$1,496,500	\$441,100	29.48	\$1,493,451	\$609,671	\$886,829	\$786,981	1.127	20	EAGLE LAKE - WATERFRONT
09-16-201-110	600 AQUA VIEW DR	01/31/23	\$732,500	WD	03-ARM'S LENGTH	\$732,500	\$282,200	38.53	\$726,020	\$339,914	\$392,586	\$343,817	1.142	20	EAGLE LAKE - WATERFRONT
09-09-470-020	848 E EAGLE LAKE DR	05/17/22	\$821,000	WD	03-ARM'S LENGTH	\$821,000	\$310,800	37.86	\$809,431	\$255,591	\$565,409	\$493,179	1.146	20	EAGLE LAKE - WATERFRONT
09-09-351-130	1400 N EAGLE LAKE DR	04/14/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$394,700	45.11	\$860,068	\$402,074	\$472,926	\$407,831	1.160	20	EAGLE LAKE - WATERFRONT
09-09-330-050	1168 N EAGLE LAKE DR	06/13/23	\$793,000	WD	03-ARM'S LENGTH	\$793,000	\$342,700	43.22	\$757,904	\$268,420	\$524,580	\$435,872	1.204	20	EAGLE LAKE - WATERFRONT
09-31-276-015	10308 PAW PAW LAKE DR	05/25/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$385,600	42.84	\$818,333	\$271,855	\$628,145	\$503,203	1.248	36	PAW PAW LAKE WATERFRONT
09-16-101-170	991 TREASURE ISLAND	05/02/22	\$658,000	WD	03-ARM'S LENGTH	\$658,000	\$229,700	34.91	\$600,566	\$173,140	\$484,860	\$380,611	1.274	20	EAGLE LAKE - WATERFRONT
09-09-376-320	569 TREASURE ISLAND	03/23/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$143,400	35.85	\$363,245	\$160,752	\$239,248	\$180,314	1.327	20	EAGLE LAKE - WATERFRONT
09-17-226-080	7207 EAGLE HEIGHTS DR	06/13/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$392,700	32.73	\$1,062,916	\$335,643	\$864,357	\$647,616	1.335	20	EAGLE LAKE - WATERFRONT
09-17-230-060	7115 EAGLE HEIGHTS DR	04/01/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$425,200	35.43	\$1,084,507	\$504,768	\$695,232	\$516,241	1.347	20	EAGLE LAKE - WATERFRONT
09-09-351-040	1450 N EAGLE LAKE DR	03/17/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$196,200	34.73	\$495,977	\$240,751	\$324,249	\$227,272	1.427	20	EAGLE LAKE - WATERFRONT
09-16-201-140	582 AQUA VIEW	03/18/24	\$849,000	WD	03-ARM'S LENGTH	\$849,000	\$311,100	36.64	\$712,024	\$369,087	\$479,913	\$305,376	1.572	20	EAGLE LAKE - WATERFRONT
09-09-430-010	6625 E EAGLE LAKE DR	05/19/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$80,900	24.74	\$252,050	\$112,600	\$214,400	\$124,176	1.727	20	EAGLE LAKE - WATERFRONT
09-16-251-060	532 E EAGLE LAKE DR	09/09/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$79,800	33.96	\$179,586	\$82,810	\$152,190	\$86,176	1.766	20	EAGLE LAKE - WATERFRONT
Totals:			\$14,172,000			\$14,172,000	\$5,567,600		\$13,875,430		\$8,674,217	\$7,476,639			
							Sale. Ratio =>	39.29				E.C.F. =>	1.160	0.300832	
							Std. Dev. =>	7.82				Ave. E.C.F. =>	1.208		

* USED 20 - EAGLE LAKE - WATERFRONT SALES

ORIGINAL	1.127
STD DEV	0.650
MAX	1.777
MIN	0.477

not used

09-09-452-121	900 E EAGLE LAKE DR	07/29/22	\$475,500	WD	03-ARM'S LENGTH	\$475,500	\$137,500	28.92	\$1,170,606	\$216,824	\$258,676	\$849,316	0.305	20	EAGLE LAKE - WATERFRONT
09-09-452-121	900 E EAGLE LAKE DR	07/29/22	\$475,500	WD	03-ARM'S LENGTH	\$475,500	\$0	0.00	\$1,170,606	\$216,824	\$258,676	\$849,316	0.305	20	EAGLE LAKE - WATERFRONT
09-17-240-060	7181 EAGLE TER	02/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$313,000	62.60	\$602,942	\$445,119	\$54,881	\$140,537	0.391	20	EAGLE LAKE - WATERFRONT
09-09-330-150	1122 N EAGLE LAKE DR	06/15/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$136,200	35.38	\$551,132	\$293,151	\$91,849	\$229,725	0.400	20	EAGLE LAKE - WATERFRONT
09-09-330-250	1054 N EAGLE LAKE DR	08/11/23	\$819,000	WD	03-ARM'S LENGTH	\$819,000	\$275,400	33.63	\$602,327	\$263,465	\$555,535	\$301,747	1.841	20	EAGLE LAKE - WATERFRONT
09-09-351-301	1230 N EAGLE LAKE DR	05/31/22	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$307,200	21.94	\$904,125	\$265,893	\$1,134,107	\$568,328	1.996	20	EAGLE LAKE - WATERFRONT
09-16-201-070	618 AQUA VIEW DR	02/29/24	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$283,800	30.85	\$620,061	\$339,199	\$580,801	\$250,100	2.322	20	EAGLE LAKE - WATERFRONT
09-09-376-030	755 TREASURE ISLAND	07/07/23	\$451,500	WD	03-ARM'S LENGTH	\$337,500	\$113,300	33.57	\$236,452	\$158,438	\$179,062	\$69,469	2.578	20	EAGLE LAKE - WATERFRONT
09-16-176-030	379 PEPPER AVE	09/22/23	\$733,000	WD	03-ARM'S LENGTH	\$733,000	\$196,100	26.75	\$422,061	\$225,963	\$507,037	\$174,620	2.904	20	EAGLE LAKE - WATERFRONT

ECF 40 - TURNING STONE 2025 *

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-15-470-003	7687 CORNERS COVE ST	07/28/22	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$35,000	5.04	\$676,495	\$98,464	\$596,536	\$672,912	0.886	55	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-15-470-011	7271 OLIVIA ROSE AVE	08/22/23	\$873,000	WD	03-ARM'S LENGTH	\$873,000	\$323,500	37.06	\$726,522	\$151,451	\$721,549	\$669,466	1.078	55	INVERN/BENT-CRKD-COR & HIDDEN COVES
09-21-230-040	8149 TURNING STONE	08/14/23	\$666,761	PTA	03-ARM'S LENGTH	\$666,761	\$42,900	6.43	\$525,396	\$102,911	\$563,850	\$481,190	1.172	40	TURNING STONE
Totals:			\$2,234,761			\$2,234,761	\$401,400		\$1,928,413		\$1,881,935	\$1,823,567			
								Sale. Ratio =>	17.96				E.C.F. =>	1.032	0.145381
								Std. Dev. =>	18.10				Ave. E.C.F. =>	1.045	
not used															
09-15-470-014	7826 CORNERS COVE ST	03/05/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$41,300	4.59	\$528,557	\$86,800	\$813,200	\$514,269	1.581	55	INVERN/BENT-CRKD-COR & HIDDEN COVES

