

**APT AND MHP 2026 ECF**

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 (%)	Land Value	Land Table	Property Class
E-17-10-127-014	1111 N COMMERCE RD	11/21/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,330	44.49	\$220,660	\$137,973	\$92,027	\$70,794	1.300	2,070	\$44.46	APT	0.0000	\$137,684	Land Table COM	201
<b>Totals:</b>			<b>\$230,000</b>			<b>\$230,000</b>	<b>\$102,330</b>		<b>\$220,660</b>		<b>\$92,027</b>	<b>\$70,794</b>			<b>\$44.46</b>		<b>0.0000</b>			
							Sale. Ratio =>	44.49				E.C.F. =>	1.300		Std. Deviation=>	#DIV/0!				
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.300		Ave. Variance=>	0.0000	Coefficient of Var=>			

**BLL TOWERS & COMMUNICATION BLDG 2026 ECF**

All BLL on Leased land parcels.

**BMS 2026 ECF**

Use CRL for 2026 ECF 0.874. No sales in expanded study 1/1/2022 - 1/12/2026.

**CAS 2026 ECF**

Use COF for 2026 ECF 0.955. No sales in expanded study 1/1/2022 - 1/12/2026.

**CME 2026 ECF**

All Township owned property that is exempt.

**COF 2026 ECF**

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 (%)	Land Value	Land Table	Property Class
E -17-13-326-010	4057 PIONEER DR	04/13/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$749,970	50.00	\$1,499,940	\$211,959	\$1,288,041	\$1,348,671	0.955	11,991	\$107.42	COF	34.6657	\$206,888	Land Table COM	201
<b>Totals:</b>			<b>\$3,559,000</b>			<b>\$1,500,000</b>	<b>\$749,970</b>		<b>\$2,939,787</b>		<b>\$1,288,041</b>	<b>\$1,348,671</b>			<b>\$107.42</b>		<b>34.6657</b>			
							<b>Sale. Ratio =&gt;</b>	<b>41.30</b>				<b>E.C.F. =&gt;</b>	<b>0.955</b>		<b>Std. Deviation=&gt;</b>	<b>0.537966446</b>				
							<b>Std. Dev. =&gt;</b>	<b>10.38</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.955</b>		<b>Ave. Variance=&gt;</b>	<b>41.3157</b>	<b>Coefficient of Var=&gt;</b>			

**CRL 2026 ECF**

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 (%)	Land Value	Land Table	
E-17-10-127-040	1203 N COMMERCE RD	03/21/24	\$1,815,000	WD	03-ARM'S LENGTH	\$1,815,000	\$1,031,380	56.83	\$2,062,759	\$993,595	\$821,405	\$1,086,549	0.756	9,900	\$82.97	CRL	43.6574	\$968,182	COMMERCIAL	
EW-17-22-431-027	297 GLENGARY RD	09/27/23	\$479,600	WD	03-ARM'S LENGTH	\$479,600	\$190,450	39.71	\$380,895	\$119,099	\$360,501	\$266,053	1.355	4,823	\$74.75	CRL	16.2448	\$83,635		
<b>Totals:</b>			<b>\$2,519,600</b>			<b>\$2,519,600</b>	<b>\$1,306,190</b>		<b>\$2,612,382</b>		<b>\$1,181,906</b>	<b>\$1,352,602</b>			<b>\$83.89</b>		<b>27.1702</b>			
								<b>Sale. Ratio =&gt;</b>	<b>51.84</b>			<b>E.C.F. =&gt;</b>	<b>0.874</b>	<b>Std. Deviation=&gt;</b>		<b>0.382185251</b>				
								<b>Std. Dev. =&gt;</b>	<b>10.58</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.055</b>	<b>Ave. Variance=&gt;</b>		<b>29.1049</b>	<b>Coefficient of Var=&gt;</b>			

