

# **Cascade Charter Township**

Residential Economic Condition Factor Studies

2026

2026 ECF ANALYSIS

001 BUTTRICK ACRES, 008 CASCADE FARMS, 011 FOREST SHORES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-05-351-033	1990 FOREST SHORES DR SE	6/6/2023	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$336,100	46.36	\$672,288	\$130,000	\$595,000	\$546,110	1.090	2,784	\$213.72	'00011	108.9524	TWO-STORY	\$130,000	FOREST SHORES	401
41-19-02-301-008	8155 SHADYBROOK DR SE	12/26/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$271,200	63.81	\$542,394	\$147,542	\$277,458	\$397,635	0.698	2,575	\$107.75	'00001	69.7771	TWO-STORY	\$115,000	BUTTRICK ACRES	401
41-19-05-351-037	6000 CASCADE RD SE	1/22/2025	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$253,100	46.87	\$506,116	\$100,900	\$439,100	\$408,072	1.076	2,595	\$169.21	'00011	27.8953	RANCH	\$100,900	FOREST SHORES	401
41-19-05-351-036	1870 FOREST SHORES DR SE	4/24/2025	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$276,300	53.24	\$552,611	\$130,000	\$389,000	\$425,590	0.914	2,573	\$151.19	'00011	19.8464	TWO-STORY	\$130,000	FOREST SHORES	401
41-19-05-351-028	1901 FOREST SHORES DR SE	6/6/2025	\$812,000	WD	03-ARM'S LENGTH	\$812,000	\$304,400	37.49	\$608,881	\$200,460	\$611,540	\$411,300	1.487	1,659	\$368.62	'00011	148.6847	RANCH	\$199,750	FOREST SHORES	401
41-19-05-351-035	1910 FOREST SHORES DR SE	8/8/2025	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$296,500	43.28	\$593,065	\$130,276	\$554,724	\$466,051	1.190	2,338	\$237.26	'00011	7.8265	RANCH	\$130,000	FOREST SHORES	401
41-19-06-226-027	5480 RANGER HILLS DR SE	8/28/2025	\$592,000	WD	03-ARM'S LENGTH	\$592,000	\$231,400	39.09	\$462,776	\$108,292	\$483,708	\$356,983	1.355	1,792	\$269.93	'00011	23.9352	RANCH	\$108,100	SPAULDING/MACNIDER	401
Totals:			\$4,298,000			\$4,298,000	\$1,969,000		\$3,938,131		\$3,350,530	\$3,011,741			\$216.81		0.3147				
							Sale. Ratio =>	45.81					E.C.F. =>	1.112		Std. Deviation=>	0.263996519				
							Std. Dev. =>	9.02					Ave. E.C.F. =>	1.116		Ave. Variance=>	58.1311	Coefficient of Var=>	52.10575383		

Sales through 12/31/25 included due to lack of data in standard 2 year study.

Use ==> 1.112

2026 ECF ANALYSIS

002 Grachen Plat, 015 Caravelle Village

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-08-328-023	5914 BURTON ST SE	7/14/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$131,600	51.61	\$263,129	\$96,582	\$158,418	\$133,558	1.186	1,056	\$150.02	'00015	118.6136	RANCH	\$94,000	CARAVELLE VILLE	401
41-19-08-328-038	2568 LINDA AVE SE	8/21/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$198,500	54.38	\$396,920	\$99,599	\$265,401	\$238,429	1.113	1,357	\$195.58	'00015	111.3124	RANCH	\$96,000	CARAVELLE VILLE	401
41-19-03-303-013	7355 VENTURA DR SE	9/15/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$178,700	44.68	\$357,301	\$90,717	\$309,283	\$213,780	1.447	1,640	\$188.59	'00002	16.3133	TWO- STORY	\$90,000	GRACHEN PLAT	401
41-19-08-402-020	6146 BURTON ST SE	10/3/2023	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$164,100	41.76	\$328,216	\$94,447	\$298,553	\$187,465	1.593	1,343	\$222.30	'00015	159.2580	RANCH	\$94,000	CARAVELLE VILLE	401
41-19-03-303-018	7234 MOUNTAIN ASH DR SE	10/12/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$220,500	49.55	\$440,934	\$90,000	\$355,000	\$281,422	1.261	2,387	\$148.72	'00002	126.1451	TWO- STORY	\$90,000	GRACHEN PLAT	401
41-19-08-404-012	6126 DEL CANO DR SE	10/13/2023	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$186,500	48.13	\$372,956	\$98,236	\$289,264	\$220,304	1.313	1,708	\$169.36	'00015	131.3022	TWO- STORY	\$94,000	CARAVELLE VILLE	401
41-19-08-431-013	6328 PATAGONIA DR SE	11/15/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$186,900	49.84	\$373,753	\$96,217	\$278,783	\$222,562	1.253	1,331	\$209.45	'00015	26.8447	RANCH	\$94,000	CARAVELLE VILLE	401
41-19-08-327-001	5924 BURTON ST SE	12/8/2023	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$181,400	47.75	\$362,755	\$94,388	\$285,512	\$215,210	1.327	1,078	\$264.85	'00015	132.6667	RANCH	\$94,000	CARAVELLE VILLE	401
41-19-08-430-012	6287 PATAGONIA DR SE	5/6/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$171,600	63.56	\$343,123	\$94,716	\$175,284	\$199,203	0.880	1,478	\$118.60	'00015	62.7698	RANCH	\$94,000	CARAVELLE VILLE	401
41-19-08-449-001	2512 SANTIAGO AVE SE	6/7/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$204,000	59.13	\$408,037	\$96,170	\$248,830	\$250,093	0.995	1,578	\$157.69	'00015	30.3792	BI-LEVEL	\$94,000	CARAVELLE VILLE	401
41-19-08-405-015	6100 CAPITAN DR SE	7/26/2024	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$186,700	45.26	\$373,339	\$96,212	\$316,288	\$222,234	1.423	1,363	\$232.05	'00015	142.3221	RANCH	\$94,000	CARAVELLE VILLE	401
41-19-08-405-005	6176 CAPITAN DR SE	9/6/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$183,700	59.26	\$367,351	\$95,261	\$214,739	\$218,195	0.984	1,716	\$125.14	'00015	98.4161	TWO- STORY	\$94,000	CARAVELLE VILLE	401
41-19-08-430-012	6287 PATAGONIA DR SE	9/30/2024	\$428,000	WD	03-ARM'S LENGTH	\$428,000	\$171,600	40.09	\$343,123	\$94,716	\$333,284	\$199,203	1.673	1,478	\$225.50	'00015	167.3087	RANCH	\$94,000	CARAVELLE VILLE	401
41-19-08-405-019	6150 CAPITAN DR SE	10/17/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$191,500	48.48	\$383,045	\$94,923	\$300,077	\$231,052	1.299	1,291	\$232.44	'00015	129.8742	TRI-LEVEL	\$94,000	CARAVELLE VILLE	401
41-19-08-449-004	2558 SANTIAGO AVE SE	11/27/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$167,400	43.48	\$334,803	\$94,621	\$290,379	\$192,607	1.508	1,564	\$185.66	'00015	150.7624	TWO- STORY	\$94,000	CARAVELLE VILLE	401

Totals:	\$5,545,900	\$5,545,900	\$2,724,700	\$5,448,785	\$4,119,095	\$3,225,317	\$188.40	0.6489
		Sale. Ratio =>	49.13		E.C.F. =>	1.277	Std. Deviation=>	0.22715
		Std. Dev. =>	6.79		Ave. E.C.F. =>	1.284	Ave. Variance=>	106.9526
							Coefficient of Var=>	83.32219992

Use==> 1.277

2026 ECF ANALYSIS

003 Oliver Woods, 029 Highgrove Site Condos, 078 Artis Wds/ Riverview/ Hawth

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-03-353-009	1876 OLIVER WOODS CT SE	8/1/2023	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$323,100	52.11	\$646,108	\$124,370	\$495,630	\$440,285	1.126	2,551	\$194.29	'00003	112.5703	TWO- STORY	\$120,000	OLIVER WOODS	401	
41-19-02-327-015	1835 HIGHGROVE DR SE	9/18/2023	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$424,100	35.34	\$848,235	\$147,247	\$1,052,753	\$590,554	1.783	2,515	\$418.59	'00029	61.8869	RANCH	\$135,000	HIGHGROVE	401	
41-19-02-327-010	1900 STERLING OAKS BLVD SE	8/20/2024	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$736,300	58.90	\$1,472,564	\$165,042	\$1,084,958	\$1,101,534	0.985	4,077	\$266.12	'00029	17.9048	TWO- STORY	\$160,000	HIGHGROVE	401	
41-19-03-354-002	7345 OLIVER WOODS DR SE	12/13/2024	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$378,700	51.88	\$757,362	\$121,491	\$608,509	\$536,600	1.134	3,097	\$196.48	'00003	2.9776	TWO- STORY	\$120,000	OLIVER WOODS	401	
41-19-02-327-001	1680 STERLING OAKS CT SE	1/10/2025	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$717,800	56.30	\$1,435,625	\$163,319	\$1,111,681	\$1,071,866	1.037	3,420	\$325.05	'00029	31.7007	RANCH	\$160,000	HIGHGROVE	401	
Totals:			\$5,075,000			\$5,075,000	\$2,580,000		\$5,159,894		\$4,353,531	\$3,740,839			\$280.11		4.9108					
								Sale. Ratio =>	50.84			E.C.F. =>	1.164	Std. Deviation=>		0.32453658						
								Std. Dev. =>	9.19			Ave. E.C.F. =>	1.213	Ave. Variance=>		45.4081	Coefficient of Var=>		37.43782892			
												Use ==>	1.164									

Outlier \$/SF																					
41-19-03-352-012	7325 OLIVER WOODS DR SE	7/18/2024	\$629,900	WD	03-ARM'S LENGTH	\$629,900	\$476,500	75.65	\$953,096	\$129,224	\$500,676	\$695,250	0.720	3,284	\$152.46	'00003	72.0138	TWO- STORY	\$120,000	OLIVER WOODS	401

2026 ECF ANALYSIS

004 Tall Pines, 020 Stoneshire, 043 Cascade Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-05-130-061	1319 MARSMAN AVE SE	5/1/2023	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$416,200	57.41	\$832,403	\$135,000	\$590,000	\$715,285	0.825	2,738	\$215.49	'00020	82.4846	TWO-STORY	\$135,000	STONESHIRE	401	
41-19-09-127-030	6750 CASCADE LAKES CT SE	5/5/2023	\$751,000	WD	03-ARM'S LENGTH	\$751,000	\$405,100	53.94	\$810,124	\$195,201	\$555,799	\$630,690	0.881	3,190	\$174.23	'00043	27.5957	TWO-STORY	\$190,500	CASCADE LAKES	401	
41-19-05-130-090	1292 MARSMAN AVE SE	6/30/2023	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$370,200	43.55	\$740,473	\$154,375	\$695,625	\$601,126	1.157	2,062	\$337.35	'00020	115.7203	RANCH	\$148,500	STONESHIRE	401	
41-19-07-105-019	4820 TALL PINES CT SE	7/31/2023	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$460,100	48.43	\$920,168	\$224,791	\$725,209	\$660,377	1.098	2,522	\$287.55	'00004	109.8174	RANCH	\$221,775	TALL PINES	401	
41-19-09-127-022	6755 CASCADE LAKES CT SE	10/4/2023	\$717,500	WD	03-ARM'S LENGTH	\$717,500	\$397,300	55.37	\$794,677	\$205,662	\$511,838	\$604,117	0.847	2,196	\$233.08	'00043	30.0695	RANCH	\$200,025	CASCADE LAKES	401	
41-19-09-127-004	2322 CASCADE LAKES CIRCLE SE	10/13/2023	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$462,500	57.10	\$925,078	\$191,890	\$618,110	\$751,987	0.822	2,847	\$217.11	'00043	82.1969	RANCH	\$190,500	CASCADE LAKES	401	
41-19-09-127-059	6643 AVONLEA CT SE	12/1/2023	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$570,000	45.97	\$1,139,918	\$221,237	\$1,018,763	\$942,236	1.081	4,184	\$243.49	'00043	6.4221	TWO-STORY	\$209,550	CASCADE LAKES	401	
41-19-05-130-024	5906 STRATFORD GLEN CT SE	3/15/2024	\$789,900	WD	03-ARM'S LENGTH	\$789,900	\$390,200	49.40	\$780,484	\$136,945	\$652,955	\$660,040	0.989	2,806	\$232.70	'00020	33.5876	TWO-STORY	\$135,000	STONESHIRE	401	
41-19-09-127-002	2344 CASCADE LAKES CIRCLE SE	3/22/2024	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$375,000	46.88	\$750,011	\$191,390	\$608,610	\$572,944	1.062	2,744	\$221.80	'00043	5.5043	TWO-STORY	\$190,500	CASCADE LAKES	401	
41-19-05-130-042	5943 GLEN ELLYN CT SE	4/10/2024	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$378,800	47.35	\$757,578	\$137,506	\$662,494	\$635,971	1.042	2,713	\$244.19	'00020	38.8315	TWO-STORY	\$135,000	STONESHIRE	401	
41-19-05-130-091	1300 MARSMAN AVE SE	4/22/2024	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$475,200	43.20	\$950,442	\$150,165	\$949,835	\$820,796	1.157	3,144	\$302.11	'00020	115.7212	TWO-STORY	\$148,500	STONESHIRE	401	
41-19-05-130-062	1300 STONESHIRE DR SE	5/10/2024	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$414,900	51.86	\$829,757	\$135,000	\$665,000	\$712,571	0.933	2,747	\$242.08	'00020	93.3240	TWO-STORY	\$135,000	STONESHIRE	401	
41-19-05-130-075	6138 MCALLISTER CT SE	8/16/2024	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$446,600	43.57	\$893,216	\$139,344	\$885,656	\$773,202	1.145	2,941	\$301.14	'00020	114.5439	TWO-STORY	\$135,000	STONESHIRE	401	
41-19-09-127-058	6659 AVONLEA CT SE	9/20/2024	\$1,198,800	WD	03-ARM'S LENGTH	\$1,198,800	\$621,900	51.88	\$1,243,854	\$200,025	\$998,775	\$1,070,593	0.933	3,960	\$252.22	'00043	7.4290	TWO-STORY	\$200,025	CASCADE LAKES	401	
41-19-05-130-059	1303 MARSMAN AVE SE	2/25/2025	\$839,999	WD	03-ARM'S LENGTH	\$839,999	\$366,900	43.68	\$733,787	\$135,000	\$704,999	\$614,140	1.148	2,496	\$282.45	'00020	114.7945	TWO-STORY	\$135,000	STONESHIRE	401	
Totals:			\$13,397,199			\$13,397,199	\$6,550,900		\$13,101,970		\$10,843,668	\$10,766,075			\$252.47		0.0919					
								Sale. Ratio =>	48.90				E.C.F. =>	1.007	Std. Deviation=>		0.12598366					
								Std. Dev. =>	5.03				Ave. E.C.F. =>	1.008	Ave. Variance=>		65.2028	Coefficient of Var=>		64.67727024		
													Use ==>	1.007								

Distress Sale

41-19-09-127-062	6600 AVONLEA CT SE	8/12/2024	\$971,000	WD	03-ARM'S LENGTH	\$971,000	\$662,200	68.20	\$1,324,441	\$252,944	\$718,056	\$1,098,971	0.653	4,059	\$176.90	'00043	65.3389	TWO-STORY	\$247,650	CASCADE LAKES	401
------------------	--------------------	-----------	-----------	----	-----------------	-----------	-----------	-------	-------------	-----------	-----------	-------------	-------	-------	----------	--------	---------	-----------	-----------	---------------	-----

2026 ECF ANALYSIS  
005 Cascade Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
41-19-04-210-005	6884 BRIDGEWATER DR SE	11/30/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$270,000	46.55	\$540,005	\$120,000	\$460,000	\$375,339	1.226	2,763	\$166.49	'00005	12.2921	TWO-STORY	\$120,000	CASCADE ACRES	401		
41-19-04-250-003	1429 SHADYVIEW DR SE	6/21/2023	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$284,100	49.84	\$568,187	\$120,390	\$449,610	\$400,176	1.124	1,814	\$247.86	'00005	2.0893	RANCH	\$120,000	CASCADE ACRES	401		
41-19-04-250-008	1476 SHADYVIEW DR SE	8/31/2023	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$292,800	48.80	\$585,595	\$130,507	\$469,493	\$406,691	1.154	2,630	\$178.51	'00005	5.1784	TWO-STORY	\$120,000	CASCADE ACRES	401		
41-19-04-250-027	1525 HILLSBORO AVE SE	6/16/2023	\$502,025	WD	03-ARM'S LENGTH	\$502,025	\$270,900	53.96	\$541,817	\$120,480	\$381,545	\$376,529	1.013	1,700	\$224.44	'00005	8.9316	RANCH	\$120,000	CASCADE ACRES	401		
41-19-04-276-014	1448 HILLSBORO AVE SE	8/1/2023	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$311,700	49.48	\$623,383	\$123,981	\$506,019	\$446,293	1.134	2,642	\$191.53	'00005	3.1189	TWO-STORY	\$120,000	CASCADE ACRES	401		
41-19-04-276-019	1507 RIVERTON AVE SE	8/16/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$250,700	57.63	\$501,348	\$120,000	\$315,000	\$340,793	0.924	2,074	\$151.88	'00005	17.8323	RANCH	\$120,000	CASCADE ACRES	401		
41-19-04-276-033	1473 THORNAPPLE RIV DR SE	8/15/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$229,800	48.38	\$459,651	\$121,835	\$353,165	\$301,890	1.170	1,610	\$219.36	'00005	116.9847	RANCH	\$120,000	CASCADE ACRES	401		
41-19-04-277-005	1545 RIVERTON AVE SE	8/14/2023	\$522,545	WD	03-ARM'S LENGTH	\$522,545	\$319,200	61.09	\$638,449	\$120,000	\$402,545	\$463,314	0.869	2,529	\$159.17	'00005	86.8838	TWO-STORY	\$120,000	CASCADE ACRES	401		
41-19-04-280-012	1575 BRIDGEWATER CT SE	5/8/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$263,200	38.99	\$526,304	\$144,648	\$530,352	\$341,068	1.555	2,048	\$258.96	'00005	155.4974	TWO-STORY	\$140,000	CASCADE ACRES	401		
41-19-04-427-006	1612 RIVERTON AVE SE	12/21/2023	\$527,000	WD	03-ARM'S LENGTH	\$527,000	\$262,900	49.89	\$525,884	\$131,037	\$395,963	\$352,857	1.122	1,709	\$231.69	'00005	112.2163	RANCH	\$120,000	CASCADE ACRES	401		
41-19-04-427-009	1634 RIVERTON AVE SE	9/6/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$363,200	62.62	\$726,370	\$143,046	\$436,954	\$521,290	0.838	2,359	\$185.23	'00005	83.8217	RANCH	\$140,000	CASCADE ACRES	401		
Totals:			\$6,096,570			\$6,096,570	\$3,118,500		\$6,236,993		\$4,700,646	\$4,326,240			\$201.37		1.6095						
								Sale. Ratio =>	51.15				E.C.F. =>	1.087	Std. Deviation=>		0.1982585						
								Std. Dev. =>	6.83				Ave. E.C.F. =>	1.103	Ave. Variance=>		54.9861	Coefficient of Var=>		49.86774449			