* USED 55 - CORNERS COVE SALES

ECF - 42 - BIRCHWOOD/ATWATER 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-12-202-261	5285 BIRCHWOOD DR	04/01/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$123,600	35.31	\$290,059	\$54,695	\$295,305	\$248,274	1.189	42	BIRCHWOOD/ATWATER
09-12-205-084	5405 BIRCHWOOD DR	03/27/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$173,600	41.33	\$420,223	\$84,593	\$335,407	\$354,040	0.947	42	BIRCHWOOD/ATWATER
09-12-230-010	5167 ATWATER CT	03/04/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$135,000	33.75	\$343,488	\$67,455	\$332,545	\$291,174	1.142	42	BIRCHWOOD/ATWATER
09-12-230-051	5210 ATWATER CT	08/22/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$198,200	39.64	\$508,779	\$79,891	\$420,109	\$452,414	0.929	42	BIRCHWOOD/ATWATER
Totals:			\$1,670,000			\$1,670,000	\$630,400		\$1,562,549		\$1,383,366	\$1,345,902			
								Sale. Ratio =>	37.75			E.C.F. =>	1.028	0.13313932	
								Std. Dev. =>	3.56			Ave. E.C.F. =>	1.052		

not used

09-01-401-028	5251 HICKORY HILL LN	06/19/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$325,500	65.10	\$657,375	\$252,180	\$247,820	\$427,421	0.580	42	ATWATER/BIRCHWOOD WATERFRONT
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ECF 43 - RUDGATE WOODS & MEADOWS & RIDGE 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-13-451-030	5452 SADDLE CLUB DR	07/29/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$194,600	49.90	\$461,969	\$137,938	\$252,062	\$442,665	0.569	43	RUDGATE WOODS & MEADOWS & RIDGE
09-12-455-220	6884 CYPRESS BAY DR	04/25/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$140,800	42.03	\$359,470	\$106,065	\$228,935	\$346,182	0.661	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-430-210	5217 FOXCROFT DR	07/22/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$118,200	43.78	\$282,805	\$105,695	\$164,305	\$241,954	0.679	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-290-200	7576 THRASHER LN	08/09/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$211,400	50.94	\$436,405	\$120,750	\$294,250	\$431,223	0.682	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-205-010	5140 STAPLETON DR	02/03/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$102,100	34.61	\$307,703	\$117,226	\$177,774	\$260,214	0.683	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-305-120	5849 DUNWOODY CT	04/05/22	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$184,400	44.22	\$436,808	\$100,535	\$316,465	\$459,389	0.689	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-360-121	5835 ROLLING PINES CT	11/01/22	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$289,000	44.46	\$674,817	\$155,974	\$494,026	\$708,802	0.697	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-205-200	5261 TORREY PINES DR	09/09/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$167,400	38.93	\$440,273	\$150,565	\$279,435	\$395,776	0.706	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-430-410	5205 HITCHING POST	11/14/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$124,500	42.93	\$296,274	\$105,680	\$184,320	\$260,374	0.708	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-266-150	5456 STONEY BROOK RD	07/19/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$176,700	48.41	\$368,272	\$120,483	\$244,517	\$338,510	0.722	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-380-040	7890 SUMMERHILL CT	07/08/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$236,000	40.00	\$576,572	\$120,092	\$469,908	\$623,607	0.754	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-266-160	5426 STONEY BROOK RD	07/31/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$148,100	44.88	\$323,102	\$142,275	\$187,725	\$247,031	0.760	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-477-320	5169 SHEPHERDS GLEN RD	06/16/22	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$213,200	40.61	\$505,409	\$158,642	\$366,358	\$473,725	0.773	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-380-190	7890 DEERPATH RD	12/09/22	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$198,000	40.24	\$469,785	\$120,489	\$371,511	\$477,180	0.779	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-278-110	5125 BURNING TREE	04/28/23	\$432,100	WD	03-ARM'S LENGTH	\$432,100	\$191,400	44.30	\$410,391	\$133,595	\$298,505	\$378,137	0.789	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-278-290	5222 BURNING TREE RD	08/01/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$137,300	43.59	\$296,221	\$115,740	\$199,260	\$246,559	0.808	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-278-230	5296 STONEY BROOK RD	05/13/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$139,700	34.07	\$382,053	\$159,289	\$250,711	\$304,322	0.824	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-430-180	5275 FOXCROFT DR	10/14/22	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$132,800	38.27	\$319,041	\$112,285	\$234,715	\$282,454	0.831	43	RUDGATE WOODS & MEADOWS & RIDGE
09-12-455-060	6930 SOUTHWIND ST	04/05/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$110,100	38.63	\$261,617	\$105,006	\$179,994	\$213,949	0.841	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-278-240	5258 STONEY BROOK RD	07/05/22	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$142,700	37.95	\$344,844	\$142,050	\$233,950	\$277,041	0.844	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-205-080	5314 STAPLETON DR	06/16/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$167,900	36.50	\$410,100	\$111,262	\$348,738	\$408,249	0.854	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-290-230	5132 THRASHER LN	06/07/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$144,700	40.99	\$310,485	\$105,452	\$247,548	\$280,100	0.884	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-205-430	5273 STAPLETON DR	06/06/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$177,400	36.96	\$423,851	\$156,396	\$323,604	\$365,376	0.886	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-477-200	7873 SHEPHERDS GLEN CT	12/01/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$249,100	39.86	\$531,310	\$120,870	\$504,130	\$560,710	0.899	43	RUDGATE WOODS & MEADOWS & RIDGE
09-12-455-210	6906 CYPRESS BAY DR	06/28/22	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$109,000	33.85	\$277,613	\$105,676	\$216,324	\$234,887	0.921	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-477-070	7724 SHEPHERDS GLEN RD	10/14/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$151,800	35.72	\$362,400	\$125,311	\$299,689	\$323,892	0.925	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-290-170	7587 THRASHER LN	01/10/24	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$144,000	39.24	\$310,027	\$119,110	\$247,890	\$260,816	0.950	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-205-410	5229 STAPLETON DR	06/21/23	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$157,900	36.22	\$361,592	\$117,842	\$318,158	\$332,992	0.955	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-278-180	5193 BURNING TREE RD	08/18/23	\$328,600	WD	03-ARM'S LENGTH	\$328,600	\$128,500	39.11	\$274,422	\$102,083	\$226,517	\$235,436	0.962	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-402-280	7676 ORCHARD HILL AVE	03/23/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$129,700	35.05	\$312,725	\$135,291	\$234,709	\$242,396	0.968	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-328-180	7537 COBBLEWOOD DR	10/23/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$136,500	37.92	\$295,412	\$105,109	\$254,891	\$259,977	0.980	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-430-150	7664 S 12TH ST	10/10/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$115,500	38.50	\$256,797	\$137,990	\$162,010	\$162,305	0.998	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-477-160	7846 SHEPHERDS GLEN CT	09/11/23	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$222,900	33.77	\$475,984	\$116,170	\$543,830	\$491,549	1.106	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-328-140	5619 BRANDY CHASE AVE	05/31/23	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$146,200	34.32	\$314,706	\$115,350	\$310,650	\$272,344	1.141	43	RUDGATE WOODS & MEADOWS & RIDGE
09-13-328-080	5636 STONEY BROOK RD	09/05/23	\$419,000	WD	03-ARM'S LENGTH	\$415,500	\$131,400	31.62	\$284,865	\$105,032	\$310,468	\$245,674	1.264	43	RUDGATE WOODS & MEADOWS & RIDGE
Totals:			\$14,290,700			\$14,287,200	\$5,670,900		\$13,156,120		\$9,977,882	\$12,085,795			
							Sale. Ratio =>	39.69				E.C.F. =>	0.826	0.14978946	
							Std. Dev. =>	4.69				Ave. E.C.F. =>	0.843		