**CRS 2026 ECF**

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 (%)	Land Value	Land Table	
E-17-01-477-028	2323 UNION LAKE RD	12/02/24	\$4,500,000	WD	03-ARM'S LENGTH	\$4,500,000	\$2,192,920	48.73	\$4,385,845	\$1,554,615	\$2,945,385	\$2,434,420	1.210	14,090	\$209.04	CRS	21.4562	\$1,537,681	COMMERCIAL	
EW-17-27-428-002	1403 S COMMERCE RD	10/18/24	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$516,360	64.55	\$1,032,715	\$324,642	\$475,358	\$608,833	0.781	4,794	\$99.16	CRS	21.4562	\$324,642		
<b>Totals:</b>			<b>\$5,300,000</b>			<b>\$5,300,000</b>	<b>\$2,709,280</b>		<b>\$5,418,560</b>	<b>\$3,420,743</b>	<b>\$3,043,253</b>			<b>\$154.10</b>			<b>12.8711</b>			
								<b>Sale. Ratio =&gt;</b>	<b>51.12</b>				<b>E.C.F. =&gt;</b>	<b>1.124</b>	<b>Std. Deviation=&gt;</b>		<b>0.303435934</b>			
								<b>Std. Dev. =&gt;</b>	<b>11.18</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.995</b>	<b>Ave. Variance=&gt;</b>		<b>21.4562</b>	<b>Coefficient of Var=&gt;</b>		

**CVL 2026 ECF**

All vacant commercial land.

**DCC DAYCARE 2026 ECF**

No sales 4/1/2023 to 3/31/2025. Use CRL ECF Study.

DNR 2026 ECF

All Vacant DNR Land.

GCE 2026 ECF

All vacant common area.

### INDUSTRIAL 2026 ECF

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 (%)	Land Value	Land Table	
E -17-13-300-080	4359 PINEVIEW DR	05/17/23	\$1,300,000	MLC	03-ARM'S LENGTH	\$1,300,000	\$647,510	49.81	\$1,295,027	\$243,512	\$1,056,488	\$987,338	1.070	14,120	\$74.82	IND	11.7002	\$232,597	INDUSTRIAL	
E -17-13-326-006	4181 PIONEER DR	05/12/23	\$905,000	WD	03-ARM'S LENGTH	\$905,000	\$381,910	42.20	\$763,828	\$134,862	\$770,138	\$590,578	1.304	6,293	\$122.38	IND	11.7002	\$124,638	INDUSTRIAL	
<b>Totals:</b>			<b>\$2,205,000</b>			<b>\$2,205,000</b>	<b>\$1,029,420</b>		<b>\$2,058,855</b>		<b>\$1,826,626</b>	<b>\$1,577,916</b>			<b>\$98.60</b>		<b>2.9420</b>			
								<b>Sale. Ratio =&gt;</b>	<b>46.69</b>					<b>E.C.F. =&gt;</b>	<b>1.158</b>	<b>Std. Deviation=&gt;</b>		<b>0.165465433</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.38</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.187</b>	<b>Ave. Variance=&gt;</b>		<b>11.7002</b>	<b>Coefficient of Var=&gt;</b>	