Use ==> 1.087

2026 ECF ANALYSIS  
 006 Tammarron Plat/ Buttrick Farms

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
41-19-04-301-022	6580 DONNEGAL CT SE	7/19/2024	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$380,700	52.51	\$761,481	\$153,563	\$571,437	\$629,314	0.908	3,332	\$171.50	'00006	90.8032	TWO- STORY	\$145,000	TAMMARRON PLAT	401		
41-19-15-426-010	7823 WHITBURN DR SE	1/6/2025	\$732,000	WD	03-ARM'S LENGTH	\$732,000	\$367,900	50.26	\$735,811	\$148,861	\$583,139	\$607,608	0.960	3,209	\$181.72	'00006	95.9729	TWO- STORY	\$145,000	TAMMARRON PLAT	401		
41-19-04-127-014	1221 TROON CT SE	7/5/2023	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$359,300	49.56	\$718,613	\$163,447	\$561,553	\$574,706	0.977	2,623	\$214.09	'00006	0.3886	RANCH	\$145,000	TAMMARRON PLAT	401		
41-19-04-303-001	6424 TAMMARRON CT SE	5/20/2024	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$640,700	49.28	\$1,281,433	\$326,899	\$973,101	\$988,130	0.985	4,295	\$226.57	'00006	98.4790	TWO- STORY	\$291,811	TAMMARRON PLAT	401		
41-19-04-176-002	6714 TURNBERRY DR SE	5/17/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$313,600	48.25	\$627,280	\$148,370	\$501,630	\$495,766	1.012	2,257	\$222.26	'00006	101.1828	TWO- STORY	\$145,000	TAMMARRON PLAT	401		
41-19-04-177-034	1737 HILLSBORO AVE SE	9/25/2023	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$282,800	45.98	\$565,545	\$148,127	\$466,873	\$432,109	1.080	1,962	\$237.96	'00006	9.3461	RANCH	\$145,000	TAMMARRON PLAT	401		
Totals:			\$4,747,000			\$4,747,000	\$2,345,000		\$4,690,163		\$3,657,733	\$3,727,633			\$209.01		0.5743						
								Sale. Ratio =>	49.40				E.C.F. =>	0.981	Std. Deviation=>		0.0573272						
								Std. Dev. =>	2.16				Ave. E.C.F. =>	0.987	Ave. Variance=>		66.0288	Coefficient of Var=>		66.89908596			
													Use ==>	0.981									

Condition Dated	Parcel Number	Street Address	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-04-127-007	1200 TROON CT SE		45226	569500	WD	03-ARM'S LENGTH	569500	332000	58.29675154	663918	145000	424500	537182	0.790235	2385	177.9874214	'00006	16.86478333	TWO- STORY	145000	TAMMARRON PLAT	401



2026 ECF ANALYSIS

009 Beard Farms, 024 Cascade Highlands

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
41-19-15-253-001	3066 BANNOCKBURN DR SE	11/17/2023	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$248,000	49.61	\$495,936	\$110,511	\$389,389	\$366,373	1.063	2,530	\$153.91	'00024	106.2821	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-15-275-002	3148 BUCKHAVEN DR SE	12/12/2023	\$568,000	WD	03-ARM'S LENGTH	\$568,000	\$309,700	54.52	\$619,363	\$111,590	\$456,410	\$482,673	0.946	2,870	\$159.03	'00024	94.5588	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-15-401-009	7635 WOODVALE ST SE	5/22/2023	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$266,400	54.93	\$532,724	\$110,968	\$374,032	\$400,908	0.933	2,235	\$167.35	'00024	48.9299	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-15-404-003	3304 BUCKHAVEN DR SE	10/6/2023	\$624,000	WD	03-ARM'S LENGTH	\$624,000	\$344,200	55.16	\$688,358	\$110,097	\$513,903	\$549,677	0.935	3,062	\$167.83	'00024	1.2008	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-15-401-015	7693 CANDLEWOOD DR SE	9/7/2023	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$252,000	51.43	\$504,071	\$110,950	\$379,050	\$373,689	1.014	2,251	\$168.39	'00024	40.7915	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-15-401-005	7636 WOODVALE ST SE	9/13/2024	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$259,600	46.61	\$519,196	\$110,000	\$447,000	\$388,969	1.149	2,498	\$178.94	'00024	114.9192	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-15-401-014	7680 WHITBURN DR SE	1/6/2025	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$269,200	48.50	\$538,432	\$110,515	\$444,485	\$406,765	1.093	2,431	\$182.84	'00024	109.2732	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-15-403-004	3220 BUCKHAVEN DR SE	5/24/2024	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$384,200	51.92	\$768,376	\$110,000	\$630,000	\$625,832	1.007	3,398	\$185.40	'00024	12.1766	RANCH	\$110,000	CASCADE HIGHLANDS	401		
41-19-15-255-014	7716 KIRKWALL DR SE	10/5/2023	\$589,900	WD	03-ARM'S LENGTH	\$589,900	\$321,500	54.50	\$642,930	\$111,997	\$477,903	\$504,689	0.947	2,547	\$187.63	'00024	94.6926	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-15-403-002	7791 WHITBURN DR SE	2/14/2025	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$270,600	50.11	\$541,218	\$110,097	\$429,903	\$409,810	1.049	2,123	\$202.50	'00024	104.9030	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-15-402-004	7674 CANDLEWOOD DR SE	6/21/2023	\$676,000	WD	03-ARM'S LENGTH	\$676,000	\$302,900	44.81	\$605,762	\$120,752	\$555,248	\$461,036	1.204	2,542	\$218.43	'00024	120.4348	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-05-480-007	1955 BOXTHORN CT SE	10/16/2023	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$335,500	51.62	\$670,933	\$123,932	\$526,068	\$548,646	0.959	2,251	\$233.70	'00009	95.8848	RANCH	\$120,000	BEARD FARMS	401		
41-19-15-401-004	7628 WOODVALE ST SE	9/9/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$257,400	38.13	\$514,736	\$119,920	\$555,080	\$375,300	1.479	2,295	\$241.86	'00024	39.0491	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401		
41-19-05-480-008	1950 BOXTHORN CT SE	7/22/2024	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$354,400	45.15	\$708,820	\$130,907	\$654,093	\$579,651	1.128	2,411	\$271.30	'00009	112.8426	RANCH	\$120,000	BEARD FARMS	401		
41-19-15-402-019	7758 STONEHAVEN DR SE	6/28/2024	\$696,000	WD	03-ARM'S LENGTH	\$696,000	\$272,500	39.15	\$545,065	\$116,221	\$579,779	\$407,646	1.422	1,728	\$335.52	'00024	142.2261	RANCH	\$110,000	CASCADE HIGHLANDS	401		
Totals:			\$9,130,800			\$9,130,800	\$4,448,100		\$8,895,920		\$7,412,343	\$6,881,664			\$203.64		1.1424						
								Sale. Ratio =>	48.72					E.C.F. =>	1.077	Std. Deviation=>		0.169473221					
								Std. Dev. =>	5.41					Ave. E.C.F. =>	1.089	Ave. Variance=>		82.5443	Coefficient of Var=>		75.83036833		

Use ==>1.077

2026 ECF ANALYSIS

010 Chamonix Plat, 019 Shagbark/Oakbrook, 038 Maracaibo Shores, 041 Country Brook/Little Harbor, 059 Waldenwood Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
41-19-22-201-040	7641 PINE PARK DR SE	9/18/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$285,400	49.21	\$570,759	\$130,000	\$450,000	\$452,060	0.995	2,410	\$186.72	'00059	99.5443	TWO- STORY	\$130,000		WALDENWOOD PLAT	401
41-19-09-426-041	2653 THORNAPPLE RIV DR SE	11/17/2023	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$177,600	33.64	\$371,289	\$120,041	\$407,959	\$257,690	1.583	1,494	\$273.06	'00019	158.3139	RANCH	\$120,000	41-19-09-478-009	SHAGBARK/OAKBROOK	401
41-19-05-465-008	6140 CHAMONIX CT SE	11/20/2023	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$306,400	49.82	\$612,789	\$144,952	\$470,048	\$479,832	0.980	2,318	\$202.78	'00010	12.9155	RANCH	\$125,000		CHAMONIX PLAT	401
41-19-02-351-024	1824 COUNTRY BROOK DR SE	1/31/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$224,800	52.28	\$449,612	\$91,595	\$338,405	\$367,196	0.922	2,157	\$156.89	'00041	92.1592	TWO- STORY	\$90,000		COUNTRY BROOK/LITTLE HARBOR	401
41-19-22-201-010	7664 PINE PARK DR SE	9/26/2024	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$280,400	43.47	\$560,703	\$119,639	\$525,361	\$452,373	1.161	2,500	\$210.14	'00059	5.2580	TWO- STORY	\$118,500		WALDENWOOD PLAT	401
41-19-22-328-033	7436 BUCCANEER DR SE	11/15/2024	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$261,100	42.11	\$522,164	\$101,066	\$518,934	\$468,928	1.107	2,062	\$251.67	'00038	110.6639	RANCH	\$95,000		MARACAIBO SHORES	401
41-19-22-253-009	7796 KENROB DR SE	11/27/2024	\$615,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$615,000	\$310,500	50.49	\$643,828	\$118,500	\$496,500	\$538,797	0.921	2,854	\$173.97	'00059	92.1497	RANCH	\$118,500	41-19-22-276-002	WALDENWOOD PLAT	401
41-19-05-455-015	1905 MONT-RUE DR SE	3/24/2025	\$759,900	WD	03-ARM'S LENGTH	\$759,900	\$280,700	36.94	\$561,463	\$119,460	\$640,440	\$453,336	1.413	2,636	\$242.96	'00010	141.2727	TWO- STORY	\$112,500		CHAMONIX PLAT	401

Totals:	\$4,792,900		\$4,792,900	\$2,126,900		\$4,292,607			\$3,847,647	\$3,470,212		\$212.27					2.6485					
				Sale. Ratio =>		44.38			E.C.F. =>	1.109			Std. Deviation=>	0.243253836								
				Std. Dev. =>		6.85			Ave. E.C.F. =>	1.135			Ave. Variance=>	89.0347		Coefficient of Var=>	78.42742923					

Use ==> 1.109

2026 ECF ANALYSIS  
 012 Qual Crest II Condos, 042 Quail Crest Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class			
41-19-07-177-115	4999 N QUAIL CREST DR SE	11/28/2023	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$282,700	72.30	\$565,344	\$79,000	\$312,000	\$405,286	0.770	1,576	\$197.97	'00042	14.7833	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-052	5131 N QUAIL CREST DR SE	5/19/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$234,800	67.09	\$469,537	\$80,925	\$269,075	\$323,843	0.831	1,404	\$191.65	'00042	83.0881	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-028	2370 GROUSE CT SE	6/26/2023	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$208,200	54.80	\$416,361	\$79,000	\$300,900	\$281,134	1.070	1,859	\$161.86	'00042	107.0308	TWO- STORY	\$79,000	QUAIL CREST II	407			
41-19-07-177-078	5072 N QUAIL CREST DR SE	7/19/2023	\$387,005	WD	03-ARM'S LENGTH	\$387,005	\$241,500	62.40	\$483,060	\$79,000	\$308,005	\$336,716	0.915	1,400	\$220.00	'00042	91.4732	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-166	4848 N QUAIL CREST DR SE	8/1/2023	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$276,300	48.47	\$552,570	\$79,000	\$491,000	\$394,641	1.244	1,626	\$301.97	'00012	34.5050	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-110	2215 COVEY CT SE	9/21/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$259,600	71.12	\$519,135	\$80,225	\$284,775	\$365,758	0.779	1,543	\$184.56	'00042	25.5249	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-038	5069 S QUAIL CREST DR SE	10/4/2023	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$235,200	54.57	\$470,460	\$79,052	\$351,948	\$326,173	1.079	1,492	\$235.89	'00042	107.9022	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-017	2322 PHEASANT CT SE	12/1/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$223,700	65.79	\$447,423	\$79,000	\$261,000	\$307,019	0.850	1,292	\$202.01	'00042	85.0110	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-001	2286 PARTRIDGE CT SE	12/26/2023	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$219,200	66.93	\$438,483	\$79,000	\$248,500	\$299,569	0.830	1,302	\$190.86	'00042	82.9525	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-124	5018 N QUAIL CREST DR SE	2/15/2024	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$221,300	65.28	\$442,662	\$79,000	\$260,000	\$303,051	0.858	1,259	\$206.51	'00012	17.5896	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-080	2278 MOURNING DOVE CT SE	2/22/2024	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$230,300	63.11	\$460,574	\$79,000	\$285,900	\$317,978	0.899	1,321	\$216.43	'00042	4.0626	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-018	2360 PHEASANT CT SE	2/23/2024	\$342,900	WD	03-ARM'S LENGTH	\$342,900	\$209,100	60.98	\$418,225	\$79,727	\$263,173	\$282,081	0.933	1,209	\$217.68	'00042	93.2970	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-187	5199 N QUAIL CREST DR SE	2/28/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$331,100	63.07	\$662,183	\$79,131	\$445,869	\$485,876	0.918	1,448	\$307.92	'00042	13.0981	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-116	5013 N QUAIL CREST DR SE	4/22/2024	\$403,500	WD	03-ARM'S LENGTH	\$403,500	\$272,100	67.43	\$544,115	\$79,000	\$324,500	\$387,595	0.837	1,558	\$208.28	'00042	83.7214	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-132	4921 N QUAIL CREST DR SE	5/22/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$269,400	65.71	\$538,805	\$79,933	\$330,067	\$382,393	0.863	1,396	\$236.44	'00012	86.3162	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-089	5084 N QUAIL CREST DR SE	6/14/2024	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$236,400	56.56	\$472,782	\$79,000	\$339,000	\$328,151	1.033	1,322	\$256.43	'00042	9.3061	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-011	2335 PHEASANT CT SE	6/28/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$200,000	63.49	\$399,969	\$79,000	\$236,000	\$267,474	0.882	1,218	\$193.76	'00042	88.2329	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-051	5129 N QUAIL CREST DR SE	6/28/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$223,100	55.78	\$446,151	\$80,259	\$319,741	\$304,910	1.049	1,368	\$233.73	'00042	104.8641	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-076	2291 MOURNING DOVE CT SE	7/12/2024	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$239,300	51.91	\$478,598	\$80,119	\$380,881	\$332,065	1.147	1,379	\$276.20	'00042	114.7007	RANCH	\$79,000	QUAIL CREST II	407			
41-19-07-177-094	2292 S THRUSH CT SE	9/26/2024	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$243,100	56.55	\$486,121	\$80,101	\$349,799	\$338,350	1.034	1,362	\$256.83	'00042	103.3838	RANCH	\$79,000	QUAIL CREST II	407			
Totals:			\$7,950,605			\$7,950,605	\$4,856,400		\$9,712,558		\$6,362,133	\$6,770,063			\$224.85		0.1260							
								Sale. Ratio =>	61.08			E.C.F. =>	0.940	Std. Deviation=>		0.129272837								
								Std. Dev. =>	6.49			Ave. E.C.F. =>	0.941	Ave. Variance=>		67.5422	Coefficient of Var=>		71.77662406					
													Use==>	0.940										

Not Used - Estate Sale Per MLS

41-19-07-177-115	4999 N QUAIL CREST DR SE	8/25/2023	\$347,150	WD	08-ESTATE	\$347,150	\$282,700	81.43	\$565,344	\$79,000	\$268,150	\$405,286	0.662	1,576	\$170.15	'00042	66.1632	RANCH	\$79,000	QUAIL CREST II	407
------------------	--------------------------	-----------	-----------	----	-----------	-----------	-----------	-------	-----------	----------	-----------	-----------	-------	-------	----------	--------	---------	-------	----------	----------------	-----

2026 ECF ANALYSIS

013 Chatham Woods Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-08-324-028	2539 CHATHAM WOODS DR SE	6/14/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$102,100	53.74	\$204,130	\$47,990	\$142,010	\$135,069	1.051	963	\$147.47	'00013	#REF!	TWO-STORY	\$47,000	CHATHAM WOODS	407	
41-19-08-324-003	2587 CHATHAM WOODS DR SE	7/20/2023	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$130,300	58.17	\$260,277	\$49,382	\$174,618	\$182,783	0.955	1,198	\$145.76	'00013	95.5330	TWO-STORY	\$47,000	CHATHAM WOODS	407	
41-19-08-324-050	2579 KNIGHTSBRIDGE RD SE	9/11/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$145,900	58.36	\$291,409	\$48,644	\$201,356	\$210,270	0.958	1,158	\$173.88	'00013	#REF!	RANCH	\$47,000	CHATHAM WOODS	407	
41-19-08-324-027	2541 CHATHAM WOODS DR SE	4/15/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,500	39.06	\$207,079	\$47,000	\$218,000	\$138,477	1.574	924	\$235.93	'00013	48.6157	TWO-STORY	\$47,000	CHATHAM WOODS	407	
41-19-08-324-011	2575 CHATHAM WOODS DR SE	4/25/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,100	50.55	\$202,949	\$47,642	\$152,358	\$133,619	1.140	969	\$157.23	'00013	114.0242	TWO-STORY	\$47,000	CHATHAM WOODS	407	
41-19-08-324-061	2566 KNIGHTSBRIDGE RD SE	9/11/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$148,500	58.24	\$295,969	\$49,930	\$205,070	\$213,658	0.960	1,128	\$181.80	'00013	#REF!	RANCH	\$47,000	CHATHAM WOODS	407	
41-19-08-324-075	2594 KNIGHTSBRIDGE RD SE	1/6/2025	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$135,500	55.76	\$272,111	\$47,854	\$195,146	\$193,020	1.011	1,120	\$174.24	'00013	#REF!	RANCH	\$47,000	CHATHAM WOODS	407	
41-19-08-324-017	2563 CHATHAM WOODS DR SE	2/27/2025	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$97,700	53.53	\$195,438	\$47,000	\$135,500	\$128,407	1.055	940	\$144.15	'00013	105.5238	TWO-STORY	\$47,000	CHATHAM WOODS	407	
Totals:			\$1,809,500			\$1,809,500	\$964,600		\$1,929,362		\$1,424,058	\$1,335,303			\$170.06		2.1644					
								Sale. Ratio =>	53.31			E.C.F. =>	1.066	Std. Deviation=>		0.206523822						
								Std. Dev. =>	6.44			Ave. E.C.F. =>	1.088	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!				
													Use ==>	1.088								

2026 ECF ANALYSIS  
014 Chatwick Hills Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
41-19-08-353-030	2675 CHATHAM WOODS DR SE	5/12/2023	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$113,400	52.50	\$226,768	\$31,600	\$184,400	\$162,369	1.136	1,082	\$170.43	'00014	1.3788	RANCH	\$31,600	CHATWICK HILLS	407		
41-19-08-353-021	2657 CHATHAM WOODS DR SE	6/20/2023	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$121,800	59.27	\$243,588	\$31,600	\$173,900	\$176,363	0.986	1,138	\$152.81	'00014	#REF!	RANCH	\$31,600	CHATWICK HILLS	407		
41-19-08-353-018	2635 CHATHAM WOODS DR SE	7/27/2023	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$90,700	47.86	\$182,232	\$31,600	\$157,900	\$124,597	1.267	818	\$193.03	'00014	14.2323	RANCH	\$31,600	CHATWICK HILLS	407		
41-19-08-353-048	2683 CHATHAM WOODS DR SE	12/1/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$117,300	63.41	\$234,654	\$31,600	\$153,400	\$168,930	0.908	953	\$160.97	'00014	42.0796	RANCH	\$31,600	CHATWICK HILLS	407		
41-19-08-353-033	2674 CHATHAM WOODS DR SE	12/15/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,300	50.72	\$182,624	\$31,600	\$148,400	\$125,644	1.181	833	\$178.15	'00014	#REF!	RANCH	\$31,600	CHATWICK HILLS	407		
41-19-08-353-045	2677 CHATHAM WOODS DR SE	1/31/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$110,200	48.98	\$220,491	\$31,600	\$193,400	\$157,147	1.231	996	\$194.18	'00014	#REF!	RANCH	\$31,600	CHATWICK HILLS	407		
41-19-08-353-001	2630 CHATHAM WOODS DR SE	2/9/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$113,300	59.63	\$224,829	\$33,444	\$156,556	\$160,756	0.974	913	\$171.47	'00014	97.3873	RANCH	\$31,600	CHATWICK HILLS	407		
41-19-08-353-024	2663 CHATHAM WOODS DR SE	2/16/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$101,600	52.10	\$203,185	\$32,590	\$162,410	\$141,926	1.144	874	\$185.82	'00014	114.4329	RANCH	\$31,600	CHATWICK HILLS	407		
41-19-08-353-016	2631 CHATHAM WOODS DR SE	4/10/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$107,800	45.87	\$215,582	\$31,600	\$203,400	\$153,063	1.329	907	\$224.26	'00014	132.8865	RANCH	\$31,600	CHATWICK HILLS	407		
41-19-08-353-013	2645 CHATHAM WOODS DR SE	6/18/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$123,200	53.10	\$246,308	\$31,600	\$200,400	\$178,626	1.122	908	\$220.70	'00014	112.1897	RANCH	\$31,600	CHATWICK HILLS	407		
41-19-08-353-050	2687 CHATHAM WOODS DR SE	7/12/2024	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$110,400	50.76	\$221,282	\$32,027	\$185,473	\$156,982	1.181	996	\$186.22	'00014	118.1492	RANCH	\$31,600	CHATWICK HILLS	407		
Totals:			\$2,270,500			\$2,270,500	\$1,201,000		\$2,401,543		\$1,919,639	\$1,706,403			\$185.28		0.7705						
								Sale. Ratio =>	52.90					E.C.F. =>	1.125	Std. Deviation=>		0.12976068					
								Std. Dev. =>	5.44					Ave. E.C.F. =>	1.133	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!			
													Use==>	1.133									