ORIGINAL	0.826
STD DEV	0.149
MAX	0.975
MIN	0.677

nou used

09-13-305-210	5825 SADDLE CLUB DR	10/20/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$183,800	72.65	\$401,485	\$155,868	\$97,132	\$335,542	0.289	43	RUDGATE WOODS & MEADOWS & RIDGE
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ECF 46 - ALL RUDGATE FARMS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-13-222-310	5358 TELLURIDE DR	05/05/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$214,400	51.05	\$465,254	\$166,523	\$253,477	\$384,467	0.659	46	ALL RUDGATE FARMS
09-13-222-030	5275 SNOWBIRD CT	08/19/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$160,800	41.77	\$406,439	\$94,658	\$290,342	\$401,263	0.724	46	ALL RUDGATE FARMS
09-13-218-030	5395 CYPRESS BAY DR	06/03/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$162,600	39.18	\$400,310	\$104,693	\$310,307	\$380,459	0.816	46	ALL RUDGATE FARMS
09-13-229-170	7100 DORVAL	02/16/24	\$421,900	WD	03-ARM'S LENGTH	\$421,900	\$182,300	43.21	\$397,363	\$98,641	\$323,259	\$384,456	0.841	46	ALL RUDGATE FARMS
09-13-251-270	5335 HEATHROW AVE	04/25/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$144,700	37.88	\$360,053	\$96,359	\$285,641	\$339,375	0.842	46	ALL RUDGATE FARMS
09-13-280-190	7264 ORLY CT	04/01/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$135,100	38.60	\$327,520	\$92,627	\$257,373	\$302,308	0.851	46	ALL RUDGATE FARMS
09-13-229-110	7185 DORVAL RD	07/13/22	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$179,400	36.91	\$437,204	\$155,672	\$330,328	\$362,332	0.912	46	ALL RUDGATE FARMS
09-13-280-220	5170 HEATHROW AVE	09/02/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$162,100	36.84	\$398,988	\$162,754	\$277,246	\$304,033	0.912	46	ALL RUDGATE FARMS
09-13-229-130	7184 DORVAL RD	09/30/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$161,900	36.80	\$393,751	\$142,712	\$297,288	\$323,088	0.920	46	ALL RUDGATE FARMS
Totals:			\$3,739,900			\$3,739,900	\$1,503,300		\$3,586,882		\$2,625,261	\$3,181,780			
								Sale. Ratio =>	40.20				E.C.F. =>	0.825	0.08865905
								Std. Dev. =>	4.63				Ave. E.C.F. =>	0.831	

ECF 50 - CROOKED LAKE WATERFRONT 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-15-220-141	7485 HIDDEN COVE PL	02/10/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$748,100	46.76	\$1,883,969	\$462,012	\$1,137,988	\$1,224,769	0.929	50	CROOKED LAKE WATERFRONT
09-15-220-070	7295 HIDDEN COVE PL	07/27/23	\$1,225,000	PTA	03-ARM'S LENGTH	\$1,225,000	\$523,200	42.71	\$1,128,921	\$374,067	\$850,933	\$650,176	1.309	50	CROOKED LAKE WATERFRONT
09-15-460-013	7440 FIELD BAY AVE	06/05/23	\$1,675,000	WD	03-ARM'S LENGTH	\$1,675,000	\$695,600	41.53	\$1,517,393	\$474,576	\$1,200,424	\$898,206	1.336	50	CROOKED LAKE WATERFRONT
09-15-326-090	1349 E CROOKED LAKE DR	06/30/23	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$317,900	41.83	\$697,834	\$303,960	\$456,040	\$339,254	1.344	50	CROOKED LAKE WATERFRONT
09-15-301-050	47 N CROOKED LAKE	02/28/24	\$694,000	WD	03-ARM'S LENGTH	\$694,000	\$282,200	40.66	\$617,109	\$180,040	\$513,960	\$376,459	1.365	50	CROOKED LAKE WATERFRONT
09-15-301-141	95 N CROOKED LAKE DR	09/09/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$240,500	31.03	\$632,329	\$240,104	\$534,896	\$337,834	1.583	50	CROOKED LAKE WATERFRONT
09-15-326-070	1337 E CROOKED LAKE DR	08/16/23	\$819,000	WD	03-ARM'S LENGTH	\$819,000	\$311,900	38.08	\$686,729	\$359,264	\$459,736	\$282,054	1.630	50	CROOKED LAKE WATERFRONT
09-16-460-201	432 W CROOKED LAKE DR	11/14/22	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$268,700	31.61	\$680,340	\$293,700	\$556,300	\$333,023	1.670	50	CROOKED LAKE WATERFRONT

Totals:

\$8,398,000

\$8,398,000

\$3,388,100

\$7,844,624

\$5,710,277

\$4,441,775

Sale. Ratio =>

40.34

E.C.F. =>

1.286

0.238410317

Std. Dev. =>

5.47

Ave. E.C.F. =>

1.396

ORIGINAL

1.310

STD DEV

0.418

MAX

1.728

MIN

0.892

not used

09-16-490-110	8068 W Q AVE	07/14/23	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$184,800	50.49	\$398,697	\$280,088	\$85,912	\$102,161	0.841	50	CROOKED LAKE WATERFRONT
09-15-326-210	1423 E CROOKED LAKE DR	07/01/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$261,300	42.15	\$733,687	\$302,732	\$317,268	\$371,193	0.855	50	CROOKED LAKE WATERFRONT
09-16-410-150	196 W CROOKED LAKE DR	08/29/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$174,100	29.76	\$451,760	\$214,303	\$370,697	\$204,528	1.812	50	CROOKED LAKE WATERFRONT
09-15-326-170	1393 E CROOKED LAKE DR	09/15/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$190,400	28.42	\$415,511	\$148,642	\$521,358	\$229,861	2.268	50	CROOKED LAKE WATERFRONT

ECF 66 - APPLEGATE CONDO 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-14-410-170	7929 CANTER GLEN CT	10/03/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$177,100	40.71	\$433,833	\$121,452	\$313,548	\$373,215	0.840	66	APPLEGATE CONDO
09-14-455-009	7957 PREAKNESS CT	08/08/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$167,700	43.00	\$387,990	\$63,928	\$326,072	\$387,171	0.842	66	APPLEGATE CONDO
09-14-455-005	7974 PREAKNESS CT	08/15/23	\$473,500	WD	03-ARM'S LENGTH	\$473,500	\$203,800	43.04	\$456,332	\$62,371	\$411,129	\$470,682	0.873	66	APPLEGATE CONDO
09-14-410-146	7819 DERBY CT	06/30/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$194,300	43.18	\$434,981	\$121,141	\$328,859	\$374,958	0.877	66	APPLEGATE CONDO
09-14-410-159	7814 DERBY CT	09/20/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$152,200	38.05	\$380,956	\$121,400	\$278,600	\$310,103	0.898	66	APPLEGATE CONDO
Totals:			\$2,148,500			\$2,148,500	\$895,100		\$2,094,092		\$1,658,208	\$1,916,129			
							Sale. Ratio =>	41.66				E.C.F. =>	0.865	0.024822188	
							Std. Dev. =>	2.23				Ave. E.C.F. =>	0.866		

ORIGINAL	0.856
STD DEV	0.057
MAX	0.913
MIN	0.799

09-14-410-161	7840 CANTER GLEN CT	11/02/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$152,900	42.59	\$388,352	\$121,767	\$237,233	\$318,501	0.745	66	APPLEGATE CONDO
09-14-410-172	7905 CANTER GLEN CT	02/17/23	\$380,000	WD	03-ARM'S LENGTH	\$375,000	\$136,900	36.51	\$351,353	\$121,844	\$253,156	\$274,204	0.923	66	APPLEGATE CONDO