**K1B 2026 ECF**

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	Use Code	Land Value	Land Table	Property Class	
E-17-27-303-005	1071 TARTAN LN	04/03/23	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$225,560	51.50	\$451,125	\$96,289	\$341,711	\$341,846	1.000	2,326	\$146.91	K1B	1.8184	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-27-303-026	1481 SCOTLAND YARD DR	04/12/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,460	51.52	\$370,929	\$95,651	\$264,349	\$265,200	0.997	1,641	\$161.09	K1B	2.0999	Ranch		\$95,651	Land Table K1B	407	
E-17-27-303-033	1473 BRIGADOON	07/14/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$185,490	53.00	\$370,972	\$97,695	\$252,305	\$263,273	0.958	1,440	\$175.21	K1B	5.9448	Ranch		\$95,651	Land Table K1B	407	
E-17-27-303-043	1020 TARTAN LN	01/11/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$190,450	41.86	\$380,892	\$97,953	\$357,047	\$272,581	1.310	1,838	\$194.26	K1B	29.2086	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-27-303-044	1021 TARTAN LN	09/03/24	\$527,500	WD	03-ARM'S LENGTH	\$527,500	\$234,840	44.52	\$469,687	\$116,896	\$410,604	\$339,876	1.208	2,083	\$197.12	K1B	19.0311	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-28-453-002	1225 DRAKESHIRE CT	12/22/23	\$485,650	WD	03-ARM'S LENGTH	\$485,650	\$265,390	54.65	\$530,772	\$95,651	\$389,999	\$419,192	0.930	2,423	\$160.96	K1B	8.7430	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-28-453-003	1215 DRAKESHIRE CT	05/19/23	\$483,050	WD	03-ARM'S LENGTH	\$483,050	\$264,350	54.73	\$528,703	\$95,651	\$387,399	\$417,198	0.929	2,473	\$156.65	K1B	8.9217	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-28-453-005	1185 DRAKESHIRE CT	12/02/24	\$546,150	WD	03-ARM'S LENGTH	\$546,150	\$288,500	52.82	\$577,002	\$95,651	\$450,499	\$463,729	0.971	2,748	\$163.94	K1B	4.6319	CapeCod		\$95,651	Land Table K1B	407	
E-17-28-453-008	1155 DRAKESHIRE DR	12/06/24	\$546,150	WD	03-ARM'S LENGTH	\$546,150	\$283,130	51.84	\$566,252	\$95,651	\$450,499	\$453,373	0.994	2,721	\$165.56	K1B	2.4128	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-28-453-011	1115 DRAKESHIRE DR	08/09/24	\$518,150	WD	03-ARM'S LENGTH	\$518,150	\$261,640	50.50	\$523,271	\$95,651	\$422,499	\$411,965	1.026	2,467	\$171.26	K1B	0.7780	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-28-453-012	1110 DRAKESHIRE DR	09/13/24	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$291,670	56.20	\$583,343	\$95,651	\$423,349	\$469,838	0.901	2,889	\$146.54	K1B	11.6736	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-28-453-014	1130 DRAKESHIRE DR	11/01/23	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$293,280	57.62	\$586,559	\$98,900	\$410,100	\$469,806	0.873	2,797	\$146.62	K1B	14.4876	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-28-453-016	1150 DRAKESHIRE DR	08/28/24	\$496,550	WD	03-ARM'S LENGTH	\$496,550	\$254,980	51.35	\$509,966	\$95,651	\$400,899	\$399,147	1.004	2,293	\$174.84	K1B	1.3401	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-28-453-018	1170 DRAKESHIRE DR	06/10/24	\$486,900	WD	03-ARM'S LENGTH	\$486,900	\$258,050	53.00	\$516,106	\$95,651	\$391,249	\$405,063	0.966	2,262	\$172.97	K1B	5.1892	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-28-453-019	1180 DRAKESHIRE DR	05/29/24	\$501,300	WD	03-ARM'S LENGTH	\$501,300	\$255,540	50.98	\$511,081	\$95,651	\$405,649	\$400,222	1.014	2,307	\$175.83	K1B	0.4228	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-28-453-021	1200 DRAKESHIRE DR	10/03/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$258,560	53.87	\$517,118	\$97,454	\$382,546	\$404,301	0.946	2,234	\$171.24	K1B	7.1597	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-33-401-004	141 COPPER RIDGE CT	10/01/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$251,120	48.76	\$502,235	\$97,763	\$417,237	\$389,665	1.071	2,430	\$171.70	K1B	5.2970	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-33-401-007	171 COPPER RIDGE CT	01/19/24	\$499,110	WD	03-ARM'S LENGTH	\$499,110	\$257,490	51.59	\$514,974	\$95,651	\$403,459	\$403,972	0.999	2,469	\$163.41	K1B	1.9059	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-33-401-010	182 COPPER RIDGE CT	11/22/23	\$546,000	WD	03-ARM'S LENGTH	\$546,000	\$274,770	50.32	\$549,536	\$95,651	\$450,349	\$437,269	1.030	2,838	\$158.69	K1B	1.2124	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-33-401-011	172 COPPER RIDGE CT	07/17/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$247,440	49.99	\$494,877	\$97,996	\$397,004	\$382,352	1.038	2,444	\$162.44	K1B	2.0533	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-33-401-012	162 COPPER RIDGE CT	05/25/23	\$481,500	WD	03-ARM'S LENGTH	\$481,500	\$254,020	52.76	\$508,048	\$95,651	\$385,849	\$397,300	0.971	2,406	\$160.37	K1B	4.6610	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-33-401-014	142 COPPER RIDGE CT	10/09/24	\$515,900	WD	03-ARM'S LENGTH	\$515,900	\$252,230	48.89	\$504,460	\$95,651	\$420,249	\$393,843	1.067	2,438	\$172.37	K1B	4.9258	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-33-401-016	122 COPPER RIDGE CT	06/10/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$238,720	45.04	\$477,442	\$97,388	\$432,612	\$366,141	1.182	2,242	\$192.96	K1B	16.3757	Colonial/2Sty		\$95,651	Land Table K1B	407	
E-17-33-401-017	112 COPPER RIDGE CT	10/18/24	\$505,473	WD	03-ARM'S LENGTH	\$505,473	\$251,740	49.80	\$503,472	\$95,651	\$409,822	\$392,891	1.043	2,430	\$168.65	K1B	2.5304	Colonial/2Sty		\$95,651	Land Table K1B	407	
<b>Totals:</b>			<b>\$11,790,383</b>			<b>\$11,790,383</b>	<b>\$6,024,420</b>		<b>\$12,048,822</b>		<b>\$9,457,284</b>	<b>\$9,360,041</b>			<b>\$167.98</b>		<b>0.7400</b>						
									<b>Sale. Ratio =&gt;</b>	<b>51.10</b>				<b>E.C.F. =&gt;</b>	<b>1.010</b>	<b>Std. Deviation=&gt;</b>		<b>0.09839051</b>					
									<b>Std. Dev. =&gt;</b>	<b>3.59</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.018</b>	<b>Ave. Variance=&gt;</b>		<b>6.7844</b>	<b>Coefficient of Var=&gt;</b>		<b>6.665783112</b>		