2026 ECF ANALYSIS  
016 SCHBRK/RICHSON/VANBERG

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class			
41-19-09-277-001	7008 WINDCREST ST SE	6/15/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$143,800	54.26	\$287,507	\$105,000	\$160,000	\$151,583	1.056	974	\$164.27	'00016	#REF!	RANCH	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-301-016	6452 BURTON ST SE	10/11/2023	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$124,800	46.24	\$249,653	\$105,000	\$164,900	\$120,143	1.373	1,018	\$161.98	'00016	#REF!	TWO- STORY	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-304-023	6537 WENDELL ST SE	11/8/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,000	48.67	\$292,097	\$105,862	\$194,138	\$154,680	1.255	1,092	\$177.78	'00016	32.1164	RANCH	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-277-001	7008 WINDCREST ST SE	11/10/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$143,800	54.26	\$287,507	\$105,000	\$160,000	\$151,583	1.056	974	\$164.27	'00016	105.5527	RANCH	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-277-003	7038 WINDCREST ST SE	1/3/2024	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$181,300	49.40	\$362,645	\$105,000	\$262,000	\$213,990	1.224	1,761	\$148.78	'00016	122.4356	TWO- STORY	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-276-008	7067 WINDCREST ST SE	3/11/2024	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$152,700	44.52	\$305,435	\$105,272	\$237,728	\$166,248	1.430	1,144	\$207.80	'00016	142.9960	RANCH	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-276-009	7083 WINDCREST ST SE	4/26/2024	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$169,300	47.42	\$338,527	\$105,941	\$251,059	\$193,177	1.300	1,189	\$211.15	'00016	129.9632	RANCH	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-455-002	2724 ORANGE AVE SE	6/4/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$379,500	56.22	\$758,968	\$71,772	\$603,228	\$570,760	1.057	2,604	\$231.65	'00016	54.1955	TWO- STORY	\$70,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-276-013	7147 WINDCREST ST SE	10/31/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,700	44.74	\$277,499	\$107,087	\$202,913	\$141,538	1.434	936	\$216.79	'00016	143.3629	RANCH	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-303-009	6407 WENDELL ST SE	12/23/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,600	40.79	\$269,241	\$105,041	\$224,959	\$136,378	1.650	1,088	\$206.76	'00016	164.9526	RANCH	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-301-015	6440 BURTON ST SE	1/9/2025	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$235,500	44.52	\$471,068	\$105,099	\$423,901	\$303,960	1.395	2,194	\$193.21	'00016	139.4595	RANCH	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-303-013	6449 WENDELL ST SE	2/21/2025	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$149,500	58.51	\$299,022	\$105,000	\$150,500	\$161,147	0.934	919	\$163.76	'00016	#REF!	RANCH	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-277-004	7054 WINDCREST ST SE	2/24/2025	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$174,500	46.53	\$349,030	\$105,000	\$270,000	\$202,682	1.332	1,126	\$239.79	'00016	133.2136	TRI-LEVEL	\$105,000	SCHBRK/RICHSON/VANBERG	401			
41-19-09-276-011	7115 WINDCREST ST SE	3/20/2025	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$173,000	40.71	\$345,975	\$105,000	\$320,000	\$200,145	1.599	1,215	\$263.37	'00016	159.8841	RANCH	\$105,000	SCHBRK/RICHSON/VANBERG	401			
Totals:			\$5,066,400			\$5,066,400	\$2,447,000		\$4,894,174		\$3,625,326	\$2,868,014			\$196.53		2.8243							
								Sale. Ratio =>	48.30					E.C.F. =>	1.264	Std. Deviation=>		0.211408429						
								Std. Dev. =>	5.57					Ave. E.C.F. =>	1.292	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!				
													Use ==>	1.264										

2026 ECF ANALYSIS  
017 GRENELEFE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Val%	Land Value	Land Table	Property Class	
41-19-09-352-035	6653 WAYBRIDGE DR SE	4/19/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$191,200	57.07	\$382,374	\$65,000	\$270,000	\$303,127	0.891	1,323	\$204.08	'00017	2.7128	RANCH	19%	\$65,000	GRENELEFE CONDOS	407	
41-19-09-352-012	6570 GLASTON CT SE	4/26/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$220,600	53.80	\$441,190	\$65,000	\$345,000	\$359,302	0.960	1,754	\$196.69	'00017	10.4174	RANCH	16%	\$65,000	GRENELEFE CONDOS	407	
41-19-09-352-015	6625 WAYBRIDGE DR SE	10/25/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,000	49.25	\$393,955	\$65,633	\$334,367	\$313,583	1.066	1,336	\$250.27	'00017	0.1910	RANCH	16%	\$65,000	GRENELEFE CONDOS	407	
41-19-09-352-037	6663 WAYBRIDGE DR SE	12/8/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$200,600	47.20	\$401,286	\$65,570	\$359,430	\$320,645	1.121	1,323	\$271.68	'00017	3.7754	RANCH	15%	\$65,000	GRENELEFE CONDOS	407	
41-19-09-352-035	6653 WAYBRIDGE DR SE	5/3/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$191,200	42.97	\$382,374	\$65,000	\$380,000	\$303,127	1.254	1,323	\$287.23	'00017	125.3600	RANCH	15%	\$65,000	GRENELEFE CONDOS	407	
41-19-09-352-019	6583 WAYBRIDGE DR SE	5/29/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$187,100	45.63	\$374,101	\$65,534	\$344,466	\$294,715	1.169	1,261	\$273.17	'00017	9.9659	RANCH	16%	\$65,000	GRENELEFE CONDOS	407	
41-19-09-352-038	6667 WAYBRIDGE DR SE	8/12/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$206,700	51.04	\$413,475	\$65,633	\$339,367	\$332,227	1.021	1,323	\$256.51	'00017	102.1491	RANCH	16%	\$65,000	GRENELEFE CONDOS	407	
41-19-09-352-002	6542 GRENELEFE DR SE	12/9/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$223,400	55.85	\$446,787	\$67,513	\$332,487	\$362,248	0.918	1,815	\$183.19	'00017	91.7844	RANCH	16%	\$65,000	GRENELEFE CONDOS	407	
41-19-09-352-026	2660 WYNDHAM DR SE	12/27/2024	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$196,500	46.80	\$392,988	\$65,000	\$354,900	\$313,264	1.133	1,358	\$261.34	'00017	113.2910	RANCH	15%	\$65,000	GRENELEFE CONDOS	407	
41-19-09-352-016	6631 WAYBRIDGE DR SE	3/19/2025	\$423,301	WD	03-ARM'S LENGTH	\$423,301	\$194,500	45.95	\$388,922	\$66,708	\$356,593	\$307,749	1.159	1,355	\$263.17	'00017	115.8714	RANCH	15%	\$65,000	GRENELEFE CONDOS	407	
Totals:			\$4,073,201			\$4,073,201	\$2,008,800		\$4,017,452		\$3,416,610	\$3,209,987			\$244.73		0.4783						
								Sale. Ratio =>	49.32				E.C.F. =>	1.064	Std. Deviation=>		0.119074412	Avg		16%			
								Std. Dev. =>	4.73				Ave. E.C.F. =>	1.069	Ave. Variance=>		57.5518	Coefficient of Var=>		53.82943295			

Use ==> 1.064

2026 ECF ANALYSIS  
018 MANCHESTER HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-05-151-030	5684 MANCHESTER HILLS DR SE	8/14/2023	\$1,395,000	WD	03-ARM'S LENGTH	\$1,395,000	\$752,300	53.93	\$1,504,658	\$285,000	\$1,110,000	\$1,016,381	1.092	2,730	\$406.59	'00018	3.5633	RANCH	\$285,000	MANCHESTER HILLS	401	
41-19-05-151-053	5816 MANCHESTER HILLS DR SE	8/18/2023	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$551,600	52.53	\$1,103,292	\$288,300	\$761,700	\$679,160	1.122	1,914	\$397.96	'00018	112.1532	RANCH	\$285,000	MANCHESTER HILLS	401	
41-19-05-151-054	5830 MANCHESTER HILLS DR SE	4/29/2024	\$1,055,000	WD	03-ARM'S LENGTH	\$1,055,000	\$554,700	52.58	\$1,109,305	\$245,685	\$809,315	\$719,683	1.125	2,611	\$309.96	'00018	112.4544	TWO- STORY	\$242,250	MANCHESTER HILLS	401	
41-19-05-151-077	5737 MANCHESTER HILLS DR SE	5/10/2024	\$2,425,000	WD	03-ARM'S LENGTH	\$2,425,000	\$1,025,800	42.30	\$2,051,615	\$320,368	\$2,104,632	\$1,442,705	1.459	4,702	\$447.60	'00018	51.7871	TWO- STORY	\$285,000	MANCHESTER HILLS	401	
41-19-05-151-049	5788 MANCHESTER HILLS DR SE	5/24/2024	\$1,560,000	WD	03-ARM'S LENGTH	\$1,560,000	\$882,100	56.54	\$1,764,229	\$288,351	\$1,271,649	\$1,229,898	1.034	4,212	\$301.91	'00018	103.3947	TWO- STORY	\$285,000	MANCHESTER HILLS	401	
41-19-05-151-050	5794 MANCHESTER HILLS DR SE	8/6/2024	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$808,400	54.81	\$1,616,701	\$289,445	\$1,185,555	\$1,106,046	1.072	3,570	\$332.09	'00018	107.1886	TWO- STORY	\$285,000	MANCHESTER HILLS	401	
41-19-05-151-060	5801 MANCHESTER HILLS DR SE	10/24/2024	\$1,440,000	WD	03-ARM'S LENGTH	\$1,440,000	\$787,700	54.70	\$1,575,348	\$290,080	\$1,149,920	\$1,071,056	1.074	3,436	\$334.67	'00018	7.4904	TWO- STORY	\$285,000	MANCHESTER HILLS	401	
41-19-05-151-062	5789 MANCHESTER HILLS DR SE	10/24/2024	\$2,650,000	WD	03-ARM'S LENGTH	\$2,650,000	\$1,294,200	48.84	\$2,588,368	\$297,825	\$2,352,175	\$1,908,785	1.232	4,818	\$488.21	'00018	8.3753	TWO- STORY	\$285,000	MANCHESTER HILLS	401	
41-19-05-151-055	5837 MANCHESTER HILLS DR SE	1/29/2025	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$730,200	60.85	\$1,460,316	\$254,504	\$945,496	\$1,004,843	0.941	3,490	\$270.92	'00018	20.8061	TWO- STORY	\$242,250	MANCHESTER HILLS	401	
Totals:			\$14,250,000			\$14,250,000	\$7,387,000		\$14,773,832		\$11,690,442	\$10,178,557			\$365.55		2.0793					
								Sale. Ratio =>	51.84				E.C.F. =>	1.149	Std. Deviation=>		0.146456064					
								Std. Dev. =>	5.16				Ave. E.C.F. =>	1.128	Ave. Variance=>		58.5792	Coefficient of Var=>	51.94376545			
												Use ==>	1.149									

2026 ECF ANALYSIS  
021 CASCADE SPRINGS/WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-10-378-024	7440 SHADOWBROOK CT SE	6/8/2023	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$278,100	45.59	\$556,253	\$116,320	\$493,680	\$458,263	1.077	3,239	\$152.42	'00021	107.7285	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401	
41-19-10-327-005	2538 SHADOWBROOK DR SE	6/14/2023	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$310,300	51.29	\$620,640	\$112,241	\$492,759	\$529,582	0.930	2,877	\$171.28	'00021	93.0468	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401	
41-19-10-355-008	7326 CASCADE WOODS DR SE	7/28/2023	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$261,500	51.27	\$523,015	\$115,171	\$394,829	\$424,837	0.929	2,615	\$150.99	'00021	92.9366	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401	
41-19-10-304-035	2518 CASCADE SPRINGS DR SE	4/23/2024	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$304,800	46.18	\$609,648	\$110,000	\$550,000	\$520,466	1.057	2,903	\$189.46	'00021	2.5745	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401	
41-19-10-353-016	7389 CASCADE WOODS DR SE	5/15/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$217,600	41.06	\$435,135	\$110,000	\$420,000	\$338,682	1.240	1,608	\$261.19	'00021	124.0101	RANCH	\$110,000	CASCADE HIGHLANDS	401	
41-19-10-353-012	7331 CASCADE WOODS DR SE	5/31/2024	\$607,000	WD	03-ARM'S LENGTH	\$607,000	\$259,100	42.69	\$518,144	\$112,325	\$494,675	\$422,728	1.170	2,096	\$236.01	'00021	13.0652	RANCH	\$110,000	CASCADE HIGHLANDS	401	
41-19-10-176-015	2370 CASCADE SPRINGS DR SE	6/3/2024	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$251,300	50.97	\$502,604	\$110,000	\$383,000	\$408,962	0.937	2,416	\$158.53	'00021	93.6517	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401	
41-19-10-378-034	2537 SHADOWBROOK DR SE	8/30/2024	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$339,100	52.18	\$678,292	\$110,000	\$539,900	\$591,970	0.912	3,313	\$162.96	'00021	91.2039	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401	
41-19-10-378-037	2517 SHADOWBROOK DR SE	9/12/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$303,800	45.01	\$607,622	\$129,242	\$545,758	\$498,312	1.095	2,724	\$200.35	'00021	109.5213	TWO- STORY	\$125,000	CASCADE HIGHLANDS	401	
41-19-10-378-029	2568 RIVEREDGE DR SE	9/13/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$288,800	42.79	\$577,696	\$114,672	\$560,328	\$482,316	1.162	3,195	\$175.38	'00021	116.1745	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401	
41-19-10-378-041	2558 RIVEREDGE DR SE	3/25/2025	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$291,000	51.50	\$582,055	\$110,000	\$455,000	\$491,723	0.925	2,733	\$166.48	'00021	92.5318	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401	
Totals:			\$6,579,900			\$6,579,900	\$3,105,400		\$6,211,104		\$5,329,929	\$5,167,841			\$184.09		0.8180					
								Sale. Ratio =>	47.20			E.C.F. =>	1.031	Std. Deviation=>		0.118744338						
								Std. Dev. =>	4.20			Ave. E.C.F. =>	1.040	Ave. Variance=>		85.1314	Coefficient of Var=>		81.8929086			
													Use ==>	1.031								

2026 ECF ANALYSIS  
022 ARBOR SHORES/CARAVELLE#7/BURTON PT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-08-328-017	2510 TALLGRASS AVE SE	3/22/2024	\$474,500	WD	03-ARM'S LENGTH	\$474,500	\$239,500	50.47	\$478,939	\$110,000	\$364,500	\$311,603	1.170	1,854	\$196.60	'00022	116.9758	TWO- STORY	\$110,000	ARBOR SHORES/CARAVELLE#7/BURTON PT	401
41-19-08-478-020	2670 SANTIAGO AVE SE	4/12/2024	\$422,500	WD	03-ARM'S LENGTH	\$422,500	\$210,600	49.85	\$421,277	\$110,000	\$312,500	\$262,902	1.189	1,284	\$243.38	'00022	9.3709	TRI-LEVEL	\$110,000	ARBOR SHORES/CARAVELLE#7/BURTON PT	401
41-19-07-251-022	2214 CHRISTINE CT SE	8/1/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$287,800	54.30	\$575,582	\$112,623	\$417,377	\$391,012	1.067	2,145	\$194.58	'00022	106.7428	TWO- STORY	\$110,000	ARBOR SHORES/CARAVELLE#7/BURTON PT	401
41-19-08-478-021	2648 SANTIAGO AVE SE	8/16/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$199,000	47.38	\$397,923	\$114,192	\$305,808	\$239,637	1.276	1,301	\$235.06	'00022	127.6130	TRI-LEVEL	\$110,000	ARBOR SHORES/CARAVELLE#7/BURTON PT	401
41-19-08-328-022	2420 TALLGRASS AVE SE	8/23/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$251,600	55.91	\$503,153	\$110,000	\$340,000	\$332,054	1.024	1,767	\$192.42	'00022	13.1304	TWO- STORY	\$110,000	ARBOR SHORES/CARAVELLE#7/BURTON PT	401
41-19-08-326-031	2479 TALLGRASS AVE SE	9/6/2024	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$244,100	48.53	\$488,276	\$110,000	\$393,000	\$319,489	1.230	1,914	\$205.33	'00022	123.0089	TWO- STORY	\$110,000	ARBOR SHORES/CARAVELLE#7/BURTON PT	401
41-19-08-478-013	6218 SANTIAGO CT SE	9/25/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$223,700	47.60	\$447,364	\$110,000	\$360,000	\$284,935	1.263	1,605	\$224.30	'00022	10.8213	RANCH	\$110,000	ARBOR SHORES/CARAVELLE#7/BURTON PT	401
41-19-07-252-024	2202 BURTON POINTE BLVD SE	2/3/2025	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$242,900	53.09	\$485,714	\$110,600	\$346,900	\$316,819	1.095	1,408	\$246.38	'00022	109.4947	RANCH	\$110,000	ARBOR SHORES/CARAVELLE#7/BURTON PT	401

Totals:			\$3,727,500			\$3,727,500	\$1,899,200		\$3,798,228		\$2,840,085	\$2,458,451			\$217.26		0.9064				
							Sale. Ratio =>	50.95				E.C.F. =>	1.155		Std. Deviation=>	0.093491813					
							Std. Dev. =>	3.20				Ave. E.C.F. =>	1.164		Ave. Variance=>	77.1447	Coefficient of Var=>	66.25856481			
												Use ==>	1.155								

Outlier, Sale Price, ECF

41-19-08-328-001	5810 TALLTIMBER ST SE	7/6/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$360,200	61.57	\$720,380	\$110,865	\$474,135	\$514,793	0.921	2,295	\$206.59	'00022	92.1021	TWO- STORY	\$110,000	ARBOR SHORES/CARAVELLE#7/BURTON PT	401
------------------	-----------------------	----------	-----------	----	-----------------	-----------	-----------	-------	-----------	-----------	-----------	-----------	-------	-------	----------	--------	---------	------------	-----------	------------------------------------	-----

2026 ECF ANALYSIS  
023 ADA MOORINGS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-02-104-108	1149 SPICE BUSH DR SE	3/9/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$266,100	53.22	\$532,231	\$115,000	\$385,000	\$412,691	0.933	2,206	\$174.52	'00023	93.2901	TWO- STORY	\$115,000	ADA MOORING	401	
41-19-02-104-138	1274 DOGWOOD MEADOWS DR SE	8/16/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,100	43.65	\$480,159	\$120,124	\$429,876	\$356,117	1.207	1,504	\$285.82	'00023	13.2122	RANCH	\$115,000	ADA MOORING	401	
41-19-02-104-112	1165 SPICE BUSH DR SE	6/27/2025	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$235,500	46.63	\$470,972	\$116,520	\$388,480	\$350,595	1.108	2,100	\$184.99	'00023	3.3059	TWO- STORY	\$115,000	ADA MOORING	401	
Totals:			\$1,555,000			\$1,555,000	\$741,700		\$1,483,362		\$1,203,356	\$1,119,403			\$215.11		0.7696					
								Sale. Ratio =>	47.70			E.C.F. =>	1.075	Std. Deviation=>		0.138857994						
								Std. Dev. =>	4.89			Ave. E.C.F. =>	1.083	Ave. Variance=>		36.6028	Coefficient of Var=>		33.80712374			
													Use ==>	1.075								

Sales before and after standard study period included for additional data.