ECF 67 - MAPLE WOOD PLAT 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-06-105-081	5162 TILLMAN ST	11/02/23	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$217,800	50.07	\$490,277	\$171,767	\$263,233	\$372,526	0.707	67	MAPLE WOOD PLAT
09-06-300-090	10670 RIEDELL	09/22/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$175,600	33.77	\$450,078	\$121,334	\$398,666	\$384,496	1.037	67	MAPLE WOOD PLAT
09-06-300-140	5427 FARALLON DR	02/06/23	\$413,500	WD	03-ARM'S LENGTH	\$413,500	\$162,000	39.18	\$415,513	\$124,784	\$288,716	\$340,034	0.849	67	MAPLE WOOD PLAT
09-06-300-210	10616 CALLAWAY DR	07/26/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$237,800	35.23	\$688,885	\$256,537	\$418,463	\$505,670	0.828	67	MAPLE WOOD PLAT
09-06-300-220	10601 CALLAWAY DR	04/14/23	\$534,900	WD	03-ARM'S LENGTH	\$534,900	\$200,300	37.45	\$456,487	\$170,590	\$364,310	\$334,382	1.090	67	MAPLE WOOD PLAT
09-06-300-450	10715 RIEDELL DR	04/20/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$213,700	39.94	\$485,995	\$141,876	\$393,124	\$402,478	0.977	67	MAPLE WOOD PLAT
09-06-300-510	5511 EMBASSY ST	07/28/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$283,300	40.47	\$756,889	\$184,670	\$515,330	\$669,262	0.770	67	MAPLE WOOD PLAT
09-06-300-550	10901 DEERFIELD TRL	06/28/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$242,500	45.33	\$514,637	\$112,341	\$422,659	\$470,522	0.898	67	MAPLE WOOD PLAT
09-06-300-680	10918 RIEDELL DR	03/27/24	\$527,500	PTA	03-ARM'S LENGTH	\$527,500	\$232,700	44.11	\$530,172	\$110,676	\$416,824	\$490,639	0.850	67	MAPLE WOOD PLAT
09-06-300-760	6310 CORONET ST	11/29/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$307,900	48.49	\$655,691	\$218,784	\$416,216	\$511,002	0.815	67	MAPLE WOOD PLAT
09-06-300-870	10898 RIEDELL DR	08/09/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$210,400	46.24	\$542,662	\$117,584	\$337,416	\$497,167	0.679	67	MAPLE WOOD PLAT
09-06-350-030	5887 EMBASSY ST	09/26/22	\$619,900	WD	03-ARM'S LENGTH	\$619,900	\$242,500	39.12	\$568,855	\$128,492	\$491,408	\$515,044	0.954	67	MAPLE WOOD PLAT
09-06-350-150	10892 DUVAL CIR	03/29/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$245,100	36.86	\$540,676	\$150,642	\$514,358	\$456,180	1.128	67	MAPLE WOOD PLAT
09-06-350-220	5818 EMBASSY ST	04/15/22	\$631,000	WD	03-ARM'S LENGTH	\$631,000	\$236,300	37.45	\$589,459	\$132,855	\$498,145	\$534,040	0.933	67	MAPLE WOOD PLAT
Totals:			\$7,881,800			\$7,881,800	\$3,207,900		\$7,686,276		\$5,738,868	\$6,483,443			
								Sale. Ratio =>	40.70						
								Std. Dev. =>	5.04						
												E.C.F. =>	0.885	0.134944669	
												Ave. E.C.F. =>	0.894		

ECF 69 - APPLGATE SITE CONDO 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-14-410-041	7628 PASO FINO CT	06/12/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$231,200	53.27	\$500,246	\$129,412	\$304,588	\$473,003	0.644	69	APPLGATE SITE CONDO
09-14-410-063	7563 HAFLINGER CIR	03/01/23	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$144,000	39.72	\$403,003	\$112,917	\$249,583	\$370,008	0.675	69	APPLGATE SITE CONDO
09-14-410-955	6053 WATERS RIDGE CT	07/29/22	\$501,050	WD	03-ARM'S LENGTH	\$501,050	\$211,700	42.25	\$557,717	\$127,875	\$373,175	\$548,268	0.681	69	APPLGATE SITE CONDO
09-14-410-052	6513 BELGIAN AVE	08/17/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$223,100	50.13	\$477,969	\$129,182	\$315,818	\$444,881	0.710	69	APPLGATE SITE CONDO
09-14-410-054	6465 BELGIAN AVE	05/19/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$205,600	41.12	\$527,072	\$121,862	\$378,138	\$516,850	0.732	69	APPLGATE SITE CONDO
09-14-410-250	6050 WATERS RIDGE CT	04/26/22	\$571,000	WD	03-ARM'S LENGTH	\$571,000	\$260,200	45.57	\$603,431	\$117,126	\$453,874	\$620,287	0.732	69	APPLGATE SITE CONDO
09-14-410-123	6303 SADDLE RIDGE CT	09/18/23	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$247,400	46.50	\$547,543	\$131,009	\$400,991	\$531,293	0.755	69	APPLGATE SITE CONDO
09-14-410-046	7839 CLYDESDALE AVE	09/13/23	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$226,100	49.58	\$467,244	\$144,186	\$311,814	\$412,064	0.757	69	APPLGATE SITE CONDO
09-14-410-051	7737 CLYDESDALE AVE	10/26/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$171,600	44.57	\$393,151	\$125,960	\$259,040	\$340,805	0.760	69	APPLGATE SITE CONDO
09-14-410-251	6036 WATERS RIDGE CT	02/27/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$231,400	46.28	\$508,827	\$118,021	\$381,979	\$498,477	0.766	69	APPLGATE SITE CONDO
09-14-410-104	6370 SADDLE RIDGE	08/19/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$210,400	37.57	\$553,413	\$138,608	\$421,392	\$529,088	0.796	69	APPLGATE SITE CONDO
09-14-410-277	7487 DARTMOOR CT	07/21/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$217,700	43.54	\$485,987	\$122,685	\$377,315	\$463,395	0.814	69	APPLGATE SITE CONDO
09-14-410-265	6061 EQUESTRIAN WOODS CT	08/08/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$130,500	38.96	\$324,009	\$120,173	\$214,827	\$259,995	0.826	69	APPLGATE SITE CONDO
09-14-410-221	7457 BRINDLE TRL	12/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$116,100	36.28	\$308,989	\$110,197	\$209,803	\$253,561	0.827	69	APPLGATE SITE CONDO
09-14-410-139	6208 STABLE GLEN CT	06/30/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$156,700	38.69	\$384,725	\$119,959	\$285,041	\$337,712	0.844	69	APPLGATE SITE CONDO
09-14-410-214	7355 BRINDLE TRL	10/25/22	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$159,300	36.20	\$406,066	\$114,932	\$325,068	\$371,344	0.875	69	APPLGATE SITE CONDO
09-14-410-209	7287 BRINDLE TRL	04/11/22	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$170,600	37.74	\$413,914	\$107,872	\$344,128	\$390,360	0.882	69	APPLGATE SITE CONDO
09-14-410-134	6262 STABLE GLEN	09/30/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$170,600	36.69	\$417,122	\$120,089	\$344,911	\$378,869	0.910	69	APPLGATE SITE CONDO
09-14-410-138	6216 STABLE GLEN	09/30/22	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$142,600	35.83	\$360,230	\$128,665	\$269,335	\$295,364	0.912	69	APPLGATE SITE CONDO
09-14-410-249	6068 WATERS RIDGE CT	02/17/23	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$186,800	36.56	\$453,634	\$117,789	\$393,211	\$428,374	0.918	69	APPLGATE SITE CONDO
09-14-410-137	6224 STABLE GLEN	05/25/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$173,000	41.19	\$371,604	\$108,138	\$311,862	\$336,054	0.928	69	APPLGATE SITE CONDO
09-14-410-213	7341 BRINDLE TRL	03/24/23	\$475,500	WD	03-ARM'S LENGTH	\$475,500	\$147,800	31.08	\$404,862	\$111,005	\$364,495	\$374,818	0.972	69	APPLGATE SITE CONDO
09-14-410-029	7608 HAFLINGER CIR	08/14/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$151,800	35.30	\$336,527	\$112,547	\$317,453	\$285,689	1.111	69	APPLGATE SITE CONDO
Totals:			\$10,398,050			\$10,398,050	\$4,286,200		\$10,207,285		\$7,607,841	\$9,460,556			
							Sale. Ratio ==>	41.22				E.C.F. ==>	0.804	0.110372972	
							Std. Dev. ==>	5.57				Ave. E.C.F. ==>	0.819		