**K21 2026 ECF**

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	Use Code	Land Value	Land Table	Property Class	
E -17-16-226-068	1602 WANDREI CT	06/24/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$294,350	43.61	\$588,694	\$101,828	\$573,172	\$539,165	1.063	2,682	\$213.71	K21	20.1534	Colonial/2Sty		\$99,775	Land Table KQ1	407	
E -17-19-252-003	3761 STALLION WAY	10/18/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$397,330	55.57	\$794,655	\$160,902	\$554,098	\$701,831	0.790	2,951	\$187.77	K21	7.2035	Colonial/2Sty		\$145,000	Land Table KT1	407	
E -17-19-252-007	2931 COLT CT	03/06/25	\$699,990	WD	03-ARM'S LENGTH	\$699,990	\$376,500	53.79	\$753,000	\$145,230	\$554,760	\$673,057	0.824	2,276	\$243.74	K21	3.7299	Ranch		\$145,000	Land Table KT1	407	
E -17-19-277-003	3611 STALLION WAY	11/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$311,310	59.30	\$622,610	\$146,725	\$378,275	\$527,004	0.718	2,734	\$138.36	K21	14.3756	SingleFamily		\$145,000	Land Table KT1	407	
E -17-19-277-006	3521 STALLION WAY	02/29/24	\$608,000	WD	03-ARM'S LENGTH	\$608,000	\$354,530	58.31	\$709,060	\$145,000	\$463,000	\$624,651	0.741	2,214	\$209.12	K21	12.0325	Ranch		\$145,000	Land Table KT1	407	
E -17-28-126-031	1908 TRANQUIL CT	11/26/24	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$395,290	56.47	\$790,588	\$123,633	\$576,367	\$738,599	0.780	2,849	\$202.31	K21	8.1188	Colonial/2Sty		\$101,915	Land Table K21	407	
E -17-28-126-034	1948 TRANQUIL CT	07/15/24	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$404,900	52.58	\$809,799	\$84,201	\$685,799	\$803,542	0.853	3,331	\$205.88	K21	0.8069	Colonial/2Sty		\$75,768	Land Table K21	407	
E -17-28-126-046	1949 TRANQUIL CT	12/16/24	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$296,060	45.55	\$592,117	\$84,145	\$565,755	\$562,538	1.006	2,924	\$193.49	K21	14.4179	Colonial/2Sty		\$79,061	Land Table K21	407	
E -17-28-126-075	2046 DEER PATH TRL	11/22/24	\$667,500	WD	03-ARM'S LENGTH	\$667,500	\$343,420	51.45	\$686,831	\$81,624	\$585,876	\$670,218	0.874	2,684	\$218.28	K21	1.2618	Colonial/2Sty		\$79,061	Land Table K21	407	
E -17-28-201-011	1883 MAGNOLIA DR	05/03/24	\$827,000	WD	03-ARM'S LENGTH	\$827,000	\$406,860	49.20	\$813,725	\$211,068	\$615,932	\$667,394	0.923	3,002	\$205.17	K21	6.1352	SingleFamily		\$209,104	Land Table LP1	407	
E -17-28-201-026	2142 SERENITY WAY	08/31/23	\$701,500	WD	03-ARM'S LENGTH	\$701,500	\$350,230	49.93	\$700,455	\$82,853	\$618,647	\$683,945	0.905	2,988	\$207.04	K21	4.2989	Colonial/2Sty		\$75,768	Land Table K21	407	
<b>Totals:</b>			<b>\$7,538,890</b>			<b>\$7,538,890</b>	<b>\$3,930,780</b>		<b>\$7,861,534</b>		<b>\$6,171,681</b>	<b>\$7,191,944</b>			<b>\$202.26</b>		<b>0.3401</b>						
								<b>Sale. Ratio =&gt;</b>	<b>52.14</b>					<b>E.C.F. =&gt;</b>	<b>0.858</b>	<b>Std. Deviation=&gt;</b>		<b>0.107496877</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.02</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.862</b>	<b>Ave. Variance=&gt;</b>		<b>8.4122</b>	<b>Coefficient of Var=&gt;</b>		<b>9.764172489</b>		