2026 ECF ANALYSIS  
027 Cascade Terrace

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class			
41-19-15-176-010	7442 30TH ST SE	2/23/2024	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$149,700	51.27	\$299,349	\$140,000	\$152,000	\$152,050	1.000	1,350	\$112.59	'00027	99.9671	RANCH	\$140,000	CASCADE HIGHLANDS	401			
41-19-15-152-011	7325 SHEFFIELD DR SE	11/8/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$184,300	61.43	\$368,643	\$111,273	\$188,727	\$245,582	0.768	1,620	\$116.50	'00027	76.8489	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401			
41-19-16-277-008	7001 CASCADE RD SE	5/22/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$177,000	46.58	\$353,997	\$111,252	\$268,748	\$231,626	1.160	1,550	\$173.39	'00027	5.7609	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401			
41-19-15-152-020	7420 30TH ST SE	6/2/2023	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$152,300	39.82	\$304,646	\$110,835	\$271,665	\$184,934	1.469	1,056	\$257.26	'00027	146.8984	TRI-LEVEL	\$110,000	CASCADE HIGHLANDS	401			
41-19-15-178-022	7566 30TH ST SE	9/22/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$210,100	53.87	\$420,109	\$125,078	\$264,922	\$281,518	0.941	1,678	\$157.88	'00027	94.1048	TWO- STORY	\$125,000	CASCADE HIGHLANDS	401			
41-19-16-276-003	7104 30TH ST SE	10/16/2024	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$183,500	45.09	\$366,983	\$110,171	\$296,829	\$245,049	1.211	1,300	\$228.33	'00027	31.1707	BI-LEVEL	\$110,000	CASCADE HIGHLANDS	401			
41-19-15-177-010	7517 THORNCREST DR SE	11/17/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$285,900	68.07	\$571,746	\$112,923	\$307,077	\$437,808	0.701	2,426	\$126.58	'00027	70.1397	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401			
41-19-16-427-001	7117 CASCADE RD SE	9/18/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$179,500	42.74	\$359,090	\$112,912	\$307,088	\$234,902	1.307	1,671	\$183.77	'00027	9.1246	RANCH	\$110,000	CASCADE HIGHLANDS	401			
41-19-15-158-008	3196 REDFORD AVE SE	11/9/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$236,700	55.69	\$473,468	\$112,370	\$312,630	\$344,559	0.907	2,200	\$142.10	'00027	90.7334	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401			
41-19-16-427-011	7135 CASCADE RD SE	10/2/2024	\$436,500	WD	03-ARM'S LENGTH	\$436,500	\$217,100	49.74	\$434,203	\$110,000	\$326,500	\$309,354	1.055	1,592	\$205.09	'00027	15.5827	RANCH	\$110,000	CASCADE HIGHLANDS	401			
41-19-15-178-002	3054 COLCHESTER DR SE	5/26/2023	\$472,500	WD	03-ARM'S LENGTH	\$472,500	\$227,700	48.19	\$455,381	\$127,143	\$345,357	\$313,204	1.103	1,232	\$280.32	'00027	110.2658	RANCH	\$125,000	CASCADE HIGHLANDS	401			
41-19-15-153-004	7400 SHEFFIELD DR SE	10/12/2023	\$485,500	WD	03-ARM'S LENGTH	\$485,500	\$245,300	50.53	\$490,565	\$110,146	\$375,354	\$362,995	1.034	2,216	\$169.38	'00027	103.4047	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401			
41-19-15-114-006	2888 BURRWICK DR SE	3/3/2025	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$233,100	46.62	\$466,145	\$110,000	\$390,000	\$339,833	1.148	2,137	\$182.50	'00027	114.7623	RANCH	\$110,000	CASCADE HIGHLANDS	401			
41-19-15-152-019	7400 30TH ST SE	6/22/2023	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$203,100	40.22	\$406,147	\$110,615	\$394,385	\$281,996	1.399	1,864	\$211.58	'00027	31.1548	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401			
41-19-15-103-020	2880 HAYWARD DR SE	7/26/2023	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$291,100	55.98	\$582,285	\$142,436	\$377,564	\$419,703	0.900	2,044	\$184.72	'00027	89.9598	RANCH	\$140,000	CASCADE HIGHLANDS	401			
41-19-16-231-007	7172 THORNCREST DR SE	1/31/2025	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$200,700	38.60	\$401,418	\$140,559	\$379,441	\$248,911	1.524	1,972	\$192.41	'00027	152.4404	RANCH	\$140,000	CASCADE HIGHLANDS	401			
41-19-16-281-007	7111 CASCADE RD SE	7/10/2024	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$270,700	52.06	\$541,322	\$110,000	\$410,000	\$411,566	0.996	2,073	\$197.78	'00027	99.6195	RANCH	\$110,000	CASCADE HIGHLANDS	401			
41-19-15-151-003	3121 HAYWARD DR SE	3/29/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$279,900	52.81	\$559,821	\$125,000	\$405,000	\$414,905	0.976	2,150	\$188.37	'00027	97.6127	TWO- STORY	\$125,000	CASCADE HIGHLANDS	401			
41-19-15-178-022	7566 30TH ST SE	6/28/2024	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$210,100	38.91	\$420,109	\$125,078	\$414,922	\$281,518	1.474	1,678	\$247.27	'00027	147.3874	TWO- STORY	\$125,000	CASCADE HIGHLANDS	401			
41-19-15-157-008	3177 REDFORD AVE SE	8/24/2023	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$255,200	45.57	\$510,446	\$142,320	\$417,680	\$351,265	1.189	2,288	\$182.55	'00027	10.2074	TWO- STORY	\$140,000	CASCADE HIGHLANDS	401			
41-19-15-124-015	7361 CASCADE TERRACE DR SE	6/12/2024	\$589,900	WD	03-ARM'S LENGTH	\$589,900	\$277,300	47.01	\$554,544	\$111,218	\$478,682	\$423,020	1.132	2,034	\$235.34	'00027	113.1582	RANCH	\$110,000	CASCADE HIGHLANDS	401			
Totals:			\$9,595,900			\$9,595,900	\$4,670,300		\$9,340,417		\$7,084,571	\$6,516,298			\$189.32		2.6837							
								Sale. Ratio =>	48.67			E.C.F. =>	1.087			Std. Deviation=>	0.226394952							
								Std. Dev. =>	7.49			Ave. E.C.F. =>	1.114			Ave. Variance=>	81.4431	Coefficient of Var=>	73.10568773					
													Use ==>	1.087										

Outlier Sale Price, \$/SF, ECF

41-19-15-180-004	7448 THORNCREST DR SE	5/17/2024	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$245,600	36.17	\$491,271	\$131,033	\$547,967	\$343,738	1.594	1,529	\$358.38	'00027	159.4141	RANCH	\$125,000	CASCADE HIGHLANDS	401
------------------	-----------------------	-----------	-----------	----	-----------------	-----------	-----------	-------	-----------	-----------	-----------	-----------	-------	-------	----------	--------	----------	-------	-----------	-------------------	-----

2026 ECF ANALYSIS  
028 RIVERVIEW PARK/SUMMER DOWN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-16-426-017	3305 THORNCREST DR SE	7/24/2023	\$412,250	WD	03-ARM'S LENGTH	\$412,250	\$196,300	47.62	\$392,578	\$95,000	\$317,250	\$229,082	1.385	1,384	\$229.23	'00028	138.4875	RANCH	\$95,000	RIVERVIEW PARK/SUMMER DOWN	401	
41-19-16-253-014	3180 JEANLIN DR SE	2/1/2024	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$137,300	50.29	\$274,593	\$96,671	\$176,329	\$136,968	1.287	1,084	\$162.67	'00028	128.7374	RANCH	\$95,000	RIVERVIEW PARK/SUMMER DOWN	401	
41-19-16-327-002	6590 BURGER DR SE	6/13/2024	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$167,100	43.07	\$334,298	\$95,764	\$292,236	\$183,628	1.591	1,250	\$233.79	'00028	26.2618	RANCH	\$95,000	RIVERVIEW PARK/SUMMER DOWN	401	
41-19-16-253-016	2966 THORNCREST DR SE	11/7/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$232,900	58.23	\$465,748	\$120,470	\$279,530	\$265,802	1.052	1,682	\$166.19	'00028	25.4353	TWO- STORY	\$120,000	RIVERVIEW PARK/SUMMER DOWN	401	
Totals:			\$1,473,250			\$1,473,250	\$733,600		\$1,467,217		\$1,065,345	\$815,480			\$197.97		2.2436					
								Sale. Ratio =>	49.79			E.C.F. =>	1.306	Std. Deviation=>		0.224100132						
								Std. Dev. =>	6.36			Ave. E.C.F. =>	1.329	Ave. Variance=>		79.7305	Coefficient of Var=>		60.00015105			
												Use ==>	1.306									

2026 ECF ANALYSIS

030 WHISPERING BROOK, 031 CIMARRON, 032 GOODWOOD PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-16-475-012	3560 TUSCANY DR SE	4/26/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$268,700	58.41	\$537,474	\$110,090	\$349,910	\$438,342	0.798	2,419	\$144.65	'00031	44.1521	TWO- STORY	\$110,000	CASCADE HIGHLANDS	401	
41-19-16-354-009	6405 WOODBROOK DR SE	5/17/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$236,000	67.43	\$472,005	\$75,100	\$274,900	\$407,082	0.675	2,058	\$133.58	'00030	#REF!	RANCH	\$75,000	WHISPERING BROOK	401	
41-19-16-475-028	3453 TUSCANY DR SE	8/3/2023	\$568,500	WD	03-ARM'S LENGTH	\$568,500	\$263,000	46.26	\$525,936	\$112,283	\$456,217	\$424,259	1.075	1,878	\$242.93	'00031	16.4452	RANCH	\$110,000	CASCADE HIGHLANDS	401	
41-19-16-327-021	6701 TANGLEWOOD DR SE	11/28/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$245,500	53.37	\$490,947	\$75,088	\$384,912	\$426,522	0.902	3,033	\$126.91	'00030	90.2443	TWO- STORY	\$75,000	WHISPERING BROOK	401	
41-19-16-475-002	3529 TUSCANY DR SE	11/30/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$193,900	51.71	\$387,793	\$110,237	\$264,763	\$284,672	0.930	1,596	\$165.89	'00031	#REF!	RANCH	\$110,000	CASCADE HIGHLANDS	401	
41-19-16-351-007	6445 TANGLEWOOD DR SE	12/18/2023	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$177,700	49.78	\$355,395	\$78,114	\$278,886	\$284,390	0.981	1,338	\$208.43	'00030	98.0646	RANCH	\$75,000	WHISPERING BROOK	401	
41-19-16-451-012	3390 TUSCANY DR SE	5/3/2024	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$222,700	39.42	\$445,347	\$80,000	\$485,000	\$374,714	1.294	2,024	\$239.62	'00032	#REF!	RANCH	\$80,000	GOODWOOD PLAT	401	
41-19-16-474-014	3517 TRIPOLI CT SE	5/10/2024	\$476,900	WD	03-ARM'S LENGTH	\$476,900	\$256,700	53.83	\$513,406	\$127,661	\$349,239	\$395,635	0.883	2,134	\$163.65	'00031	#REF!	TWO- STORY	\$125,000	CASCADE HIGHLANDS	401	
41-19-16-476-013	7116 BURGER DR SE	6/6/2024	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$179,100	40.80	\$358,267	\$114,514	\$324,486	\$250,003	1.298	1,712	\$189.54	'00032	37.6661	TWO- STORY	\$110,000	GOODWOOD PLAT	401	
41-19-16-351-016	6487 TANGLEWOOD DR SE	7/9/2024	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$207,000	41.32	\$413,938	\$93,347	\$407,653	\$328,811	1.240	1,822	\$223.74	'00030	123.9779	TWO- STORY	\$75,000	WHISPERING BROOK	401	
41-19-16-475-008	3589 TUSCANY DR SE	7/12/2024	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$237,600	48.99	\$475,115	\$126,871	\$358,129	\$357,173	1.003	1,472	\$243.29	'00031	#REF!	TRI-LEVEL	\$125,000	CASCADE HIGHLANDS	401	
41-19-16-377-007	3591 TUSCANY DR SE	8/16/2024	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$228,300	47.07	\$456,658	\$87,000	\$398,000	\$379,136	1.050	2,102	\$189.34	'00030	104.9755	RANCH	\$87,000	WHISPERING BROOK	401	
41-19-16-352-016	3431 TRICKLEWOOD DR SE	8/29/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,700	46.43	\$371,346	\$75,271	\$324,729	\$303,666	1.069	1,424	\$228.04	'00030	106.9362	RANCH	\$75,000	WHISPERING BROOK	401	
41-19-16-474-009	6901 CIMARRON DR SE	10/3/2024	\$564,900	WD	03-ARM'S LENGTH	\$564,900	\$226,800	40.15	\$453,629	\$116,334	\$448,566	\$345,943	1.297	1,732	\$258.99	'00031	129.6647	RANCH	\$110,000	CASCADE HIGHLANDS	401	
41-19-16-476-029	3467 GOODWOOD DR SE	10/11/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$145,200	34.57	\$290,492	\$110,000	\$310,000	\$185,120	1.675	1,178	\$263.16	'00032	#REF!	RANCH	\$110,000	GOODWOOD PLAT	401	
Totals:			\$6,907,300			\$6,907,300	\$3,273,900		\$6,547,748		\$5,415,390	\$5,185,468			\$201.45		3.3648					
								Sale. Ratio =>	47.40			E.C.F. =>	1.044	Std. Deviation=>		0.249621905						
								Std. Dev. =>	8.39			Ave. E.C.F. =>	1.078	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!				
													Use ==>	1044								

2026 ECF ANALYSIS  
033 FOREST HILLS CONDOS, 066 THORNAPPLE HILLS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	%ofSale	Land Table	Property Class	
41-19-17-227-036	6234 ACROPOLIS DR SE	4/12/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,600	51.24	\$215,239	\$40,827	\$169,173	\$173,717	0.974	1,116	\$151.59	'00033	9.8416	TWO- STORY	\$40,000	19%	FOREST HILLS CONDOS	407	
41-19-17-227-002	6265 ARCHITRAVE DR SE	8/14/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,300	39.38	\$216,546	\$40,000	\$235,000	\$175,842	1.336	1,224	\$191.99	'00033	133.6427	TWO- STORY	\$40,000	15%	FOREST HILLS CONDOS	407	
41-19-17-227-111	6356 WAINSCOT ST SE	8/30/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$116,200	48.42	\$232,402	\$44,344	\$195,656	\$187,308	1.045	1,224	\$159.85	'00033	104.4568	TWO- STORY	\$40,000	17%	FOREST HILLS CONDOS	407	
41-19-17-228-018	6250 LINCOLNSHIRE CT SE	12/2/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$118,800	56.57	\$237,558	\$40,287	\$169,713	\$180,816	0.939	1,152	\$147.32	'00066	93.8595	TWO- STORY	\$40,000	19%	THORNAPPLE HILLS CONDOS	407	
Totals:			\$935,000			\$935,000	\$450,900		\$901,745		\$769,542	\$717,683			\$162.69		0.1099			Avg	17%		
									Sale. Ratio =>	48.22			E.C.F. =>	1.072			Std. Deviation=>	0.180830071					
									Std. Dev. =>	7.19			Ave. E.C.F. =>	1.073			Ave. Variance=>	85.4502	Coefficient of Var=>	79.61011313			

Use ==> 1.072

Not Used - Outlier																						
41-19-17-227-105	6382 WAINSCOT ST SE	8/14/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$104,300	69.53	\$208,684	\$40,621	\$109,379	\$167,393	0.653	1,116	\$98.01	'00033	65.3426	TWO- STORY	\$40,000	27%	FOREST HILLS CONDOS	407

2026 ECF ANALYSIS  
034 MEADOWS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	SP/SF	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
41-19-17-290-046	6325 GREENWAY DR SE	4/3/2023	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$194,000	63.09	\$387,923	\$69,000	\$238,500	\$293,128	0.814	1,293	\$237.82	'00034	4.3014	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-176-005	5962 PARVIEW DR SE	4/19/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$192,000	65.08	\$383,584	\$70,608	\$224,392	\$288,046	0.779	1,119	\$263.63	'00034	7.1232	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-280-012	3600 CHARLEVOIX DR SE	5/9/2023	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$180,900	58.17	\$361,866	\$69,000	\$242,000	\$269,178	0.899	1,295	\$240.15	'00034	11.5304	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-290-067	6288 GREENWAY DR SE	6/2/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$185,000	66.07	\$369,965	\$69,639	\$210,361	\$276,035	0.762	1,293	\$216.55	'00034	6.3228	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-253-001	6124 PARVIEW DR SE	6/5/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$190,700	60.54	\$381,105	\$69,681	\$245,319	\$286,589	0.856	1,543	\$204.15	'00034	0.5750	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-290-070	3607 CHARLEVOIX DR SE	9/15/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$206,900	63.66	\$413,871	\$70,467	\$254,533	\$315,629	0.806	1,293	\$251.35	'00034	17.0314	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-256-004	6202 TAHOE DR SE	9/25/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$221,800	66.21	\$443,600	\$71,295	\$263,705	\$342,197	0.771	1,543	\$217.11	'00034	77.0623	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-279-025	6266 TAHOE LN SE	10/6/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$226,100	62.81	\$452,136	\$70,531	\$289,469	\$350,740	0.825	1,696	\$212.26	'00034	#REF!	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-277-006	6220 TAHOE DR SE	11/3/2023	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$185,200	54.49	\$370,452	\$71,674	\$268,226	\$274,612	0.977	1,311	\$259.27	'00034	97.6745	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-252-003	6062 PARVIEW DR SE	12/29/2023	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$203,600	64.13	\$407,233	\$69,473	\$248,027	\$310,441	0.799	1,680	\$188.99	'00034	79.8951	TWO- STORY	\$69,000	MEADOWS CONDOS	407		
41-19-17-256-002	6176 TAHOE DR SE	2/8/2024	\$367,100	WD	03-ARM'S LENGTH	\$367,100	\$225,500	61.43	\$450,932	\$70,858	\$296,242	\$349,333	0.848	1,543	\$237.91	'00034	84.8022	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-253-006	6138 PARVIEW DR SE	5/22/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$225,900	64.54	\$452,071	\$71,480	\$278,520	\$349,624	0.797	1,543	\$226.83	'00034	79.6627	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-290-044	6317 GREENWAY DR SE	7/24/2024	\$358,900	WD	03-ARM'S LENGTH	\$358,900	\$224,900	62.66	\$449,703	\$70,242	\$288,658	\$348,769	0.828	1,618	\$221.82	'00034	11.7861	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-280-002	3710 CHARLEVOIX DR SE	8/7/2024	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$221,100	56.71	\$442,183	\$69,000	\$320,900	\$342,999	0.936	1,693	\$230.30	'00034	8.6479	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-253-007	6140 PARVIEW DR SE	9/24/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$229,200	65.49	\$458,453	\$70,650	\$279,350	\$356,437	0.784	1,543	\$226.83	'00034	78.3729	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-290-044	6317 GREENWAY DR SE	10/4/2024	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$224,900	58.11	\$449,703	\$70,242	\$316,758	\$348,769	0.908	1,618	\$239.18	'00034	#REF!	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-280-013	3598 CHARLEVOIX DR SE	10/10/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$255,100	56.07	\$509,738	\$69,487	\$385,513	\$405,090	0.952	1,862	\$244.36	'00034	10.1426	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-279-034	6360 TAHOE LN SE	12/9/2024	\$383,200	WD	03-ARM'S LENGTH	\$383,200	\$253,800	66.23	\$507,640	\$69,000	\$314,200	\$403,162	0.779	1,919	\$199.69	'00034	77.9339	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-257-006	6038 PARVIEW DR SE	1/14/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$183,600	60.20	\$367,280	\$70,438	\$234,562	\$272,849	0.860	1,293	\$235.89	'00034	85.9677	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-279-026	6276 TAHOE LN SE	3/10/2025	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$187,500	55.97	\$375,087	\$69,000	\$266,000	\$281,330	0.946	1,391	\$240.83	'00034	94.5509	RANCH	\$69,000	MEADOWS CONDOS	407		
41-19-17-290-046	6325 GREENWAY DR SE	3/18/2025	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$194,000	56.73	\$387,923	\$69,000	\$273,000	\$293,128	0.931	1,293	\$264.50	'00034	93.1334	RANCH	\$69,000	MEADOWS CONDOS	407		
Totals:			\$7,209,000			\$7,209,000	\$4,411,700		\$8,822,448		\$5,738,235	\$6,758,085			\$231.40		0.1154						
								Sale. Ratio =>	61.20				E.C.F. =>	0.849	Std. Deviation=>	0.068419859							
								Std. Dev. =>	3.88				Ave. E.C.F. =>	0.850	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!					
													Use==>	0.850									