ECF 70 - RUDGATE RIDGE SITE CONDO 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-12-450-023	6836 CYPRESS BAY DR	08/04/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,700	38.90	\$251,993	\$68,577	\$231,423	\$199,800	1.158	70	RUDGATE RIDGE SITE CONDO
09-12-450-030	6720 CYPRESS BAY DR	05/12/22	\$382,569	CD	03-ARM'S LENGTH	\$382,569	\$144,800	37.85	\$342,331	\$68,570	\$313,999	\$298,215	1.053	70	RUDGATE RIDGE SITE CONDO
09-12-450-044	5358 WOODRUSH AVE	08/12/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$126,600	41.51	\$300,053	\$72,173	\$232,827	\$248,235	0.938	70	RUDGATE RIDGE SITE CONDO
09-12-450-053	6767 TIGER LILY DR	07/08/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$109,300	38.35	\$260,323	\$68,401	\$216,599	\$209,065	1.036	70	RUDGATE RIDGE SITE CONDO
09-12-450-061	6827 SOUTHWIND ST	07/25/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$122,000	36.42	\$263,309	\$68,486	\$266,514	\$212,225	1.256	70	RUDGATE RIDGE SITE CONDO
09-12-450-070	5388 GOOSEBERRY AVE	05/24/23	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$126,600	40.32	\$272,933	\$69,464	\$244,536	\$221,644	1.103	70	RUDGATE RIDGE SITE CONDO
09-12-450-084	5419 WOODRUSH AVE	08/08/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$150,000	43.48	\$336,399	\$70,314	\$274,686	\$289,853	0.948	70	RUDGATE RIDGE SITE CONDO
09-12-450-085	5431 WOODRUSH AVE	05/09/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$119,100	42.54	\$257,505	\$68,401	\$211,599	\$205,996	1.027	70	RUDGATE RIDGE SITE CONDO
09-12-450-097	6813 CYPRESS BAY DR	05/26/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$116,100	44.14	\$250,766	\$69,285	\$193,715	\$197,692	0.980	70	RUDGATE RIDGE SITE CONDO
Totals:			\$2,809,569			\$2,809,569	\$1,131,200		\$2,535,612		\$2,185,898	\$2,082,724			
								Sale. Ratio =>	40.26				E.C.F. =>	1.050	0.10327278
								Std. Dev. =>	2.69				Ave. E.C.F. =>	1.055	

ECF 71 - RUDGATE & APPLGATE TRAILS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-13-110-046	5551 ATTLEBERRY AVE	04/08/22	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$182,700	42.79	\$459,367	\$121,144	\$305,856	\$380,882	0.803	71	RUDGATE & APPLGATE TRAILS
09-13-110-071	7131 ROSLINDALE TRL	07/29/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$182,500	38.42	\$513,094	\$101,027	\$373,973	\$464,039	0.806	71	RUDGATE & APPLGATE TRAILS
09-13-110-013	5830 ATTLEBERRY AVE	12/29/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$132,500	37.86	\$363,439	\$104,056	\$245,944	\$292,098	0.842	71	RUDGATE & APPLGATE TRAILS
09-12-330-070	6678 ANNANDALE DR	05/10/23	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$138,100	44.12	\$308,520	\$101,977	\$211,023	\$232,593	0.907	71	RUDGATE & APPLGATE TRAILS
09-13-110-101	7174 ANNANDALE DR	05/02/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$172,100	37.41	\$448,631	\$89,421	\$370,579	\$404,516	0.916	71	RUDGATE & APPLGATE TRAILS
09-13-110-074	7191 ROSLINDALE TRL	12/18/23	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$175,500	43.55	\$392,636	\$102,262	\$300,738	\$326,998	0.920	71	RUDGATE & APPLGATE TRAILS
09-13-180-055	7319 HOPKINTON DR	09/11/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$222,900	42.87	\$496,463	\$102,219	\$417,781	\$443,968	0.941	71	RUDGATE & APPLGATE TRAILS
09-13-110-016	7046 BROCKTON DR	11/23/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$120,600	35.47	\$326,518	\$104,718	\$235,282	\$249,775	0.942	71	RUDGATE & APPLGATE TRAILS
09-13-110-007	5700 ATTLEBERRY AVE	03/29/24	\$445,900	WD	03-ARM'S LENGTH	\$445,900	\$185,300	41.56	\$417,634	\$101,974	\$343,926	\$355,473	0.968	71	RUDGATE & APPLGATE TRAILS
09-13-180-012	7340 WALTHAM DR	12/28/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$202,000	41.65	\$450,720	\$101,288	\$383,712	\$393,505	0.975	71	RUDGATE & APPLGATE TRAILS
09-13-180-041	7136 HOPKINTON DR	07/01/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$157,400	36.18	\$395,529	\$101,717	\$333,283	\$330,869	1.007	71	RUDGATE & APPLGATE TRAILS
09-13-180-027	5579 FRAMINGHAM AVE	01/08/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$187,200	38.60	\$418,506	\$100,497	\$384,503	\$358,118	1.074	71	RUDGATE & APPLGATE TRAILS
Totals:			\$5,138,900			\$5,138,900	\$2,058,800		\$4,991,057		\$3,906,600	\$4,232,834			
							Sale. Ratio =>	40.06				E.C.F. =>	0.923	0.07983791	
							Std. Dev. =>	3.04				Ave. E.C.F. =>	0.925		

ORIGINAL	0.906
STD DEV	0.104
MAX	1.010
MIN	0.802

not used

09-12-395-017	6870 ANNANDALE	11/09/22	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$107,400	39.49	\$300,012	\$101,963	\$170,037	\$223,028	0.762	71	RUDGATE & APPLGATE TRAILS
09-13-110-100	7146 ANNANDALE DR	05/12/22	\$358,984	CD	03-ARM'S LENGTH	\$358,984	\$156,000	43.46	\$393,415	\$110,452	\$248,532	\$318,652	0.780	71	RUDGATE & APPLGATE TRAILS
09-13-110-078	7273 ROSLINDALE TRL	07/21/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$177,100	41.19	\$468,791	\$103,610	\$326,390	\$411,240	0.794	71	RUDGATE & APPLGATE TRAILS
09-13-110-085	7177 ANNANDALE DR	05/12/22	\$348,630	CD	03-ARM'S LENGTH	\$348,630	\$148,200	42.51	\$376,243	\$107,360	\$241,270	\$302,796	0.797	71	RUDGATE & APPLGATE TRAILS
09-13-110-123	7133 WALTHAM DR	03/21/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$208,600	37.59	\$465,129	\$100,793	\$454,207	\$410,288	1.107	71	RUDGATE & APPLGATE TRAILS