**K31 2026 ECF**

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
E-17-21-201-077	1830 MEGANS MEADOW DR	08/21/24	\$420,500	WD	03-ARM'S LENGTH	\$420,500	\$212,830	50.61	\$425,658	\$87,201	\$333,299	\$269,687	1.236	1,781	\$187.14	K31	3.9347	Colonial/2Sty	\$83,369	Land Table R9B	407
E-17-21-201-080	1850 MEGANS MEADOW DR	10/06/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$195,310	50.08	\$390,614	\$88,300	\$301,700	\$240,888	1.252	1,523	\$198.10	K31	2.2770	Ranch	\$88,300	Land Table R9B	407
E-17-33-426-001	581 ALEXANDER DR	03/14/24	\$415,581	WD	03-ARM'S LENGTH	\$415,581	\$198,540	47.77	\$397,078	\$115,054	\$300,527	\$224,720	1.337	1,456	\$206.41	K31	6.2117	Ranch	\$112,035	Land Table K31	407
<b>Totals:</b>			<b>\$1,226,081</b>			<b>\$1,226,081</b>	<b>\$606,680</b>		<b>\$1,213,350</b>		<b>\$935,526</b>	<b>\$735,295</b>			<b>\$197.21</b>		<b>0.2907</b>				
							<b>Sale. Ratio =&gt;</b>	<b>49.48</b>				<b>E.C.F. =&gt;</b>	<b>1.272</b>		<b>Std. Deviation=&gt;</b>	<b>0.05442958</b>					
							<b>Std. Dev. =&gt;</b>	<b>1.51</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.275</b>		<b>Ave. Variance=&gt;</b>	<b>4.1411</b>	<b>Coefficient of Var=&gt;</b>	<b>3.247378934</b>			