2026 ECF ANALYSIS

036 CAMPO DEL RIO/WHISPERING RIDGE, 060 WHISPERING BROOK #5, 064 APPLE HILLS EAST/HUNTERS WAY, 067 FOREST RIDGE PLAT, 068 THORNAPPLE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-16-351-018	6414 BROOKHILLS CT SE	5/1/2023	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$254,600	54.18	\$509,261	\$112,068	\$357,832	\$407,377	0.878	2,069	\$172.95	'00060	#REF!	RANCH	\$110,000	CASCADE HIGHLANDS	401
41-19-15-476-016	7921 ASPENWOOD DR SE	5/18/2023	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$381,000	51.49	\$762,022	\$196,200	\$543,800	\$612,361	0.888	3,197	\$170.10	'00064	15.9962	TWO-STORY	\$196,200	APPLE HILLS EAST/HUNTERS WAY	401
41-19-17-428-004	6323 GLENSTONE DR SE	4/9/2024	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$299,200	41.27	\$598,352	\$98,617	\$626,383	\$487,071	1.286	2,818	\$222.28	'00068	#REF!	TWO-STORY	\$95,000	THORNAPPLE ESTATES	401
41-19-16-352-025	6560 BROOKHILLS CT SE	8/29/2024	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$266,100	43.27	\$532,148	\$110,000	\$505,000	\$432,972	1.166	2,358	\$214.16	'00060	116.6357	TWO-STORY	\$110,000	CASCADE HIGHLANDS	401
Totals:			\$2,549,900			\$2,549,900	\$1,200,900		\$2,401,783		\$2,033,015	\$1,939,781			\$194.87		0.6635				
							Sale. Ratio =>	47.10				E.C.F. =>	1.048		Std. Deviation=>	0.203994227					
							Std. Dev. =>	6.25				Ave. E.C.F. =>	1.055		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!			

Use ==> 1.048

Outlier \$/SF

41-19-15-477-008	7847 36TH ST SE	5/10/2024	274000	WD	03-ARM'S LENGTH	274000	148700	54.27007299	297319	176655	97345	130588	0.745436028	1201	81.05328893	'00064		28.70622476	RANCH	176580	APPLE HILLS EAST/HUNTERS WAY	401
Not Used - Multi Parcel																						
41-19-15-478-014	3499 BUTTRICK AVE SE	4/24/2023	500000	WD	19-MULTI PARCEL ARM'S LENGTH	428876	179000	41.73700557	407777	60000	368876	376382	0.980057495	1952	188.9733607	'00064		98.00574948	TWO-STORY	60000	APPLE HILLS EAST/HUNTERS WAY	401





2026 ECF ANALYSIS  
044 TIMBER TRAILS, 047 28TH/BOLT, 071 STURBRIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-03-176-060	1577 BRIARCLIFF DR SE	5/30/2023	\$1,355,000	WD	03-ARM'S LENGTH	\$1,355,000	\$720,200	53.15	\$1,440,465	\$177,057	\$1,177,943	\$1,146,468	1.027	5,109	\$230.56	'00044	102.7454	TWO- STORY	\$169,000	TIMBER TRAILS	401
41-19-14-226-016	2881 BURWOOD HILL CT SE	6/6/2023	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$642,300	49.41	\$1,284,538	\$293,473	\$1,006,527	\$899,333	1.119	2,678	\$375.85	'00047	39.7145	1+ STORY	\$270,000	28TH/BOLT	401
41-19-14-226-011	2962 BURWOOD HILL CT SE	6/17/2023	\$2,750,000	WD	03-ARM'S LENGTH	\$2,750,000	\$1,193,200	43.39	\$2,386,453	\$336,758	\$2,413,242	\$1,859,977	1.297	4,380	\$550.97	'00047	#REF!	TWO- STORY	\$297,000	28TH/BOLT	401
41-19-10-476-021	2705 BUTTRICK AVE SE	6/26/2023	\$602,500	WD	03-ARM'S LENGTH	\$602,500	\$336,800	55.90	\$673,626	\$231,327	\$371,173	\$401,360	0.925	1,777	\$208.88	'00047	92.4788	RANCH	\$230,400	28TH/BOLT	401
41-19-14-100-002	2868 BUTTRICK AVE SE	7/17/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$145,100	42.68	\$290,173	\$115,146	\$224,854	\$158,826	1.416	1,564	\$143.77	'00047	12.1536	RANCH	\$115,000	28TH/BOLT	401
41-19-15-226-040	7941 SUDBURY LN SE	7/31/2023	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$371,600	48.89	\$743,147	\$248,440	\$511,560	\$448,917	1.140	2,077	\$246.30	'00047	26.7770	RANCH	\$234,000	28TH/BOLT	401
41-19-03-480-006	7995 SABLE VALLEY CT SE	8/18/2023	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$322,300	47.75	\$644,597	\$120,000	\$555,000	\$476,040	1.166	2,408	\$230.48	'00047	116.5868	TWO- STORY	\$120,000	28TH/BOLT	401
41-19-03-102-021	7485 WINSFIELD LN SE	8/21/2023	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$699,300	58.28	\$1,398,502	\$253,931	\$946,069	\$1,038,630	0.911	3,193	\$296.29	'00044	17.4400	TWO- STORY	\$253,000	TIMBER TRAILS	401
41-19-12-300-006	2650 SHUMAC LN SE	9/15/2023	\$611,000	WD	03-ARM'S LENGTH	\$611,000	\$401,200	65.66	\$802,371	\$247,327	\$363,673	\$503,669	0.722	2,536	\$143.40	'00047	72.2048	TWO- STORY	\$246,563	28TH/BOLT	401
41-19-03-426-017	7895 LENA ROSE LN SE	9/28/2023	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$320,300	51.25	\$640,699	\$175,593	\$449,407	\$422,056	1.065	1,690	\$265.92	'00044	0.8936	RANCH	\$159,400	TIMBER TRAILS	401
41-19-11-401-004	2600 STURBRIDGE DR SE	11/1/2023	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$531,100	57.42	\$1,062,153	\$210,006	\$714,994	\$820,161	0.872	2,367	\$302.07	'00071	31.7491	RANCH	\$205,000	STURBRIDGE	401
41-19-13-100-063	8960 28TH ST SE	11/29/2023	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$0	0.00	\$747,335	\$330,641	\$319,359	\$378,125	0.845	1,856	\$172.07	'00047	84.4586	RANCH	\$317,283	28TH/BOLT	001
41-19-11-401-007	2500 STURBRIDGE DR SE	1/5/2024	\$1,412,000	WD	03-ARM'S LENGTH	\$1,412,000	\$675,200	47.82	\$1,350,471	\$228,863	\$1,183,137	\$1,079,507	1.096	3,402	\$347.78	'00071	39.2583	TWO- STORY	\$205,000	STURBRIDGE	401
41-19-11-476-002	2707 ANDERWALD LN SE	2/9/2024	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$491,900	53.76	\$983,713	\$500,485	\$414,515	\$438,500	0.945	2,301	\$180.15	'00047	94.5302	RANCH	\$433,200	28TH/BOLT	401
41-19-03-214-003	1236 BRIDLE CT SE	8/2/2024	\$1,560,000	WD	03-ARM'S LENGTH	\$1,560,000	\$732,500	46.96	\$1,464,978	\$265,000	\$1,295,000	\$1,088,909	1.189	3,444	\$376.02	'00044	118.9264	TWO- STORY	\$265,000	TIMBER TRAILS	401
41-19-14-226-013	2951 BURWOOD HILL CT SE	9/4/2024	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$745,100	39.22	\$1,490,265	\$322,257	\$1,577,743	\$1,059,898	1.489	3,407	\$463.09	'00047	148.8580	TWO- STORY	\$297,000	28TH/BOLT	401
41-19-03-102-002	7348 WINSFIELD LN SE	9/20/2024	\$1,220,000	WD	03-ARM'S LENGTH	\$1,220,000	\$685,700	56.20	\$1,371,456	\$251,813	\$968,187	\$1,016,009	0.953	3,873	\$249.98	'00044	95.2932	TWO- STORY	\$230,000	TIMBER TRAILS	401
41-19-13-100-053	3041 WEST LOCUST LN SE	11/1/2024	\$1,900,000	PTA	03-ARM'S LENGTH	\$1,900,000	\$829,700	43.67	\$1,659,472	\$280,300	\$1,619,700	\$1,251,517	1.294	3,733	\$433.89	'00047	129.4189	TWO- STORY	\$275,000	28TH/BOLT	401
41-19-03-401-016	7779 TIMBER CANYON CT SE	11/19/2024	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$331,300	55.31	\$662,577	\$189,720	\$409,280	\$429,089	0.954	2,404	\$170.25	'00044	95.3835	TWO- STORY	\$189,720	TIMBER TRAILS	401
41-19-15-226-016	2955 BUTTRICK AVE SE	2/11/2025	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$182,000	53.14	\$364,019	\$123,250	\$219,250	\$218,483	1.004	1,040	\$210.82	'00047	100.3511	RANCH	\$123,250	28TH/BOLT	401
41-19-11-100-030	2300 BUTTRICK AVE SE	2/19/2025	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$214,500	49.60	\$428,972	\$211,411	\$221,089	\$197,423	1.120	1,224	\$180.63	'00047	111.9875	RANCH	\$209,880	28TH/BOLT	401
41-19-13-100-030	8924 28TH ST SE	2/21/2025	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$212,300	50.55	\$424,618	\$238,326	\$181,674	\$169,049	1.075	960	\$189.24	'00047	3.1318	RANCH	\$231,450	28TH/BOLT	401

Totals:			\$22,494,500			\$22,494,500	\$10,783,600		\$22,314,600		\$17,143,376	\$15,501,946			\$271.29		3.2145					
								Sale. Ratio =>	47.94			E.C.F. =>	1.106	Std. Deviation=>		0.187320709						
								Std. Dev. =>	12.42			Ave. E.C.F. =>	1.074	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!				
													Use ==>	1.106								

Outlier \$/SF Sale after court judgement																					
41-19-03-451-032	1975 TIMBER TRAIL SE	45700	620000	WD	03-ARM'S LENGTH	620000	418700	67.53225806	837361	182040	437960	594665	0.736481885	4324	101.2858464	'00044	73.64818848	TWO- STORY	182040	TIMBER TRAILS	401
Outlier ECF																					
41-19-14-226-006	2832 BURWOOD HILL CT SE	45740	1900000	WD	03-ARM'S LENGTH	1900000	661000	34.78947368	1321992	271029	1628971	953686	1.708078969	2971	548.2904746	'00047	170.8078969	RANCH	270000	28TH/BOLT	401

2026 ECF ANALYSIS  
045 SPAULDING/MACNIDER, 046 NORTH-CENTRAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class				
41-19-05-100-015	5900 HALL ST SE	6/7/2023	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$289,100	59.36	\$578,298	\$115,453	\$371,547	\$393,241	0.945	2,902	\$128.03	'00045	94.4833	TWO-STORY	\$115,400	SPAULDING/MACNIDER	401				
41-19-07-426-005	2525 KRAFT AVE SE	7/28/2023	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$142,400	47.48	\$284,719	\$115,546	\$184,354	\$143,732	1.283	1,074	\$171.65	'00045	93.5985	RANCH	\$115,400	SPAULDING/MACNIDER	401				
41-19-05-100-085	5610 CASCADE RD SE	8/1/2023	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$151,100	54.45	\$302,222	\$94,842	\$182,658	\$176,193	1.037	1,356	\$134.70	'00045	103.6693	RANCH	\$93,000	SPAULDING/MACNIDER	401				
41-19-09-151-012	6480 CASCADE RD SE	8/11/2023	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$206,900	44.99	\$413,869	\$70,216	\$389,684	\$291,973	1.335	1,680	\$231.95	'00046	0.3793	TWO-STORY	\$70,216	NORTH-CENTRAL	401				
41-19-17-282-002	3709 CHARLEVOIX DR SE	8/15/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$291,800	53.05	\$583,682	\$84,528	\$465,472	\$424,090	1.098	1,608	\$289.47	'00046	9.9877	RANCH	\$78,500	NORTH-CENTRAL	401				
41-19-08-201-002	6170 CASCADE RD SE	9/1/2023	\$465,500	WD	03-ARM'S LENGTH	\$465,500	\$226,100	48.57	\$452,276	\$132,400	\$333,100	\$271,772	1.226	2,115	\$157.49	'00046	13.3034	RANCH	\$132,400	NORTH-CENTRAL	401				
41-19-07-101-050	5095 WEEPING WILLOW DR SE	9/19/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$209,700	49.34	\$419,358	\$122,800	\$302,200	\$251,960	1.199	1,415	\$213.57	'00045	119.9397	RANCH	\$121,000	SPAULDING/MACNIDER	401				
41-19-09-326-030	6718 BURTON ST SE	10/30/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$190,000	55.88	\$379,956	\$131,937	\$208,063	\$210,721	0.987	1,358	\$153.21	'00046	13.0461	RANCH	\$130,000	NORTH-CENTRAL	401				
41-19-06-327-013	4810 CAVALCADE DR SE	11/6/2023	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$495,300	52.14	\$990,683	\$172,382	\$777,618	\$695,242	1.118	2,798	\$277.92	'00045	111.8485	TWO-STORY	\$139,000	SPAULDING/MACNIDER	401				
41-19-04-452-015	1889 LARAWAY LN SE	2/5/2024	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$593,200	57.87	\$1,186,462	\$126,555	\$898,445	\$900,515	0.998	4,217	\$213.05	'00046	99.7701	TWO-STORY	\$124,300	NORTH-CENTRAL	401				
41-19-05-100-008	5663 CASCADE RD SE	2/28/2024	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$482,100	43.83	\$964,104	\$209,567	\$890,433	\$641,067	1.389	3,720	\$239.36	'00045	138.8986	TWO-STORY	\$139,068	SPAULDING/MACNIDER	401				
41-19-10-101-070	7245 BISCAYNE WAY SE	3/15/2024	\$899,999	WD	03-ARM'S LENGTH	\$899,999	\$383,800	42.64	\$767,523	\$120,400	\$779,599	\$549,807	1.418	2,935	\$265.62	'00046	80.0658	TWO-STORY	\$120,400	NORTH-CENTRAL	401				
41-19-04-426-028	1599 LARAWAY LAKE DR SE	4/1/2024	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$374,400	51.29	\$748,714	\$96,248	\$633,752	\$554,346	1.143	2,661	\$238.16	'00046	114.3243	TWO-STORY	\$93,000	NORTH-CENTRAL	401				
41-19-06-252-005	1336 SPAULDING AVE SE	4/18/2024	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$146,200	34.89	\$292,376	\$101,024	\$317,976	\$162,576	1.956	1,103	\$288.28	'00045	195.5861	RANCH	\$100,600	SPAULDING/MACNIDER	401				
41-19-09-228-002	2005 THORNAPPLE RIVER DR SE	6/11/2024	\$744,900	WD	03-ARM'S LENGTH	\$744,900	\$362,900	48.72	\$725,884	\$228,743	\$516,157	\$422,379	1.222	2,647	\$195.00	'00046	122.2023	TWO-STORY	\$197,885	NORTH-CENTRAL	401				
41-19-08-226-003	6257 CASCADE RD SE	6/21/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$158,700	47.37	\$317,304	\$130,000	\$205,000	\$159,136	1.288	1,010	\$202.97	'00046	128.8206	RANCH	\$130,000	NORTH-CENTRAL	401				
41-19-04-403-005	1734 THE TIMBERS SE	6/28/2024	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$426,700	60.96	\$853,326	\$125,000	\$575,000	\$618,798	0.929	3,193	\$180.08	'00046	92.9221	TWO-STORY	\$125,000	NORTH-CENTRAL	401				
41-19-05-130-085	6110 HALL ST SE	7/30/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$247,700	45.04	\$495,316	\$77,000	\$473,000	\$355,408	1.331	2,359	\$200.51	'00045	15.6865	TWO-STORY	\$77,000	NORTH-CENTRAL	401				
41-19-10-101-070	7245 BISCAYNE WAY SE	8/1/2024	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$383,800	52.22	\$767,523	\$120,400	\$614,600	\$549,807	1.118	2,935	\$209.40	'00046	111.7847	TWO-STORY	\$120,400	NORTH-CENTRAL	401				
41-19-09-226-006	2061 THORNAPPLE RIVER DR SE	8/29/2024	\$517,000	WD	03-ARM'S LENGTH	\$517,000	\$275,800	53.35	\$551,600	\$130,000	\$387,000	\$358,198	1.080	2,272	\$170.33	'00046	108.0408	TWO-STORY	\$130,000	NORTH-CENTRAL	401				
41-19-10-301-001	2410 THORNAPPLE RIV DR SE	12/19/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$198,700	59.31	\$397,324	\$132,109	\$202,891	\$225,331	0.900	1,341	\$151.30	'00046	90.0413	RANCH	\$130,000	NORTH-CENTRAL	401				
41-19-04-351-016	2025 LARAWAY LAKE DR SE	12/19/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$139,100	30.57	\$278,239	\$78,500	\$376,500	\$169,701	2.219	1,340	\$280.97	'00046	221.8608	RANCH	\$78,500	NORTH-CENTRAL	401				
41-19-10-151-012	7215 THORNAPPLE PARK DR SE	1/22/2025	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$240,500	62.47	\$481,029	\$104,200	\$280,800	\$320,160	0.877	1,650	\$170.18	'00046	87.7061	RANCH	\$104,200	NORTH-CENTRAL	401				
41-19-06-252-006	1360 SPAULDING AVE SE	3/14/2025	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$149,500	43.21	\$299,087	\$115,989	\$230,011	\$155,563	1.479	1,104	\$208.34	'00045	30.4571	RANCH	\$115,400	SPAULDING/MACNIDER	401				
41-19-08-301-035	2560 KRAFT AVE SE	3/28/2025	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$218,200	52.96	\$436,417	\$95,817	\$316,183	\$289,379	1.093	1,914	\$165.19	'00045	109.2626	RANCH	\$85,000	SPAULDING/MACNIDER	401				
Totals:			\$13,943,699			\$13,943,699	\$6,983,700		\$13,967,291		\$10,912,043	\$9,291,095			\$205.47		5.2214								
								Sale. Ratio =>	50.08					E.C.F. =>	1.174	Std. Deviation=>		0.309646							
								Std. Dev. =>	7.69					Ave. E.C.F. =>	1.227	Ave. Variance=>		92.3074	Coefficient of Var=>		75.25003293				
													Use ==>	1.174											