ECF 71.5 - APPEGATE WOODS 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-13-120-004	5900 BOXTHORN	12/27/23	\$601,300	WD	03-ARM'S LENGTH	\$601,300	\$81,100	13.49	\$596,286	\$94,510	\$506,790	\$497,794	1.018	71.5	APPEGATE WOODS
09-13-120-014	5829 BOXTHORN	09/30/22	\$669,900	WD	03-ARM'S LENGTH	\$669,900	\$37,100	5.54	\$676,014	\$97,905	\$571,995	\$573,521	0.997	71.5	APPEGATE WOODS
09-13-120-015	5867 BOXTHORN	03/10/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$37,100	5.75	\$746,880	\$95,743	\$549,257	\$645,969	0.850	71.5	APPEGATE WOODS
09-13-160-002	5947 GAVIN LANE	02/10/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$238,900	41.91	\$598,781	\$90,010	\$479,990	\$504,733	0.951	71.5	APPEGATE WOODS
09-13-160-005	5871 GAVIN	09/21/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$269,500	44.92	\$664,824	\$92,360	\$507,640	\$567,921	0.894	71.5	APPEGATE WOODS
Totals:			\$3,086,200			\$3,086,200	\$663,700		\$3,282,785		\$2,615,672	\$2,789,937			
								Sale. Ratio =>	21.51			E.C.F. =>	0.938	0.070106	
								Std. Dev. =>	19.55			Ave. E.C.F. =>	0.942		

ECF 71.6 - APPLEGATE POINTE SITE CONDO 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-12-405-009	5295 BRINSON LANE	05/10/22	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$62,800	13.36	\$494,824	\$82,173	\$387,727	\$444,667	0.872	71.6	APPLEGATE POINTE SITE CONDO
09-12-405-008	5275 BRINSON LANE	05/20/22	\$519,900	WD	03-ARM'S LENGTH	\$519,900	\$64,900	12.48	\$532,654	\$82,019	\$437,881	\$485,598	0.902	71.6	APPLEGATE POINTE SITE CONDO
09-12-401-059	5312 MCLIN	11/30/22	\$491,640	WD	03-ARM'S LENGTH	\$491,640	\$37,500	7.63	\$501,454	\$82,122	\$409,518	\$451,866	0.906	71.6	APPLEGATE POINTE SITE CONDO
09-12-405-007	5276 BRINSON LANE	05/05/22	\$444,900	WD	03-ARM'S LENGTH	\$444,900	\$60,200	13.53	\$453,489	\$81,814	\$363,086	\$400,512	0.907	71.6	APPLEGATE POINTE SITE CONDO
09-12-405-010	5317 BRINSON LANE	10/23/23	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$37,500	8.34	\$457,549	\$82,003	\$367,897	\$404,683	0.909	71.6	APPLEGATE POINTE SITE CONDO
09-12-405-022	5359 MCLIN	09/21/23	\$440,835	WD	03-ARM'S LENGTH	\$440,835	\$37,500	8.51	\$444,794	\$80,522	\$360,313	\$392,534	0.918	71.6	APPLEGATE POINTE SITE CONDO
09-12-401-058	5290 MCLIN	11/22/23	\$455,870	WD	03-ARM'S LENGTH	\$455,870	\$37,500	8.23	\$456,139	\$81,884	\$373,986	\$403,292	0.927	71.6	APPLEGATE POINTE SITE CONDO
09-12-405-013	5379 BRINSON LANE	11/18/22	\$503,270	PTA	03-ARM'S LENGTH	\$503,270	\$37,500	7.45	\$499,114	\$82,165	\$421,105	\$449,299	0.937	71.6	APPLEGATE POINTE SITE CONDO
09-12-401-030	5319 MCLIN	11/04/22	\$449,900	PTA	03-ARM'S LENGTH	\$449,900	\$37,500	8.34	\$442,798	\$81,939	\$367,961	\$388,857	0.946	71.6	APPLEGATE POINTE SITE CONDO
09-12-405-004	5340 BRINSON LANE	05/20/22	\$519,900	WD	03-ARM'S LENGTH	\$519,900	\$208,200	40.05	\$499,843	\$82,041	\$437,859	\$450,218	0.973	71.6	APPLEGATE POINTE SITE CONDO
09-12-401-033	5253 MCLIN	11/16/23	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$37,500	7.08	\$501,788	\$82,365	\$447,535	\$451,964	0.990	71.6	APPLEGATE POINTE SITE CONDO
09-12-401-055	5228 MCLIN	02/09/24	\$529,900	PTA	03-ARM'S LENGTH	\$529,900	\$37,500	7.08	\$501,574	\$82,151	\$447,749	\$451,964	0.991	71.6	APPLEGATE POINTE SITE CONDO
09-12-405-006	5296 BRINSON LANE	06/21/22	\$564,900	WD	03-ARM'S LENGTH	\$564,900	\$67,700	11.98	\$534,005	\$81,800	\$483,100	\$487,290	0.991	71.6	APPLEGATE POINTE SITE CONDO
Totals:			\$6,370,715			\$6,370,715	\$763,800		\$6,320,025		\$5,305,717	\$5,662,745			
								Sale. Ratio =>	11.99			E.C.F. =>	0.937	0.039361	
								Std. Dev. =>	8.81			Ave. E.C.F. =>	0.936		

ORIGINAL	0.935
STD DEV	0.064
MAX	0.999
MIN	0.871

not used

09-12-405-014	5401 BRINSON LANE	04/29/22	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$193,200	43.92	\$494,291	\$81,837	\$358,063	\$444,455	0.806	71.6	APPLEGATE POINTE SITE CONDO
09-12-401-060	5334 MCLIN	03/07/23	\$435,835	WD	03-ARM'S LENGTH	\$435,835	\$37,500	8.60	\$459,467	\$83,955	\$351,880	\$404,647	0.870	71.6	APPLEGATE POINTE SITE CONDO
09-12-405-012	5361 BRINSON LANE	05/17/23	\$623,977	WD	03-ARM'S LENGTH	\$623,977	\$69,500	11.14	\$545,645	\$82,348	\$541,629	\$499,242	1.085	71.6	APPLEGATE POINTE SITE CONDO