**K32 2026 ECF**

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
E-17-33-106-003	1105 SARATOGA BLVD	05/20/24	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$128,910	47.39	\$257,818	\$53,663	\$218,337	\$203,139	1.075	1,404	\$155.51	K32	9.5785	Other	\$52,929	Land Table K32	407
E-17-33-106-017	2203 SARATOGA BLVD	03/15/24	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$139,170	55.01	\$278,335	\$53,412	\$199,588	\$223,804	0.892	1,568	\$127.29	K32	8.7231	Other	\$52,929	Land Table K32	407
E-17-33-106-020	2209 SARATOGA BLVD	03/04/25	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$139,170	63.26	\$278,335	\$53,412	\$166,588	\$223,804	0.744	1,568	\$106.24	K32	23.4681	Other	\$52,929	Land Table K32	407
E-17-33-106-023	2208 SARATOGA BLVD	02/28/25	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$139,170	55.23	\$278,335	\$53,412	\$198,588	\$223,804	0.887	1,568	\$126.65	K32	9.1699	Other	\$52,929	Land Table K32	407
E-17-33-106-052	5105 CHESAPEAKE CIR	04/24/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,910	49.58	\$257,821	\$53,666	\$206,334	\$203,139	1.016	1,404	\$146.96	K32	3.6697	Other	\$52,929	Land Table K32	407
E-17-33-106-090	8201 CHESAPEAKE CIR	12/05/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,550	50.65	\$243,109	\$53,300	\$186,700	\$188,865	0.989	1,262	\$147.94	K32	0.9509	Other	\$52,929	Land Table K32	407
E-17-33-106-094	8106 CHESAPEAKE CIR	03/11/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,650	49.48	\$257,309	\$53,663	\$206,337	\$202,633	1.018	1,400	\$147.38	K32	3.9251	Other	\$52,929	Land Table K32	407
E-17-33-106-098	9203 FARMINGDALE LN	12/09/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$139,150	58.47	\$278,295	\$53,412	\$184,588	\$223,764	0.825	1,568	\$117.72	K32	15.4107	Other	\$52,929	Land Table K32	407
E-17-33-106-102	9200 FARMINGDALE LN	03/22/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$121,550	47.30	\$243,109	\$53,300	\$203,700	\$188,865	1.079	1,262	\$161.41	K32	9.9521	Other	\$52,929	Land Table K32	407
E-17-33-106-103	9210 FARMINGDALE LN	05/07/24	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$121,550	41.63	\$243,109	\$53,300	\$238,700	\$188,865	1.264	1,262	\$189.14	K32	28.4839	Other	\$52,929	Land Table K32	407
E-17-33-106-109	10200 CHESAPEAKE CIR	04/14/23	\$239,400	WD	03-ARM'S LENGTH	\$239,400	\$121,550	50.77	\$243,109	\$53,300	\$186,100	\$188,865	0.985	1,262	\$147.46	K32	0.6332	Other	\$52,929	Land Table K32	407
E-17-33-106-120	10210 CHESAPEAKE CIR	02/27/25	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$121,550	53.31	\$243,109	\$53,300	\$174,700	\$188,865	0.925	1,262	\$138.43	K32	5.4028	Other	\$52,929	Land Table K32	407
E-17-33-106-126	11200 FARMINGDALE LN	05/02/24	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$121,550	52.39	\$243,109	\$53,300	\$178,700	\$188,865	0.946	1,262	\$141.60	K32	3.2849	Other	\$52,929	Land Table K32	407
E-17-33-106-129	11106 FARMINGDALE LN	05/09/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,650	46.78	\$257,309	\$53,663	\$221,337	\$188,865	1.092	1,400	\$158.10	K32	11.3276	Other	\$52,929	Land Table K32	407
E-17-33-106-134	12202 CHESAPEAKE CIR	01/23/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$139,150	66.26	\$278,295	\$53,412	\$156,588	\$223,764	0.700	1,568	\$99.86	K32	27.9239	Other	\$52,929	Land Table K32	407
E-17-33-106-136	12105 CHESAPEAKE CIR	07/10/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$128,650	53.60	\$257,309	\$53,663	\$186,337	\$202,633	0.920	1,400	\$133.10	K32	5.9450	Other	\$52,929	Land Table K32	407
E-17-33-106-144	12210 CHESAPEAKE CIR	01/31/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$121,550	54.02	\$243,109	\$53,300	\$171,700	\$188,865	0.909	1,262	\$136.05	K32	6.9913	Other	\$52,929	Land Table K32	407
E-17-33-106-159	14107 CHESAPEAKE CIR	07/31/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,970	47.26	\$259,945	\$53,672	\$221,328	\$205,247	1.078	1,400	\$158.09	K32	9.9321	Other	\$52,929	Land Table K32	407
E-17-33-106-169	15211 CHESAPEAKE CIR	05/10/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$122,760	47.23	\$245,517	\$53,305	\$206,595	\$191,256	1.080	1,262	\$163.70	K32	10.1174	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-172	15106 CHESAPEAKE CIR	01/11/24	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$129,750	51.69	\$259,493	\$53,672	\$197,328	\$204,797	0.964	1,400	\$140.95	K32	1.5500	Other	\$52,929	Land Table K32	407
E-17-33-106-201	17104 CHESAPEAKE CIR	01/12/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$129,970	54.15	\$259,945	\$53,672	\$186,328	\$205,247	0.908	1,400	\$133.09	K32	7.1205	Other	\$52,929	Land Table K32	407