Excluded from Study

41-19-04-426-017	1515 LARAWAY LAKE DR SE	4/24/2023	\$0	OTH	08-ESTATE	\$0	\$216,000	#DIV/0!	\$431,914	\$130,966	(\$130,966)	\$255,690	(0.512)	1,834	(\$71.41)	'00046	51.2206	TWO-STORY	\$130,000	NORTH-CENTRAL	401
41-19-05-351-055	5880 CASCADE RD SE	8/7/2024	\$350,000	WD	22-OUTLIER	\$350,000	\$112,200	32.06	\$224,352	\$89,362	\$260,638	\$114,689	2.273	1,366	\$190.80	'00046	227.2563	TWO-STORY	\$89,000	FOREST SHORES	401
41-19-05-478-006	6211 VICKERY HILL CT SE	6/26/2024	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$425,900	43.68	\$851,897	\$159,455	\$815,545	\$588,310	1.386	1,972	\$413.56	'00046	138.6250	RANCH	\$120,000	BEARD FARMS	401

2026 ECF ANALYSIS  
048 CENTRAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-22-201-037	7660 36TH ST SE	3/15/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$174,200	56.19	\$348,377	\$116,809	\$193,191	\$197,415	0.979	1,424	\$135.67	'00048	15.4915	RANCH	\$99,990	CENTRAL	401
41-19-15-301-009	7287 CASCADE RD SE	6/14/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$212,200	48.23	\$424,467	\$126,418	\$313,582	\$254,091	1.234	1,908	\$164.35	'00048	0.0103	TWO- STORY	\$110,000	CENTRAL	401
41-19-22-408-011	7690 CAHOON DR SE	7/18/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$176,200	45.18	\$352,344	\$110,000	\$280,000	\$206,601	1.355	1,646	\$170.11	'00048	10.2243	RANCH	\$110,000	CENTRAL	401
41-19-15-126-003	7531 30TH ST SE	10/7/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$268,700	48.85	\$537,437	\$296,241	\$253,759	\$205,623	1.234	1,350	\$187.97	'00048	123.4098	RANCH	\$271,575	CENTRAL	401
41-19-15-276-011	7982 30TH ST SE	7/24/2023	\$445,000	WD	31-SPLIT IMPROVED	\$445,000	\$204,100	45.87	\$408,257	\$117,766	\$327,234	\$247,647	1.321	1,710	\$191.36	'00048	132.1373	RANCH	\$116,200	CENTRAL	401
41-19-22-226-029	3701 BUTTRICK AVE SE	11/21/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$263,100	59.80	\$526,101	\$112,671	\$327,329	\$352,455	0.929	1,688	\$193.92	'00048	92.8711	RANCH	\$112,000	CENTRAL	401
41-19-15-427-022	3323 BUTTRICK AVE SE	2/21/2025	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$350,300	62.55	\$700,544	\$93,000	\$467,000	\$517,940	0.902	2,408	\$193.94	'00048	17.7128	TWO- STORY	\$93,000	CENTRAL	401
41-19-22-126-018	7500 CASCADE RD SE	5/19/2023	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$210,500	47.62	\$420,953	\$112,449	\$329,551	\$263,004	1.253	1,634	\$201.68	'00048	125.3027	TWO- STORY	\$110,000	CENTRAL	401
41-19-22-126-017	7488 CASCADE RD SE	12/15/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$187,600	49.37	\$375,197	\$110,477	\$269,523	\$225,677	1.194	1,326	\$203.26	'00048	3.3738	RANCH	\$110,000	CENTRAL	401
41-19-22-401-005	7770 CASCADE RD SE	7/10/2024	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$365,300	51.45	\$730,541	\$120,280	\$589,720	\$520,256	1.134	2,669	\$220.95	'00048	113.3519	TWO- STORY	\$115,000	CENTRAL	401
41-19-15-351-043	7450 CASCADE RD SE	4/26/2024	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$217,500	35.66	\$434,920	\$68,328	\$541,672	\$312,525	1.733	1,906	\$284.19	'00048	173.3212	TWO- STORY	\$58,000	CENTRAL	401
41-19-22-201-039	7632 36TH ST SE	9/27/2023	\$1,160,000	WD	03-ARM'S LENGTH	\$1,160,000	\$561,200	48.38	\$1,122,423	\$144,594	\$1,015,406	\$833,613	1.218	3,234	\$313.98	'00048	0.9946	RANCH	\$140,800	CENTRAL	401
41-19-15-380-035	7455 CASCADE RD SE	7/26/2024	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$526,900	40.53	\$1,053,764	\$107,877	\$1,192,123	\$806,382	1.478	3,540	\$336.76	'00048	65.2689	TWO- STORY	\$103,000	CENTRAL	401

Totals:	\$7,737,000		\$7,737,000	\$3,717,800		\$7,435,325	\$6,100,090	\$4,943,229	\$215.24	0.6005											
				Sale. Ratio =>		48.05		E.C.F. =>	1.234		Std. Deviation=>	0.225827228									
				Std. Dev. =>		7.27		Ave. E.C.F. =>	1.228		Ave. Variance=>	67.1900	Coefficient of Var=>	54.71390587							

Use ==> 1.234

Purchased in poor condition, incomplete interior

41-19-16-176-015	6590 MAHESH DR SE	7/25/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$0	0.00	\$589,042	\$103,000	\$447,000	\$414,358	1.079	5,579	\$80.12	'00048	107.8777	RANCH	\$103,000	RIVER-CENTRAL	001
Purchased for splitting by developer																					
41-19-22-226-012	3701 BUTTRICK AVE SE	6/18/2024	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$0	0.00	\$647,490	\$261,371	\$358,629	\$329,172	1.089	4,428	\$80.99	'00048	108.9488	RANCH	\$260,700	CENTRAL	001
Estate																					
41-19-22-226-007	7960 36TH ST SE	11/8/2024	\$402,500	WD	08-ESTATE	\$402,500	\$268,500	66.71	\$536,978	\$123,485	\$279,015	\$352,508	0.792	2,201	\$126.77	'00048	79.1514	TWO- STORY	\$115,300	CENTRAL	401
Condition. Purchased for renovation then flipped at \$654,000																					
41-19-16-280-011	7044 CASCADE RD SE	7/15/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$0	0.00	\$485,255	\$112,903	\$262,097	\$317,435	0.826	1,560	\$168.01	'00048	82.5671	RANCH	\$112,000	CENTRAL	001

2026 ECF ANALYSIS  
049 LOWELL SCHOOLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-14-200-034	3000 WOOD DUCK LN SE	6/1/2023	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$498,600	51.94	\$997,233	\$116,874	\$843,126	\$665,929	1.266	2,092	\$403.02	'00049	6.2541	RANCH	\$110,000	LOWELL SCHOOLS	401	
41-19-22-426-011	4100 PICEA VALLEY CT SE	4/19/2024	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$243,200	47.78	\$486,337	\$52,578	\$456,422	\$328,108	1.391	1,162	\$392.79	'00049	6.2442	BI-LEVEL	\$52,500	LOWELL SCHOOLS	401	
41-19-12-400-013	2601 SNOW AVE SE	8/29/2024	\$445,504	WD	03-ARM'S LENGTH	\$445,504	\$221,800	49.79	\$443,508	\$51,190	\$394,314	\$296,760	1.329	1,314	\$300.09	'00049	132.8730	RANCH	\$50,400	LOWELL SCHOOLS	401	
Totals:			\$1,914,504			\$1,914,504	\$963,600		\$1,927,078		\$1,693,862	\$1,290,797			\$365.30		1.6370					
								Sale. Ratio =>	50.33			E.C.F. =>	1.312	Std. Deviation=>		0.062491321						
								Std. Dev. =>	2.08			Ave. E.C.F. =>	1.329	Ave. Variance=>		48.4571	Coefficient of Var=>	36.47144897				

Use ==> 1.312

Vacant Land Sale																					
41-19-23-200-026	8430 36TH ST SE	10/27/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$442,700	553.38	\$193,891	\$60,500	\$19,500	\$130,775	0.149	2,104	\$9.27	'00049	14.9111	RANCH	\$60,500	LOWELL SCHOOLS	401
Age/Condition																					
41-19-25-200-014	9450 CASCADE RD SE	6/9/2023	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$105,400	60.57	\$210,809	\$60,043	\$113,957	\$114,043	0.999	936	\$121.75	'00049	99.9246	RANCH	\$55,300	LOWELL SCHOOLS	401
Condition / MLS states 'home is in need of complete updating'																					
41-19-23-100-035	3671 CHERRY LN SE	5/16/2023	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$347,800	67.53	\$695,612	\$59,852	\$455,148	\$480,907	0.946	1,694	\$268.68	'00049	94.6437	RANCH	\$59,150	LOWELL SCHOOLS	401

2026 ECF ANALYSIS  
050 WHITNEYVILLE/196

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-35-426-002	5650 WHITNEYVILLE AVE SE	10/13/2023	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$327,400	62.96	\$654,871	\$227,741	\$292,259	\$411,493	0.710	2,142	\$136.44	'00050	29.2823	TWO- STORY	\$227,000	WHITNEYVILLE/196	401
41-19-26-315-001	8042 HONEYSUCKLE HILL CT SE	6/7/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$383,000	56.74	\$765,908	\$108,000	\$567,000	\$633,822	0.895	2,592	\$218.75	'00050	89.4573	TWO- STORY	\$108,000	WHITNEYVILLE/196	401
41-19-26-101-009	8239 45TH ST SE	4/18/2023	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$156,700	52.76	\$313,486	\$75,200	\$221,800	\$229,562	0.966	1,898	\$116.86	'00050	9.9765	TWO- STORY	\$75,200	WHITNEYVILLE/196	401
41-19-23-300-051	4333 CHERRY LN SE	5/17/2023	\$603,000	WD	03-ARM'S LENGTH	\$603,000	\$311,900	51.72	\$623,796	\$162,131	\$440,869	\$444,763	0.991	2,156	\$204.48	'00050	99.1245	TWO- STORY	\$153,400	WHITNEYVILLE/196	401
41-19-27-452-002	7780 SANDY HOLLOW DR SE	7/1/2024	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$425,000	51.83	\$849,937	\$95,330	\$724,670	\$726,981	0.997	3,355	\$216.00	'00050	99.6821	TWO- STORY	\$93,000	WHITNEYVILLE/196	401
41-19-26-127-003	8306 45TH ST SE	2/25/2025	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$221,100	50.83	\$442,231	\$227,398	\$207,602	\$206,968	1.003	1,593	\$130.32	'00050	2.9937	RANCH	\$227,250	WHITNEYVILLE/196	401
41-19-26-127-009	8306 45TH ST SE	2/25/2025	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$221,100	50.83	\$442,231	\$227,398	\$207,602	\$206,968	1.003	1,593	\$130.32	'00050	6.2889	RANCH	\$227,250	WHITNEYVILLE/196	401
41-19-35-401-004	5640 WHITNEYVILLE AVE SE	2/5/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$280,000	48.28	\$559,901	\$255,494	\$324,506	\$293,263	1.107	2,036	\$159.38	'00050	28.8581	TWO- STORY	\$241,125	WHITNEYVILLE/196	401
41-19-35-426-004	5666 WHITNEYVILLE AVE SE	3/20/2025	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$262,400	47.71	\$524,836	\$190,685	\$359,315	\$321,918	1.116	1,841	\$195.17	'00050	27.8947	RANCH	\$174,580	WHITNEYVILLE/196	401
41-19-26-126-013	8300 CASCADE RD SE	10/22/2024	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$186,800	46.70	\$373,571	\$129,230	\$270,770	\$235,395	1.150	1,716	\$157.79	'00050	115.0279	RANCH	\$126,400	WHITNEYVILLE/196	401
41-19-26-151-010	4615 WHITNEYVILLE AVE SE	12/4/2024	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$287,100	45.21	\$574,144	\$83,858	\$551,142	\$472,337	1.167	2,079	\$265.10	'00050	116.6841	TWO- STORY	\$81,000	WHITNEYVILLE/196	401
41-19-26-400-037	8441 52ND ST SE	4/6/2023	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$166,400	47.27	\$332,732	\$181,388	\$170,612	\$145,803	1.170	1,536	\$111.08	'00050	10.4202	RANCH	\$177,386	WHITNEYVILLE/196	401
41-19-23-400-014	4210 CHERRY LN SE	11/30/2023	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$179,800	43.33	\$359,655	\$92,503	\$322,497	\$257,371	1.253	1,884	\$171.18	'00050	125.3043	RANCH	\$90,000	WHITNEYVILLE/196	401
41-19-35-100-029	5588 BUTTRICK AVE SE	6/10/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$194,100	41.74	\$388,171	\$164,856	\$300,144	\$215,139	1.395	1,540	\$194.90	'00050	139.5117	RANCH	\$160,680	WHITNEYVILLE/196	401

Totals: \$7,182,000 \$7,182,000 \$3,602,800 \$7,205,470 \$4,960,788 \$4,801,783 \$171.98 3.2839  
 Sale. Ratio => 50.16 E.C.F. => 1.033 Std. Deviation=> 0.166362355  
 Std. Dev. => 5.48 Ave. E.C.F. => 1.066 Ave. Variance=> 64.3219 Coefficient of Var=> 60.34216317

Use ==> 1.033

Purchased for land and outbuilding. Demo'd house after purchase and building new.																					
41-19-35-251-004	5540 WHITNEYVILLE AVE SE	8/23/2024	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$309,100	74.48	\$618,108	\$448,339	(\$33,339)	\$163,553	(0.204)	4,391	(\$7.59)	'00050	20.3842	RANCH	\$431,000	WHITNEYVILLE/196	401
Condition, Purchased for flip. Resold 6/10/24 for \$465000. See Above.																					
41-19-35-100-029	5588 BUTTRICK AVE SE	11/28/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$194,100	62.61	\$388,171	\$164,856	\$145,144	\$215,139	0.675	1,540	\$94.25	'00050	67.4652	RANCH	\$160,680	WHITNEYVILLE/196	401

2026 ECF ANALYSIS  
 051 OLD ELM/LORAL PINES/MEADWOOD TRAILS, 063 ASHTON RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-15-277-004	3053 TORIAN CT SE	5/23/2023	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$377,800	47.23	\$755,506	\$161,085	\$638,815	\$616,619	1.036	2,919	\$218.85	'00063	103.5996	TWO- STORY	\$160,000	ASHTON RIDGE	401	
41-19-15-277-009	3100 TORIAN CT SE	7/3/2023	\$859,500	WD	03-ARM'S LENGTH	\$859,500	\$448,500	52.18	\$896,935	\$161,924	\$697,576	\$762,459	0.915	3,321	\$210.05	'00063	91.4903	TWO- STORY	\$160,000	ASHTON RIDGE	401	
41-19-15-277-008	3082 TORIAN CT SE	6/7/2024	\$990,000	WD	03-ARM'S LENGTH	\$990,000	\$436,400	44.08	\$872,807	\$172,745	\$817,255	\$726,205	1.125	3,167	\$258.05	'00063	112.5378	TWO- STORY	\$160,000	ASHTON RIDGE	401	
Totals:			\$2,649,400			\$2,649,400	\$1,262,700		\$2,525,248		\$2,153,646	\$2,105,283			\$228.98		0.2453					
								Sale. Ratio =>	47.66				E.C.F. =>	1.023	Std. Deviation=>		0.10563484					
								Std. Dev. =>	4.08				Ave. E.C.F. =>	1.025	Ave. Variance=>		102.5426	Coefficient of Var=>		100		

Use ==>1.023

\$/SF Outlier

41-19-03-226-016	1303 OLD OAK HILL DR SE	5/31/2024	\$1,850,000	WD	03-ARM'S LENGTH	\$1,850,000	\$630,500	34.08	\$1,261,061	\$136,140	\$1,713,860	\$1,166,930	1.469	4,388	\$390.58	'00051	146.8691	TWO- STORY	\$108,000	OLD ELM/LORAL PINES/ME	401
------------------	-------------------------	-----------	-------------	----	-----------------	-------------	-----------	-------	-------------	-----------	-------------	-------------	-------	-------	----------	--------	----------	------------	-----------	------------------------	-----

2026 ECF ANALYSIS  
052 CRESTWD/ LAURELRDGE/PLATINUM, 085 ANDERSON WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
41-19-35-201-002	8585 LILLY RIDGE DR SE	4/3/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$317,600	55.23	\$635,208	\$130,534	\$444,466	\$491,884	0.904	1,976	\$224.93	'00052	90.3599	RANCH	\$128,000	LILLY RIDGE	401		
41-19-35-201-007	8653 LILLY RIDGE DR SE	6/26/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$262,900	52.58	\$525,796	\$115,691	\$384,309	\$399,712	0.961	1,826	\$210.46	'00052	96.1465	RANCH	\$112,640	LILLY RIDGE	401		
41-19-35-450-007	8790 LAUREL RIDGE SE	11/17/2023	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$479,500	59.57	\$959,036	\$160,661	\$644,339	\$778,143	0.828	3,479	\$185.21	'00052	82.8047	TWO- STORY	\$160,000	CRESTWD /LAUREL RDG/PLATINUM	401		
41-19-35-201-006	8641 LILLY RIDGE DR SE	5/14/2024	\$728,000	WD	03-ARM'S LENGTH	\$728,000	\$370,100	50.84	\$740,154	\$122,175	\$605,825	\$602,318	1.006	2,107	\$287.53	'00052	100.5823	RANCH	\$112,640	LILLY RIDGE	401		
41-19-35-201-013	8600 LILLY RIDGE DR SE	7/2/2024	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$428,400	58.29	\$856,847	\$128,000	\$607,000	\$710,377	0.854	2,969	\$204.45	'00052	85.4476	TWO- STORY	\$128,000	LILLY RIDGE	401		
41-19-34-201-024	7792 KIRKWOOD TRL SE	10/29/2024	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$563,300	48.98	\$1,126,617	\$193,096	\$956,904	\$909,864	1.052	3,563	\$268.57	'00085	10.5700	TWO- STORY	\$190,000	WHITNEYVILLE/I96	401		
41-19-35-201-008	8669 LILLY RIDGE DR SE	10/31/2024	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$261,600	50.31	\$523,292	\$112,640	\$407,360	\$400,245	1.018	1,953	\$208.58	'00052	7.4233	RANCH	\$112,640	LILLY RIDGE	401		
Totals:			\$5,013,000			\$5,013,000	\$2,683,400		\$5,366,950		\$4,050,203	\$4,292,543			\$227.10		0.2583						
								Sale. Ratio =>	53.53					E.C.F. =>	0.944	Std. Deviation=>		0.085857978					
								Std. Dev. =>	4.10					Ave. E.C.F. =>	0.946	Ave. Variance=>		67.6192	Coefficient of Var=>	71.46947797			

Trend is up into 2025 Use ==> 0.946

After 2 yr study

41-19-13-251-017	3176 PICKFORD DR SE	4/22/2025	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$384,500	42.02	\$768,908	\$183,477	\$731,523	\$570,595	1.282	2,056	\$355.80	'00052	128.2035	RANCH	\$181,700	CRESTWD /LAUREL RDG/PLATINUM	401
41-19-35-450-007	8790 LAUREL RIDGE SE	7/23/2025	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$479,500	53.88	\$959,036	\$160,661	\$729,339	\$778,143	0.937	3,479	\$209.64	'00052	93.7281	TWO- STORY	\$160,000	CRESTWD /LAUREL RDG/PLATINUM	401
41-19-34-201-015	7943 KIRKWOOD TRL SE	12/9/2025	\$1,060,000	WD	03-ARM'S LENGTH	\$1,060,000	\$557,800	52.62	\$1,115,608	\$191,775	\$868,225	\$900,422	0.964	3,341	\$259.87	'00085	96.4242	TWO- STORY	\$190,000	WHITNEYVILLE/I96	401