ECF 72 - STRATFORD WOODS 2025 USED ECF 08 - ALL MYSTICS & WHISPERING PINES SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-04-135-041	5190 GILA BEND TRL	07/31/23	\$657,500	WD	03-ARM'S LENGTH	\$657,500	\$308,700	46.95	\$705,626	\$256,266	\$401,234	\$601,553	0.667	08	ALL MYSTICS & WHISPERING PINES
09-04-301-020	8972 WEEPING PINE LN	08/04/23	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$229,500	44.13	\$545,722	\$239,431	\$280,569	\$410,028	0.684	08	ALL MYSTICS & WHISPERING PINES
09-04-280-060	5243 TETON TRL	08/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,900	39.48	\$411,620	\$181,552	\$218,448	\$307,989	0.709	08	ALL MYSTICS & WHISPERING PINES
09-04-260-270	5396 CONTINENTAL TRL	07/24/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$250,600	44.75	\$580,172	\$154,913	\$405,087	\$569,289	0.712	08	ALL MYSTICS & WHISPERING PINES
09-05-276-050	9088 MARICOPA TRL	09/22/23	\$350,000	OTH	03-ARM'S LENGTH	\$350,000	\$198,300	56.66	\$357,567	\$145,781	\$204,219	\$283,515	0.720	08	ALL MYSTICS & WHISPERING PINES
09-04-405-032	8267 SCOTS PINE	08/18/23	\$665,500	WD	03-ARM'S LENGTH	\$665,500	\$135,000	20.29	\$671,884	\$111,920	\$553,580	\$749,617	0.738	08	ALL MYSTICS & WHISPERING PINES
09-04-405-010	8222 SCOTS PINE	12/27/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$165,800	24.93	\$669,525	\$109,768	\$555,232	\$749,340	0.741	08	ALL MYSTICS & WHISPERING PINES
09-04-280-110	5411 TETON TRL	06/10/22	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$177,100	39.36	\$452,311	\$161,164	\$288,836	\$389,755	0.741	08	ALL MYSTICS & WHISPERING PINES
09-04-315-090	8638 WEEPING PINE LN	05/31/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$372,200	50.99	\$733,275	\$166,052	\$563,948	\$759,335	0.743	08	ALL MYSTICS & WHISPERING PINES
09-05-276-040	9103 MARICOPA TRL	08/16/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$180,700	38.45	\$468,494	\$162,308	\$307,692	\$409,888	0.751	08	ALL MYSTICS & WHISPERING PINES
09-04-325-050	8781 MOUNTAIN PINE LN	08/30/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$276,400	38.93	\$706,794	\$151,455	\$555,545	\$743,426	0.751	08	ALL MYSTICS & WHISPERING PINES
09-04-315-160	8727 WEEPING PINE LN	04/03/23	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$292,100	42.64	\$670,346	\$155,671	\$529,329	\$688,989	0.768	08	ALL MYSTICS & WHISPERING PINES
09-04-325-080	8883 MOUNTAIN PINE LN	06/24/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$292,100	40.29	\$699,447	\$151,318	\$573,682	\$733,774	0.782	08	ALL MYSTICS & WHISPERING PINES
09-04-260-130	5320 APPALACHIAN TRL	06/27/22	\$507,500	WD	03-ARM'S LENGTH	\$507,500	\$182,500	35.96	\$488,608	\$179,523	\$327,977	\$413,768	0.793	08	ALL MYSTICS & WHISPERING PINES
09-09-206-150	8187 GLENWYND DR	05/05/23	\$592,500	WD	03-ARM'S LENGTH	\$592,500	\$243,200	41.05	\$568,274	\$196,810	\$395,690	\$497,274	0.796	08	ALL MYSTICS & WHISPERING PINES
09-04-302-100	8625 MOUNTAIN PINE LN	06/23/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$347,200	42.86	\$759,174	\$168,808	\$641,192	\$790,316	0.811	08	ALL MYSTICS & WHISPERING PINES
09-05-276-020	5248 S 4TH ST	02/20/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$164,800	38.78	\$399,900	\$162,323	\$262,677	\$318,042	0.826	08	ALL MYSTICS & WHISPERING PINES
09-05-185-190	9433 MARICOPA TRL	07/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$260,700	40.11	\$586,966	\$149,973	\$500,027	\$584,997	0.855	08	ALL MYSTICS & WHISPERING PINES
09-04-315-080	8680 WEEPING PINE LN	06/08/23	\$1,139,736	WD	03-ARM'S LENGTH	\$1,139,736	\$465,700	40.86	\$1,004,469	\$211,707	\$928,029	\$1,061,261	0.874	08	ALL MYSTICS & WHISPERING PINES
09-04-405-001	8480 KNOTTY PINE	05/03/23	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$155,400	19.45	\$688,011	\$111,534	\$687,466	\$771,723	0.891	08	ALL MYSTICS & WHISPERING PINES
09-04-302-030	5528 SIERRA MADRE TRL	04/29/22	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$232,100	34.18	\$587,112	\$149,121	\$529,879	\$586,333	0.904	08	ALL MYSTICS & WHISPERING PINES
Totals:			\$13,190,736			\$13,190,736	\$5,088,000		\$12,755,297		\$9,713,338	\$12,420,213			
							Sale. Ratio =>	38.57				E.C.F. =>	0.782	0.066346	
							Std. Dev. =>	8.89				Ave. E.C.F. =>	0.774		

ORIGINAL	0.774
STD DEV	0.143
MAX	0.917
MIN	0.631

not used															
09-05-185-240	9548 ANDES AVE	07/25/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$401,800	60.88	\$957,556	\$188,207	\$471,793	\$1,029,918	0.458	08	ALL MYSTICS & WHISPERING PINES
09-05-185-260	9571 ANDES AVE	06/17/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$282,400	47.86	\$710,769	\$189,660	\$400,340	\$697,602	0.574	08	ALL MYSTICS & WHISPERING PINES
09-04-135-010	8962 MARICOPA TRL	10/17/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$215,100	53.11	\$470,811	\$147,873	\$257,127	\$432,313	0.595	08	ALL MYSTICS & WHISPERING PINES
09-05-276-140	9333 MARICOPA TRL	08/17/22	\$650,000	WD	03-ARM'S LENGTH	\$568,000	\$287,000	50.53	\$665,622	\$99,200	\$468,800	\$758,262	0.618	08	ALL MYSTICS & WHISPERING PINES
09-05-430-150	9467 EL DORADO AVE	07/24/23	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$228,400	35.74	\$542,614	\$177,139	\$461,861	\$489,257	0.944	08	ALL MYSTICS & WHISPERING PINES
09-04-315-200	8925 WEEPING PINE LN	03/02/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$224,700	33.29	\$543,242	\$151,727	\$523,273	\$524,116	0.998	08	ALL MYSTICS & WHISPERING PINES
09-04-280-090	5343 TETON TRL	11/22/23	\$621,200	WD	03-ARM'S LENGTH	\$621,200	\$226,300	36.43	\$513,158	\$200,358	\$420,842	\$418,742	1.005	08	ALL MYSTICS & WHISPERING PINES
09-04-280-230	8219 SIERRA MADRE TRL	08/30/23	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$189,800	35.15	\$430,897	\$162,053	\$377,847	\$359,898	1.050	08	ALL MYSTICS & WHISPERING PINES
09-04-260-110	5252 APPALACHIAN TRL	07/21/23	\$689,000	WD	03-ARM'S LENGTH	\$689,000	\$231,800	33.64	\$516,811	\$150,590	\$538,410	\$490,256	1.098	08	ALL MYSTICS & WHISPERING PINES

ECF 73 - WINDFALL ACRES 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-25-251-061	5476 PHIAN T AVE	10/17/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$94,000	37.75	\$252,058	\$110,459	\$138,541	\$140,475	0.986	73	WINDFALL ACRES
09-25-251-160	5477 PHIAN T AVE	08/12/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$92,000	36.95	\$245,618	\$60,091	\$188,909	\$184,055	1.026	73	WINDFALL ACRES
09-25-230-040	9120 ALIDOR ST	08/02/22	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$101,700	31.58	\$312,799	\$53,295	\$268,705	\$257,444	1.044	73	WINDFALL ACRES
09-25-226-090	5115 W R	06/30/23	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$87,700	40.51	\$168,745	\$52,037	\$164,463	\$115,782	1.420	73	WINDFALL ACRES
09-25-230-010	9054 ALIDOR ST	02/28/24	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$87,100	33.63	\$183,794	\$59,071	\$199,929	\$123,733	1.616	73	WINDFALL ACRES
Totals:			\$1,295,500			\$1,295,500	\$462,500		\$1,163,014		\$960,547	\$821,489			
							Sale. Ratio =>	35.70				E.C.F. =>	1.169	0.2828615	
							Std. Dev. =>	3.51				Ave. E.C.F. =>	1.219		

ORIGINAL	1.189
STD DEV	0.431
MAX	1.620
MIN	0.758

not used															
09-25-226-130	5051 W R	04/27/23	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$71,800	73.27	\$151,817	\$51,479	\$46,521	\$99,542	0.467	73	WINDFALL ACRES
09-25-230-151	9105 ALIDOR ST	09/30/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$51,600	31.27	\$130,589	\$73,958	\$91,042	\$56,182	1.620	73	WINDFALL ACRES
09-25-230-220	9201 ALIDOR ST	10/18/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$68,700	26.02	\$178,833	\$59,508	\$204,492	\$118,378	1.727	73	WINDFALL ACRES