2026 ECF ANALYSIS  
 053 CALEDONIA SCHOOLS, 120 CAL SUBDIVISIONS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-34-151-018	7304 KILMER DR SE	5/5/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$221,500	50.92	\$443,003	\$109,008	\$325,992	\$371,105	0.878	1,970	\$165.48	'00053	8.0102	RANCH	\$101,500	CALEDONIA SCHOOLS	401	
41-19-33-300-013	6667 60TH ST SE	6/6/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$207,300	41.46	\$414,524	\$105,417	\$394,583	\$343,452	1.149	2,540	\$155.35	'00053	114.8874	TWO- STORY	\$93,100	CALEDONIA SCHOOLS	401	
41-19-33-200-036	7099 WHISPERING TIMBERS CT SE	7/13/2023	\$498,500	WD	03-ARM'S LENGTH	\$498,500	\$266,800	53.52	\$533,531	\$103,427	\$395,073	\$477,893	0.827	1,996	\$197.93	'00053	82.6698	RANCH	\$101,500	CALEDONIA SCHOOLS	401	
41-19-34-378-018	7487 GOLDEN OAK TRL SE	7/17/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$328,800	56.21	\$657,671	\$96,879	\$488,121	\$623,102	0.783	3,186	\$153.21	'00120	8.8839	TWO- STORY	\$93,600	CALEDONIA SCHOOLS	401	
41-19-36-301-029	5660 SUMMERSET WOODS DR SE	8/28/2023	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$393,400	46.01	\$786,771	\$108,670	\$746,330	\$753,445	0.991	2,702	\$276.21	'00120	19.5737	RANCH	\$101,500	CALEDONIA SCHOOLS	401	
41-19-28-400-028	5138 THORNAPPLE RIV DR SE	8/31/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$197,300	46.42	\$394,658	\$72,208	\$352,792	\$358,277	0.985	2,811	\$125.50	'00053	98.4691	RANCH	\$68,450	CALEDONIA SCHOOLS	401	
41-19-34-377-007	7573 TANNON TRAIL SE	9/1/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$300,600	52.28	\$601,222	\$98,369	\$476,631	\$558,725	0.853	2,705	\$176.20	'00120	85.3069	TWO- STORY	\$93,600	CALEDONIA SCHOOLS	401	
41-19-36-400-023	5911 SNOW AVE SE	9/26/2023	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$200,900	47.61	\$401,706	\$80,314	\$341,686	\$357,102	0.957	2,476	\$138.00	'00053	7.7853	TWO- STORY	\$72,650	CALEDONIA SCHOOLS	401	
41-19-35-300-023	5830 BUTTRICK AVE SE	10/27/2023	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$283,400	47.23	\$566,709	\$93,750	\$506,250	\$525,510	0.963	2,747	\$184.29	'00053	16.8204	TWO- STORY	\$93,750	CALEDONIA SCHOOLS	401	
41-19-33-400-005	7195 60TH ST SE	11/20/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$107,900	40.72	\$215,740	\$53,345	\$211,655	\$180,438	1.173	1,838	\$115.16	'00053	117.3007	RANCH	\$52,650	CALEDONIA SCHOOLS	401	
41-19-34-377-001	7500 GOLDEN OAK TRL SE	11/28/2023	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$370,300	55.68	\$740,615	\$93,600	\$571,400	\$718,905	0.795	2,735	\$208.92	'00120	79.4820	TWO- STORY	\$93,600	CALEDONIA SCHOOLS	401	
41-19-35-300-018	5949 WHITNEYVILLE AVE SE	11/28/2023	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$134,300	38.70	\$268,606	\$55,950	\$291,050	\$236,284	1.232	1,101	\$264.35	'00053	123.1780	RANCH	\$55,950	CALEDONIA SCHOOLS	401	
41-19-33-200-039	5520 WHISPERING TIMBERS DR SE	1/8/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$298,300	50.99	\$596,538	\$102,591	\$482,409	\$548,830	0.879	2,179	\$221.39	'00053	87.8977	RANCH	\$101,500	CALEDONIA SCHOOLS	401	
41-19-36-126-018	5340 MCCORDS AVE SE	2/16/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,300	39.70	\$182,581	\$93,600	\$136,400	\$98,867	1.380	1,216	\$112.17	'00053	137.9631	RANCH	\$93,600	CALEDONIA SCHOOLS	401	
41-19-34-378-002	7572 TANNON TRAIL SE	3/1/2024	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$304,800	43.54	\$609,507	\$95,270	\$604,730	\$571,374	1.058	1,978	\$305.73	'00120	105.8379	RANCH	\$93,600	CALEDONIA SCHOOLS	401	
41-19-35-451-005	8601 60TH ST SE	6/14/2024	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$350,900	35.99	\$701,744	\$35,015	\$619,985	\$385,254	1.609	2,372	\$261.38	'00053	160.9289	TWO- STORY	\$316,375	CALEDONIA SCHOOLS	401	
41-19-33-415-018	5827 GOLDEN VIEW CT SE	6/28/2024	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$391,200	44.97	\$782,302	\$160,512	\$709,488	\$690,877	1.027	3,263	\$217.43	'00120	2.4579	TWO- STORY	\$155,000	CALEDONIA SCHOOLS	401	
41-19-33-415-022	5923 GOLDEN HOLLOW DR SE	7/19/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$343,600	52.86	\$687,205	\$155,000	\$495,000	\$591,338	0.837	1,862	\$265.84	'00120	16.5275	RANCH	\$155,000	CALEDONIA SCHOOLS	401	
41-19-32-300-010	5844 KRAFT AVE SE	8/15/2024	\$350,000	WD	03-ARM'S LENGTH	\$373,650	\$196,900	52.70	\$356,779	\$126,318	\$247,332	\$256,924	0.963	1,334	\$185.41	'00053	96.2666	RANCH	\$115,000	CALEDONIA SCHOOLS	401	
41-19-27-302-001	4860 PRAIRIE RIVER DR SE	9/12/2024	\$659,000	WD	03-ARM'S LENGTH	\$659,000	\$338,100	51.31	\$676,122	\$121,600	\$537,400	\$616,135	0.872	2,181	\$246.40	'00053	87.2211	TWO- STORY	\$121,600	CALEDONIA SCHOOLS	401	
41-19-33-200-051	5584 THORNAPPLE RIV DR SE	9/27/2024	\$738,000	WD	03-ARM'S LENGTH	\$738,000	\$299,000	40.51	\$597,970	\$53,704	\$684,296	\$604,740	1.132	2,424	\$282.30	'00053	113.1554	TWO- STORY	\$50,220	CALEDONIA SCHOOLS	401	
41-19-27-302-017	4873 PRAIRIE RIVER DR SE	11/19/2024	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$353,000	55.16	\$706,017	\$121,600	\$518,400	\$649,352	0.798	2,387	\$217.18	'00053	79.8334	TWO- STORY	\$121,600	CALEDONIA SCHOOLS	401	
41-19-27-232-004	4647 HARBOR VIEW DR SE	1/30/2025	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$326,000	49.39	\$651,993	\$126,608	\$533,392	\$583,761	0.914	2,640	\$202.04	'00120	91.3716	TWO- STORY	\$121,600	CALEDONIA SCHOOLS	401	
Totals:			\$13,229,500			\$13,253,150	\$6,305,600		\$12,573,514		\$10,670,395	\$11,101,690			\$203.39		4.1209					
								Sale. Ratio =>	47.58			E.C.F. =>	0.961			Std. Deviation=>	0.203208859					
								Std. Dev. =>	5.98			Ave. E.C.F. =>	1.002			Ave. Variance=>	75.7317	Coefficient of Var=>	75.55341613			
													Use ==>	0.961								



2026 ECF ANALYSIS  
055 RIVER-NORTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-03-326-011	7500 TIMBER CANYON DR SE	8/5/2024	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$567,500	64.86	\$1,134,978	\$495,525	\$379,475	\$502,714	0.755	2,420	\$156.81	'00055	75.4853	RANCH	\$491,279	RIVER-NORTH	401	
41-19-03-301-023	7379 THORNAPPLE PINES DR SE	7/31/2023	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$724,100	62.97	\$1,448,257	\$760,412	\$389,588	\$540,758	0.720	2,464	\$158.11	'00055	67.0843	TWO-STORY	\$743,080	RIVER-NORTH	401	
41-19-10-176-022	2331 CASCADE SPRINGS DR SE	10/18/2023	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$718,200	58.63	\$1,436,485	\$539,487	\$685,513	\$705,187	0.972	3,142	\$218.18	'00055	97.2101	RANCH	\$537,175	RIVER-NORTH	401	
41-19-03-326-026	2009 TIMBER TRAIL SE	6/14/2024	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$1,105,300	61.41	\$2,210,666	\$641,481	\$1,158,519	\$1,233,636	0.939	4,068	\$284.79	'00055	23.9707	TWO-STORY	\$628,706	RIVER-NORTH	401	
41-19-04-276-024	1433 RIVERTON AVE SE	10/3/2023	\$1,375,000	WD	03-ARM'S LENGTH	\$1,375,000	\$616,200	44.81	\$1,232,327	\$524,615	\$850,385	\$556,377	1.528	2,646	\$321.39	'00055	152.8433	RANCH	\$524,170	RIVER-NORTH	401	
41-19-04-276-002	1442 MIDDLEBROOK AVE SE	8/28/2023	\$2,075,000	WD	03-ARM'S LENGTH	\$2,075,000	\$943,000	45.45	\$1,885,962	\$567,703	\$1,507,297	\$1,036,367	1.454	3,828	\$393.76	'00055	27.5589	RANCH	\$554,400	RIVER-NORTH	401	
41-19-03-326-009	1781 RIVER OAKS DR SE	11/26/2024	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$535,300	36.29	\$1,070,612	\$825,398	\$649,602	\$192,778	3.370	1,504	\$431.92	'00055	336.9689	RANCH	\$816,205	RIVER-NORTH	401	
Totals:			\$9,975,000			\$9,975,000	\$5,209,600		\$10,419,287		\$5,620,379	\$4,767,817			\$280.71		21.2475					
								Sale. Ratio =>	52.23			E.C.F. =>	1.179	Std. Deviation=>		0.928450731						
								Std. Dev. =>	11.13			Ave. E.C.F. =>	1.391	Ave. Variance=>		111.5888	Coefficient of Var=>	80.20519811				

There is a large range in individual ECF values in the 2 year study. Market is trending up into the end of year 2025. Used the mean of ECF and Ave ECF.

Use ==> 1.285

No info on sale

41-19-10-101-058	7420 BISCAYNE WAY SE	2/27/2025	\$0	QC	33-TO BE DETERMINED	\$0	\$1,205,700	#DIV/0!	\$2,411,400	\$671,687	(\$671,687)	\$1,367,698	(0.491)	2,773	(\$242.22)	'00055	49.1108	RANCH	\$634,361	RIVER-NORTH	401
------------------	----------------------	-----------	-----	----	---------------------	-----	-------------	---------	-------------	-----------	-------------	-------------	---------	-------	------------	--------	---------	-------	-----------	-------------	-----

2026 ECF ANALYSIS  
056 RIVER-CENTRAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-16-426-027	7168 CASCADE RD SE	1/31/2024	\$611,000	WD	03-ARM'S LENGTH	\$611,000	\$334,400	54.73	\$668,701	\$322,399	\$288,601	\$313,112	0.922	1,759	\$164.07	'00056	92.1718	TWO-STORY	\$322,399	RIVER-CENTRAL	401
41-19-16-251-013	3143 THORNCREST DR SE	3/22/2024	\$1,005,000	WD	03-ARM'S LENGTH	\$1,005,000	\$670,200	66.69	\$1,340,492	\$460,999	\$544,001	\$795,201	0.684	2,950	\$184.41	'00056	68.4105	RANCH	\$459,579	RIVER-CENTRAL	401
41-19-16-477-009	3462 GOODWOOD DR SE	8/19/2024	\$813,000	WD	03-ARM'S LENGTH	\$813,000	\$298,700	36.74	\$597,499	\$221,794	\$591,206	\$339,697	1.740	1,981	\$298.44	'00056	174.0392	RANCH	\$216,397	RIVER-CENTRAL	401
41-19-22-301-007	4105 MARACAIBO SHRS AVE SE	9/20/2024	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$392,500	42.43	\$785,091	\$278,554	\$646,446	\$457,990	1.411	2,316	\$279.12	'00056	141.1485	RANCH	\$278,554	RIVER-CENTRAL	401
41-19-16-403-004	6811 BURGER DR SE	9/27/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$272,800	47.86	\$545,542	\$332,187	\$237,813	\$192,906	1.233	1,441	\$165.03	'00056	123.2792	RANCH	\$327,844	RIVER-CENTRAL	401
41-19-16-401-008	3272 THORNCREST DR SE	3/3/2025	\$809,500	WD	03-ARM'S LENGTH	\$809,500	\$275,300	34.01	\$550,536	\$180,484	\$629,016	\$334,585	1.880	2,324	\$270.66	'00056	56.8242	RANCH	\$180,484	RIVER-CENTRAL	401
Totals:			\$4,733,500			\$4,733,500	\$2,243,900		\$4,487,861		\$2,937,083	\$2,433,491			\$226.96		10.4805				
							Sale. Ratio =>	47.40				E.C.F. =>	1.207		Std. Deviation=>	0.46235782					
							Std. Dev. =>	12.19				Ave. E.C.F. =>	1.312		Ave. Variance=>	109.3122	Coefficient of Var=>	83.33333333			

Use ==> 1.207

Family Sale																					
41-19-10-303-047	2605 CASCADE SPRINGS DR SE	2/13/2024	\$400,000	WD	20-MULTI PARCEL SALE REF	\$400,000	\$296,700	74.18	\$619,546	\$168,857	\$231,143	\$407,494	0.567	2,530	\$91.36	'00056	56.7230	TWO-STORY	\$168,243	RIVER-CENTRAL	401
House Demo'd 1 month after sale																					
41-19-16-251-007	3059 THORNCREST DR SE	1/31/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$636,900	115.80	\$1,273,843	\$270,885	\$279,115	\$906,833	0.308	4,116	\$67.81	'00056	30.7791	TWO-STORY	\$265,591	RIVER-CENTRAL	401

2026 ECF ANALYSIS

057 RIVER-SO CALEDONIA, 058 RIVER SO FOREST HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-27-376-014	5090 SEQUOIA DR SE	5/8/2023	\$605,650	WD	03-ARM'S LENGTH	\$605,650	\$356,800	58.91	\$713,670	\$130,862	\$474,788	\$529,825	0.896	2,331	\$203.68	'00057	24.3974	TWO- STORY	\$130,862	RIVER-SO CALEDONIA	401	
41-19-34-302-007	7373 KILMER DR SE	6/30/2023	\$411,500	WD	03-ARM'S LENGTH	\$411,500	\$182,700	44.40	\$365,427	\$157,243	\$254,257	\$189,258	1.343	1,080	\$235.42	'00057	18.4618	RANCH	\$153,709	RIVER-SO CALEDONIA	401	
41-19-34-201-044	7300 KIRKWOOD TRL SE	9/8/2023	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$941,500	55.38	\$1,882,910	\$383,062	\$1,316,938	\$1,262,498	1.043	3,977	\$331.14	'00058	60.7122	TWO- STORY	\$367,959	RIVER SO FOREST HILLS	401	
41-19-34-152-006	7255 KILMER DR SE	4/16/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$221,900	32.87	\$443,857	\$117,272	\$557,728	\$296,895	1.879	1,469	\$379.67	'00057	187.8536	RANCH	\$114,909	RIVER-SO CALEDONIA	401	
41-19-27-402-014	4960 SEQUOIA DR SE	10/17/2024	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$245,200	40.53	\$490,450	\$143,398	\$461,602	\$315,501	1.463	1,670	\$276.41	'00057	146.3076	RANCH	\$140,222	RIVER-SO CALEDONIA	401	
41-19-34-101-009	5260 DAYENU DR SE	1/10/2025	\$1,265,000	WD	03-ARM'S LENGTH	\$1,265,000	\$836,800	66.15	\$1,673,605	\$306,604	\$958,396	\$1,242,728	0.771	4,384	\$218.61	'00057	36.8893	TWO- STORY	\$306,604	RIVER-SO CALEDONIA	401	
41-19-27-427-031	7744 THORNAPPLE BYU DR SE	5/5/2025	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$193,300	50.87	\$386,681	\$114,677	\$265,323	\$228,959	1.159	1,350	\$196.54	'00058	115.8823	RANCH	\$113,531	RIVER SO FOREST HILLS	401	
41-19-27-376-014	5090 SEQUOIA DR SE	5/16/2025	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$356,800	41.49	\$713,670	\$130,862	\$729,138	\$529,825	1.376	2,331	\$312.80	'00057	137.6186	TWO- STORY	\$130,862	RIVER-SO CALEDONIA	401	
41-19-27-376-011	5140 SEQUOIA DR SE	7/31/2025	\$600,000	OTH	03-ARM'S LENGTH	\$600,000	\$240,400	40.07	\$480,811	\$242,536	\$357,464	\$216,613	1.650	1,638	\$218.23	'00057	72.4905	TWO- STORY	\$241,543	RIVER-SO CALEDONIA	401	
41-19-27-427-016	7800 THORNAPPLE BYU DR SE	10/10/2025	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$229,300	40.95	\$458,696	\$227,520	\$332,480	\$194,593	1.709	1,203	\$276.38	'00058	170.8592	RANCH	\$225,508	RIVER SO FOREST HILLS	401	
Totals:			\$7,662,150			\$7,662,150	\$3,804,700		\$7,609,777		\$5,708,114	\$5,006,695			\$264.89		18.8838					
								Sale. Ratio =>	49.66			E.C.F. =>	1.140	Std. Deviation=>		0.361923175						
								Std. Dev. =>	10.31			Ave. E.C.F. =>	1.329	Ave. Variance=>		97.1473	Coefficient of Var=>		73.10161882			

Use ==> 1.140

2025 sales after standard 2 year study used to augment data in standard study period.