ECF 80 - STHERN AREA M&B 18,19,W1/2 20,25-36 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table
09-18-226-017	10093 W P AVE	09/05/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$159,000	32.52	\$341,434	\$166,457	\$322,543	\$175,680	1.836	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-251-011	10346 W PQ AVE	04/25/22	\$2,600,000	WD	03-ARM'S LENGTH	\$2,418,000	\$825,300	34.13	\$2,195,916	\$279,129	\$2,138,871	\$1,924,485	1.111	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-18-401-040	10371 W PQ AVE	12/01/22	\$850,000	WD	03-ARM'S LENGTH	\$790,500	\$341,000	43.14	\$832,712	\$110,017	\$680,483	\$725,597	0.938	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-151-001	8275 S VANKAL	09/12/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$204,200	40.44	\$586,143	\$82,050	\$422,950	\$506,117	0.836	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-176-010	10715 W Q AVE	11/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$145,600	41.60	\$312,619	\$180,225	\$169,775	\$132,926	1.277	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-301-017	8651 S VANKAL	10/07/22	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$194,400	40.58	\$461,979	\$159,645	\$319,355	\$303,548	1.052	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-360-050	10802 WR	06/08/23	\$465,000	WD	03-ARM'S LENGTH	\$407,400	\$209,600	51.45	\$378,991	\$103,051	\$304,349	\$277,048	1.099	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-19-401-010	8505 S VANKAL	07/26/23	\$575,000	PTA	03-ARM'S LENGTH	\$575,000	\$313,000	54.43	\$587,145	\$382,931	\$192,069	\$205,034	0.937	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-26-226-030	9218 S 10TH ST	06/21/23	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$153,900	45.74	\$339,069	\$97,295	\$239,205	\$242,745	0.985	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-26-426-006	9524 S 10TH ST	09/23/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$136,500	31.74	\$379,379	\$203,481	\$226,519	\$176,604	1.283	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-27-230-001	7211 W R	05/25/23	\$829,900	WD	03-ARM'S LENGTH	\$829,900	\$153,500	18.50	\$712,332	\$74,749	\$755,151	\$640,144	1.180	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-126-023	8533 W R	04/15/22	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$100,300	26.82	\$255,888	\$88,467	\$285,533	\$168,093	1.699	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-155-011	8962 W RS	05/05/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$130,700	34.67	\$281,682	\$67,282	\$309,718	\$215,261	1.439	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-380-011	8740 W S	10/14/22	\$419,900	PTA	03-ARM'S LENGTH	\$419,900	\$156,800	37.34	\$369,315	\$150,078	\$269,822	\$220,117	1.226	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-28-401-016	9640 S 6TH ST	07/12/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$157,500	34.62	\$379,567	\$148,811	\$306,189	\$231,683	1.322	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-280-031	9132 W RS	06/03/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$75,800	25.35	\$203,245	\$83,829	\$215,171	\$119,896	1.795	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-351-038	9980 S 2ND ST	01/12/24	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$155,400	28.78	\$336,036	\$78,343	\$461,657	\$258,728	1.784	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-014	9435 W RS	01/25/24	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$231,300	46.54	\$490,703	\$92,334	\$404,666	\$399,969	1.012	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-401-018	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$347,700	57.00	\$718,075	\$332,998	\$277,002	\$386,624	0.716	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-29-410-012	9355 W RS	04/23/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$492,900	\$107,823	\$502,177	\$386,624	1.299	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-151-035	9433 S VANKAL	06/24/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,200	50.10	\$268,152	\$72,782	\$137,218	\$196,155	0.700	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-265-010	10340 W RS	09/01/23	\$950,600	WD	03-ARM'S LENGTH	\$950,600	\$426,300	44.85	\$1,043,153	\$191,223	\$759,377	\$855,351	0.888	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-30-401-017	10343 W RS	07/29/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$297,400	45.75	\$712,556	\$186,793	\$463,207	\$527,875	0.877	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-31-101-013	10803 W S	06/30/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$152,600	33.91	\$353,338	\$168,574	\$281,426	\$185,506	1.517	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-101-013	9973 W S	11/30/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$303,500	57.81	\$531,602	\$158,259	\$366,741	\$374,842	0.978	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-32-201-021	9485 W S	07/12/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$117,300	40.46	\$267,364	\$150,254	\$139,646	\$117,580	1.188	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-33-101-030	8695 W S	12/08/22	\$330,000	WD	03-ARM'S LENGTH	\$313,500	\$145,800	46.51	\$328,080	\$142,763	\$170,737	\$186,061	0.918	80	STHERN AREA M&B 18,19,W1/2 20,25-36
09-35-226-030	10164 S 10TH ST	09/13/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$136,100	34.46	\$293,172	\$161,134	\$233,866	\$132,568	1.764	80	STHERN AREA M&B 18,19,W1/2 20,25-36
Totals:			\$15,891,800			\$15,576,200	\$5,875,700		\$14,452,547		\$11,355,423	\$10,272,861			
							Sale. Ratio =>	37.72				E.C.F. =>	1.105	0.33716183	
							Std. Dev. =>	12.24				Ave. E.C.F. =>	1.202		

ECF C.TEX - ALL COMM & TEXAS COR 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Table	
09-06-201-017	10432 STADIUM DR	07/14/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,800	40.72	\$254,929	\$130,312	\$119,688	\$123,261	0.971	C.TEX ALL COMMERCIAL		
09-06-205-026	10408 STADIUM DR	02/16/24	\$385,000	MLC	03-ARM'S LENGTH	\$385,000	\$159,000	41.30	\$363,227	\$132,232	\$252,768	\$228,482	1.106	C.TEX ALL COMMERCIAL		
09-02-126-020	5180 S 9TH ST	01/01/24	\$1,083,201	LC	03-ARM'S LENGTH	\$1,083,201	\$448,300	41.39	\$951,649	\$348,416	\$734,785	\$596,670	1.231	C.TEX ALL COMMERCIAL		
Totals:			\$1,718,201			\$1,718,201	\$709,100		\$1,569,805		\$1,107,241	\$948,412				
								Sale. Ratio =>	41.27					E.C.F. =>	1.167	0.13026533
								Std. Dev. =>	0.36					Ave. E.C.F. =>	1.103	

ORIGINAL	1.308	USED 1.106
STD DEV	0.339	
MAX	1.647	
MIN	0.969	

outlier															
09-02-226-010	6179 W N AVE	04/11/23	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000	\$227,800	8.44	\$10,639,445	\$913,184	\$1,786,816	\$9,620,436	0.186	C.TEX ALL COMMERCIAL	
not used															
09-02-401-060	5683 S 9TH ST	12/14/22	\$6,000,000	PTA	03-ARM'S LENGTH	\$6,000,000	\$1,735,600	28.93	\$3,856,267	\$719,690	\$5,280,310	\$3,102,450	1.702	C.TEX ALL COMMERCIAL	
09-06-105-101	10745 STADIUM DR	06/02/23	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$104,600	52.30	\$233,209	\$109,200	\$90,800	\$122,660	0.740	C.TEX ALL COMMERCIAL	
09-02-401-025	6420 CRACKER BARREL DR	02/20/24	\$2,400,000	WD	03-ARM'S LENGTH	\$2,400,000	\$1,323,200	55.13	\$2,716,149	\$314,931	\$2,085,069	\$2,375,092	0.878	C.TEX ALL COMMERCIAL	