Sold to investment builder for renovation and flip.																					
41-19-27-451-009	7635 SANDY HOLLOW DR SE	2/28/2025	\$2,250,000	MLC	08-ESTATE	\$2,250,000	\$1,846,800	82.08	\$3,693,684	\$818,423	\$1,431,577	\$2,420,253	0.591	7,334	\$195.20	'00058	59.1499	TWO- STORY	\$816,511	RIVER SO FOREST HILLS	401
Sold to investment company without public exposure.																					
41-19-34-152-006	7255 KILMER DR SE	11/6/2023	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$221,900	56.61	\$443,857	\$117,272	\$274,728	\$296,895	0.925	1,469	\$187.02	'00057	92.5337	RANCH	\$114,909	RIVER-SO CALEDONIA	401



2026 ECF ANALYSIS  
062 HEATHMOOR CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land%Sale	Land Value	Land Table	Property Class	
41-19-17-426-182	3567 CHARLEVOIX DR SE	5/19/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$308,500	58.76	\$617,027	\$92,585	\$432,415	\$452,105	0.956	1,897	\$227.95	'00062	95.6448	RANCH	18%	\$92,000	HEATHMOOR CONDOS	407	
41-19-17-401-011	3365 CHARLEVOIX DR SE	8/22/2023	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$241,900	59.36	\$483,843	\$93,249	\$314,251	\$336,718	0.933	1,397	\$224.95	'00062	3.1723	RANCH	23%	\$92,000	HEATHMOOR CONDOS	407	
41-19-17-426-204	6369 THORNHILLS CT SE	10/10/2023	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$256,900	55.55	\$513,713	\$92,000	\$370,500	\$363,545	1.019	1,560	\$237.50	'00062	101.9131	RANCH	20%	\$92,000	HEATHMOOR CONDOS	407	
41-19-17-426-169	3496 CHARLEVOIX DR SE	10/23/2024	\$499,500	WD	03-ARM'S LENGTH	\$499,500	\$293,500	58.76	\$587,006	\$92,568	\$406,932	\$426,239	0.955	1,825	\$222.98	'00062	1.0296	RANCH	18%	\$92,000	HEATHMOOR CONDOS	407	
Totals:			\$1,894,500			\$1,894,500	\$1,100,800		\$2,201,589		\$1,524,098	\$1,578,607			\$228.34		0.0420	Average	20%				
								Sale. Ratio =>	58.11			E.C.F. =>	0.965	Std. Deviation=>		0.037024896							
								Std. Dev. =>	1.73			Ave. E.C.F. =>	0.966	Ave. Variance=>		50.4400	Coefficient of Var=>		52.221245				

Use ==> 0.965

Not Used Estate

41-19-17-426-193	6245 HEATHMOOR CT SE	6/12/2023	\$390,000	WD	Estate	\$390,000	\$294,600	75.54	\$589,153	\$92,251	\$297,749	\$428,363	0.695	1,954	\$152.38	'00062	69.5086	RANCH	24%	\$92,000	HEATHMOOR CONDOS	407
------------------	----------------------	-----------	-----------	----	--------	-----------	-----------	-------	-----------	----------	-----------	-----------	-------	-------	----------	--------	---------	-------	-----	----------	------------------	-----

Not Used - Past 2 year study

41-19-17-426-167	3566 CHARLEVOIX DR SE	5/15/2025	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$297,800	50.91	\$595,563	\$92,994	\$492,006	\$433,249	1.136	1,685	\$291.99	'00062	113.5619	RANCH	16%	\$92,000	HEATHMOOR CONDOS	407
41-19-17-426-198	3455 CHARLEVOIX DR SE	8/15/2025	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$312,600	56.94	\$625,280	\$92,000	\$457,000	\$459,724	0.994	1,964	\$232.69	'00062	99.4075	RANCH	17%	\$92,000	HEATHMOOR CONDOS	407

2026 ECF ANALYSIS  
065 GOLFRIDGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land%Sale	Land Value	Land Table	Property Class	
41-19-17-179-009	3181 CHARLEVOIX DR SE #203	5/12/2023	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$105,300	50.63	\$210,668	\$21,623	\$186,377	\$149,442	1.247	1,083	\$172.09	'00065	4.1034	RANCH	10%	\$21,000	GOLFRIDGE CONDOS	407	
41-19-17-179-022	3181 CHARLEVOIX DR SE 308	12/17/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,200	46.62	\$256,309	\$22,786	\$252,214	\$184,603	1.366	1,321	\$190.93	'00065	136.6251	RANCH	8%	\$21,000	GOLFRIDGE CONDOS	407	
41-19-17-179-012	3181 CHARLEVOIX DR SE 206	1/3/2025	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$104,900	51.17	\$209,818	\$21,000	\$184,000	\$149,263	1.233	1,083	\$169.90	'00065	4.9319	RANCH	10%	\$21,000	GOLFRIDGE CONDOS	407	
Totals:			\$688,000			\$688,000	\$338,400		\$676,795		\$622,591	\$483,308			\$177.64		0.6144						
								Sale. Ratio =>	49.19			E.C.F. =>	1.288	Std. Deviation=>		0.07328269							
								Std. Dev. =>	2.49			Ave. E.C.F. =>	1.282	Ave. Variance=>		48.5535	Coefficient of Var=>		37.87196294				
													Use ==>	1.288									

2026 ECF ANALYSIS  
 070 TAMMARRON NORTH, 079 A 10 -NON RIVER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-02-327-011	1920 STERLING OAKS BLVD SE	10/16/2023	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$786,900	64.24	\$1,573,801	\$148,080	\$1,076,920	\$1,245,171	0.865	4,076	\$264.21	'00079	21.2404	TWO- STORY	\$135,000	HIGHGROVE	401
41-19-02-327-022	1840 HIGHGROVE DR SE	3/21/2025	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$870,200	62.16	\$1,740,321	\$147,319	\$1,252,681	\$1,391,268	0.900	3,890	\$322.03	'00079	17.6893	TWO- STORY	\$135,000	HIGHGROVE	401
41-19-02-327-005	1830 STERLING OAKS BLVD SE	4/9/2024	\$1,265,000	WD	03-ARM'S LENGTH	\$1,265,000	\$750,000	59.29	\$1,500,062	\$152,660	\$1,112,340	\$1,176,770	0.945	3,105	\$358.24	'00079	13.1752	RANCH	\$135,000	HIGHGROVE	401
41-19-05-151-069	5911 WHITWORTH CT SE	8/23/2024	\$1,725,000	WD	03-ARM'S LENGTH	\$1,725,000	\$960,100	55.66	\$1,920,202	\$298,395	\$1,426,605	\$1,416,425	1.007	3,824	\$373.07	'00079	100.7187	TWO- STORY	\$285,000	MANCHESTER HILLS	401
41-19-05-151-070	5905 WHITWORTH CT SE	11/15/2023	\$1,520,000	WD	03-ARM'S LENGTH	\$1,520,000	\$851,500	56.02	\$1,702,961	\$289,925	\$1,230,075	\$1,234,092	0.997	2,920	\$421.26	'00079	99.6745	RANCH	\$285,000	MANCHESTER HILLS	401
41-19-05-227-033	1361 BALLYBUNION CT SE	4/1/2024	\$2,275,000	WD	03-ARM'S LENGTH	\$2,275,000	\$802,800	35.29	\$1,605,690	\$188,252	\$2,086,748	\$1,237,937	1.686	4,883	\$427.35	'00070	168.5666	TWO- STORY	\$137,500	TAMMARRON NORTH	401
41-19-05-151-040	5742 MANCHESTER HILLS DR SE	2/21/2025	\$2,245,000	WD	03-ARM'S LENGTH	\$2,245,000	\$1,124,500	50.09	\$2,248,976	\$296,716	\$1,948,284	\$1,705,030	1.143	4,398	\$442.99	'00079	6.5668	TWO- STORY	\$285,000	MANCHESTER HILLS	401

Totals:	\$11,655,000		\$11,655,000	\$6,146,000		\$12,292,013			\$10,133,653	\$9,406,693		\$372.74					0.0259				
				Sale. Ratio =>		52.73				E.C.F. =>		1.077		Std. Deviation=>		0.282738209					
				Std. Dev. =>		9.73				Ave. E.C.F. =>		1.078		Ave. Variance=>		61.0902		Coefficient of Var=>		56.69415005	

Use ==> 1.077

Outlier \$/SF Very Dated Interior

41-19-17-428-025	6240 GLENSTONE DR SE	5/25/2023	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$670,000	67.00	\$1,340,090	\$132,808	\$867,192	\$1,054,394	0.822	6,308	\$137.47	'00079		82.2455	TWO- STORY	\$95,000	THORNAPPLE ESTATES	401
------------------	----------------------	-----------	-------------	----	-----------------	-------------	-----------	-------	-------------	-----------	-----------	-------------	-------	-------	----------	--------	--	---------	------------	----------	--------------------	-----

2026 ECF ANALYSIS  
072 HIGH RIDGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	
41-19-07-327-056	2490 HIGH RIDGE LN SE	5/30/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$209,700	56.68	\$419,441	\$80,868	\$289,132	\$276,160	1.047	1,069	\$270.47	'00072	#REF!	RANCH	\$80,000	HIGH RIDGE CONDOS	407	
41-19-07-327-062	2518 HIGH RIDGE LN SE	6/30/2023	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$222,000	57.51	\$444,002	\$80,880	\$305,120	\$296,184	1.030	1,237	\$246.66	'00072	#REF!	RANCH	\$80,000	HIGH RIDGE CONDOS	407	
41-19-07-327-032	2431 HIGH RIDGE LN SE	2/9/2024	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$233,100	60.94	\$466,119	\$80,591	\$301,909	\$314,460	0.960	1,453	\$207.78	'00072	96.0087	RANCH	\$80,000	HIGH RIDGE CONDOS	407	
41-19-07-327-062	2518 HIGH RIDGE LN SE	5/17/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$222,000	52.24	\$444,002	\$80,880	\$344,120	\$296,184	1.162	1,237	\$278.19	'00072	116.1845	RANCH	\$80,000	HIGH RIDGE CONDOS	407	
41-19-07-327-147	2476 HIGHRIDGE HILLS LN SE	5/31/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$288,500	64.11	\$577,013	\$80,000	\$370,000	\$405,393	0.913	1,464	\$252.73	'00072	#REF!	RANCH	\$80,000	HIGH RIDGE CONDOS	407	
41-19-07-327-074	2549 HIGH RIDGE LN SE	10/4/2024	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$236,800	59.35	\$473,692	\$80,938	\$318,062	\$320,353	0.993	1,237	\$257.12	'00072	99.2849	RANCH	\$80,000	HIGH RIDGE CONDOS	407	
41-19-07-327-044	2474 HIGH RIDGE LN SE	10/11/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$210,300	51.93	\$420,647	\$80,845	\$324,155	\$277,163	1.170	1,237	\$262.05	'00072	116.9546	RANCH	\$80,000	HIGH RIDGE CONDOS	407	
41-19-07-327-039	2475 HIGH RIDGE LN SE	10/11/2024	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$195,700	51.84	\$391,445	\$80,833	\$296,667	\$253,353	1.171	1,069	\$277.52	'00072	117.0963	RANCH	\$80,000	HIGH RIDGE CONDOS	407	
41-19-07-327-154	2512 HIGHRIDGE HILLS LN SE	10/25/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$286,600	60.34	\$573,145	\$80,000	\$395,000	\$402,238	0.982	1,447	\$272.98	'00072	98.2006	RANCH	\$80,000	HIGH RIDGE CONDOS	407	
41-19-07-327-072	2557 HIGH RIDGE LN SE	12/3/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$242,800	61.47	\$485,579	\$80,950	\$314,050	\$330,039	0.952	1,293	\$242.88	'00072	7.5446	RANCH	\$80,000	HIGH RIDGE CONDOS	407	
Totals:			\$4,065,000			\$4,065,000	\$2,347,500		\$4,695,085		\$3,258,215	\$3,171,527			\$256.84		1.0536					
								Sale. Ratio =>	57.75				E.C.F. =>	1.027	Std. Deviation=>		0.097114881					
								Std. Dev. =>	4.40				Ave. E.C.F. =>	1.038	Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!		

Use ==> 1.027

Outlier \$/sf

41-19-07-327-047	2462 HIGH RIDGE LN SE	7/13/2023	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$248,200	67.81	\$496,416	\$80,591	\$285,409	\$339,172	0.841	1,453	\$196.43	'00072	84.1488	RANCH	\$80,000	HIGH RIDGE CONDOS	407
------------------	-----------------------	-----------	-----------	----	-----------------	-----------	-----------	-------	-----------	----------	-----------	-----------	-------	-------	----------	--------	---------	-------	----------	-------------------	-----

2026 ECF ANALYSIS  
 076 WATERMARK CLUB/THE SUMMIT/WEST BLUF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-07-227-006	5341 PRAIRIE HOME DR SE	1/8/2024	\$478,000	WD	03-ARM'S LENGTH	\$478,000	\$250,100	52.32	\$500,201	\$93,000	\$385,000	\$312,750	1.231	1,954	\$197.03	'00076	11.9054	RANCH	\$93,000	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-07-227-003	5365 PRAIRIE HOME DR SE	11/17/2023	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$250,900	51.73	\$501,803	\$93,000	\$392,000	\$313,980	1.248	1,954	\$200.61	'00076	124.8487	RANCH	\$93,000	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-16-127-001	3000 OVERLOOK SUMMIT DR SE	11/15/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$348,600	63.38	\$697,115	\$127,375	\$422,625	\$437,588	0.966	1,650	\$256.14	'00076	38.4263	RANCH	\$125,000	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-026	1939 TALAMORE CT SE	2/29/2024	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$387,800	53.49	\$775,541	\$157,506	\$567,494	\$474,681	1.196	1,908	\$297.43	'00076	119.5527	RANCH	\$155,000	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-07-202-018	5540 ALHAMBRA DR SE	7/20/2023	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$382,300	52.37	\$764,638	\$157,344	\$572,656	\$466,431	1.228	1,908	\$300.13	'00076	122.7740	RANCH	\$155,000	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-032	2025 TALAMORE CT SE	6/29/2023	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$415,600	58.54	\$831,120	\$110,473	\$599,527	\$553,492	1.083	1,908	\$314.22	'00076	108.3172	RANCH	\$108,500	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-07-202-013	2110 STICKLEY DR SE	4/22/2024	\$766,700	WD	03-ARM'S LENGTH	\$766,700	\$369,500	48.19	\$738,951	\$158,157	\$608,543	\$446,078	1.364	1,908	\$318.94	'00076	136.4208	RANCH	\$155,000	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-031	2021 TALAMORE CT SE	12/6/2024	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$389,600	50.27	\$779,226	\$155,000	\$620,000	\$479,436	1.293	1,908	\$324.95	'00076	129.3186	RANCH	\$155,000	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-005	1952 TALAMORE CT SE	6/6/2024	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$384,600	47.48	\$769,245	\$155,974	\$654,026	\$471,022	1.389	1,908	\$342.78	'00076	138.8525	RANCH	\$155,000	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
41-19-06-453-038	5380 TEE SEVENTEEN CT SE	9/6/2023	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$407,900	48.56	\$815,793	\$160,104	\$679,896	\$503,601	1.350	1,908	\$356.34	'00076	135.0069	RANCH	\$155,000	WATERMARK CLUB/THE SUMMIT/BLUFFS	401
Totals:			\$6,869,700			\$6,869,700	\$3,586,900		\$7,173,633		\$5,501,767	\$4,459,059			\$290.86		0.0933				
								Sale. Ratio =>	52.21			E.C.F. =>	1.234	Std. Deviation=>		0.130901365					
								Std. Dev. =>	4.95			Ave. E.C.F. =>	1.235	Ave. Variance=>		106.5423	Coefficient of Var=>	86.28489981			

Use ==> 1.234



2026 ECF ANALYSIS  
080 LOWELL SUBDIVISIONS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class		
41-19-13-302-004	3397 BLOOMINGTON HILLS DR SE	5/19/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$287,700	50.03	\$575,435	\$88,091	\$486,909	\$428,246	1.137	1,848	\$263.48	'00080	15.4059	RANCH	\$80,000	LOWELL SCHOOLS	401		
41-19-25-426-019	5010 CLEAR RIDGE DR SE	2/20/2025	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$203,200	44.27	\$406,384	\$60,058	\$398,942	\$304,328	1.311	1,680	\$237.47	'00080	1.9852	TWO-STORY	\$60,000	LOWELL SCHOOLS	401		
41-19-25-476-003	5124 CLEAR RIDGE DR SE	6/7/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$175,700	41.34	\$351,459	\$60,109	\$364,891	\$256,019	1.425	1,202	\$303.57	'00080	13.4207	RANCH	\$60,000	LOWELL SCHOOLS	401		
Totals:			\$1,459,000			\$1,459,000	\$666,600		\$1,333,278		\$1,250,742	\$988,593			\$268.17		2.5869						
								Sale. Ratio =>	45.69				E.C.F. =>	1.265	Std. Deviation=>		0.145154397						
								Std. Dev. =>	4.42				Ave. E.C.F. =>	1.291	Ave. Variance=>		10.2706	Coefficient of Var=>		7.95525321			
													Use ==>	1.265									

2026 ECF ANALYSIS  
081 VILLAS OF CASCADE - CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
41-19-09-379-039	6716 CASCADE RD SE #39	4/10/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$86,400	61.71	\$172,822	\$30,000	\$110,000	\$112,017	0.982	908	\$121.15	'00081	10.2330	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
41-19-09-379-017	6712 CASCADE RD SE #17	4/24/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$0	0.00	\$172,289	\$30,000	\$110,000	\$111,599	0.986	908	\$121.15	'00081	98.5672	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
41-19-09-379-040	6716 CASCADE RD SE #40	7/10/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,500	49.71	\$168,962	\$30,000	\$140,000	\$108,989	1.285	908	\$154.19	'00081	19.7074	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
41-19-09-379-041	6716 CASCADE RD SE #41	7/21/2023	\$169,250	WD	03-ARM'S LENGTH	\$169,250	\$85,600	50.58	\$171,102	\$30,000	\$139,250	\$110,668	1.258	908	\$153.36	'00081	17.3944	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
41-19-09-379-026	6714 CASCADE RD SE #26	1/9/2024	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$84,500	53.48	\$168,962	\$30,000	\$128,000	\$108,989	1.174	908	\$140.97	'00081	0.3910	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
41-19-09-379-034	6714 CASCADE RD SE #34	7/29/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,600	47.56	\$171,102	\$30,000	\$150,000	\$110,668	1.355	908	\$165.20	'00081	135.5405	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
41-19-09-379-029	6714 CASCADE RD SE #29	10/4/2024	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$85,600	48.64	\$171,102	\$30,000	\$146,000	\$110,668	1.319	908	\$160.79	'00081	13.0601	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
41-19-09-379-015	6712 CASCADE RD SE #15	1/17/2025	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$84,500	53.82	\$168,962	\$30,000	\$127,000	\$108,989	1.165	908	\$139.87	'00081	1.2745	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
41-19-09-379-001	6710 CASCADE RD SE #1	4/1/2025	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$47,400	47.40	\$94,738	\$30,000	\$70,000	\$50,774	1.379	420	\$166.67	'00081	137.8658	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
41-19-09-379-012	6710 CASCADE RD SE #12	4/1/2025	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$85,600	57.07	\$171,102	\$30,000	\$120,000	\$110,668	1.084	908	\$132.16	'00081	108.4324	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
41-19-09-379-023	6712 CASCADE RD SE #23	4/1/2025	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$85,300	56.87	\$170,696	\$30,000	\$120,000	\$110,349	1.087	908	\$132.16	'00081	108.7459	RANCH	\$30,000	VILLAS OF CASCADE CONDO	407
Totals:			\$1,690,250			\$1,690,250	\$815,000		\$1,801,839		\$1,360,250	\$1,154,378			\$144.33		1.0320				
							Sale. Ratio =>	48.22				E.C.F. =>	1.178			Std. Deviation=>	0.141700382				
							Std. Dev. =>	16.51				Ave. E.C.F. =>	1.189			Ave. Variance=>	59.2011	Coefficient of Var=>	49.8049194		
												Initial	1.206								
												- after study+April 1	1.178								
												-April 1	1.19								
												Use ==>	1.178								

Sales on 4/1/2025 included. They represent a 'meeting of the minds' within the 2 yr study period.

2026 ECF ANALYSIS  
082 ROUND HILL/ LANTERNS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class									
41-19-16-120-002	6543 ROUND HILL CT SE	8/14/2023	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$595,900	47.67	\$1,191,784	\$268,645	\$981,355	\$775,747	1.265	1,965	\$499.42	'00082	126.5045	RANCH	\$265,000	NORTH-CENTRAL	401									
41-19-16-120-014	6546 ROUND HILL CT SE	5/17/2024	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$657,800	51.59	\$1,315,507	\$267,175	\$1,007,825	\$880,951	1.144	2,507	\$402.00	'00082	16.0932	RANCH	\$265,000	NORTH-CENTRAL	401									
41-19-17-429-011	6336 LAMPPOST CIR SE	6/5/2024	\$1,220,000	WD	03-ARM'S LENGTH	\$1,220,000	\$532,600	43.66	\$1,065,211	\$206,200	\$1,013,800	\$721,858	1.404	2,478	\$409.12	'00082	140.4431	RANCH	\$206,200	CENTRAL	401									
41-19-17-429-016	6365 LAMPPOST CIR SE	10/22/2024	\$1,040,000	WD	03-ARM'S LENGTH	\$1,040,000	\$456,500	43.89	\$913,021	\$207,936	\$832,064	\$592,508	1.404	1,873	\$444.24	'00082	#REF!	RANCH	\$206,200	CENTRAL	401									
41-19-17-429-009	6316 LAMPPOST CIR SE	10/25/2024	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$450,800	46.47	\$901,653	\$206,200	\$763,800	\$584,414	1.307	1,856	\$411.53	'00082	1.3497	RANCH	\$206,200	CENTRAL	401									
Totals:			\$5,755,000			\$5,755,000	\$2,693,600		\$5,387,176		\$4,598,844	\$3,555,478			\$433.26		1.1498													
								Sale. Ratio =>	46.80				E.C.F. =>	1.293	Std. Deviation=>		0.108701091													
								Std. Dev. =>	3.24				Ave. E.C.F. =>	1.305	Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!										
													Use ==>	1.293																