E-17-33-106-220	19106 CHESAPEAKE CIR	08/21/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,970	49.05	\$259,940	\$53,667	\$211,333	\$205,247	1.030	1,400	\$150.95	K32	5.0624	Other	\$52,929	Land Table K32	407
E-17-33-106-224	19202 CHESAPEAKE CIR	12/29/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$140,590	53.05	\$281,184	\$53,418	\$211,582	\$226,633	0.934	1,568	\$134.94	K32	4.5440	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-243	21105 CHESAPEAKE CIR	07/21/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$129,970	48.15	\$259,945	\$53,672	\$216,228	\$205,247	1.054	1,400	\$154.45	K32	7.4473	Other	\$52,929	Land Table K32	407
E-17-33-106-257	22203 CHESAPEAKE CIR	05/01/23	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$140,610	54.39	\$281,211	\$53,418	\$205,082	\$226,660	0.905	1,568	\$130.79	K32	7.4228	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-258	22201 CHESAPEAKE CIR	10/06/23	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$122,780	46.35	\$245,550	\$53,305	\$211,595	\$191,289	1.106	1,262	\$167.67	K32	12.7127	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-277	24210 CHESAPEAKE CIR	07/09/24	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$122,340	44.33	\$244,675	\$53,305	\$222,695	\$190,418	1.170	1,262	\$176.46	K32	19.0477	Other	\$52,929	Land Table K32	407
E-17-33-106-279	24106 CHESAPEAKE CIR	07/12/24	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$129,970	48.50	\$259,940	\$53,667	\$214,333	\$205,247	1.044	1,400	\$153.10	K32	6.5241	Other	\$52,929	Land Table K32	407
E-17-33-106-292	25106 CHESAPEAKE CIR	07/19/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,970	49.05	\$259,940	\$53,667	\$211,333	\$205,247	1.030	1,400	\$150.95	K32	5.0624	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-295	25200 CHESAPEAKE CIR	05/05/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,340	46.17	\$244,675	\$53,305	\$211,695	\$190,418	1.112	1,262	\$167.75	K32	13.2710	Other	\$52,929	Land Table K32	407
E-17-33-106-297	25104 CHESAPEAKE CIR	04/06/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$129,970	54.84	\$259,940	\$53,667	\$183,333	\$205,247	0.893	1,400	\$130.95	K32	8.5797	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-302	26202 CHESAPEAKE CIR	04/10/24	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$140,610	54.61	\$281,211	\$53,418	\$204,082	\$226,660	0.900	1,568	\$130.15	K32	7.8640	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-304	26105 CHESAPEAKE CIR	03/07/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$129,970	48.14	\$259,945	\$53,672	\$216,328	\$205,247	1.054	1,400	\$154.52	K32	7.4961	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-305	26203 CHESAPEAKE CIR	12/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$142,060	53.61	\$284,113	\$53,424	\$211,576	\$229,541	0.922	1,568	\$134.93	K32	5.7295	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-306	26201 CHESAPEAKE CIR	06/01/23	\$249,876	WD	03-ARM'S LENGTH	\$249,876	\$122,340	48.96	\$244,675	\$53,305	\$196,571	\$190,418	1.032	1,262	\$155.76	K32	5.3284	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-316	27106 CHESAPEAKE CIR	07/28/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$132,600	49.11	\$265,193	\$53,686	\$216,314	\$210,455	1.028	1,400	\$154.51	K32	4.8812	Other	\$52,929	Land Table K32	407
E-17-33-106-319	27200 CHESAPEAKE CIR	12/22/23	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$125,200	52.49	\$250,400	\$53,315	\$185,185	\$196,104	0.944	1,262	\$146.74	K32	3.4711	SingleFamily	\$52,929	Land Table K32	407
E-17-33-106-321	27104 CHESAPEAKE CIR	02/07/25	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$132,600	56.91	\$265,193	\$53,686	\$179,314	\$210,455	0.852	1,400	\$128.08	K32	12.6998	Other	\$52,929	Land Table K32	407
E-17-33-106-344	29202 CHESAPEAKE CIR	08/25/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$144,940	55.75	\$289,878	\$53,437	\$206,563	\$235,265	0.878	1,568	\$131.74	K32	10.1027	Other	\$52,929	Land Table K32	407
<b>Totals:</b>			<b>\$9,897,476</b>			<b>\$9,897,476</b>	<b>\$5,071,710</b>		<b>\$10,143,432</b>	<b>\$7,811,643</b>	<b>\$8,017,511</b>		<b>0.974</b>		<b>\$144.39</b>		<b>0.4707</b>				
							<b>Sale. Ratio =&gt;</b>	<b>51.24</b>				<b>E.C.F. =&gt;</b>	<b>0.974</b>		<b>Std. Deviation=&gt;</b>	<b>0.111741726</b>					
							<b>Std. Dev. =&gt;</b>	<b>4.86</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.979</b>		<b>Ave. Variance=&gt;</b>	<b>8.9951</b>	<b>Coefficient of Var=&gt;</b>	<b>9.187742259</b>			

**K3A 2026 ECF**

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		
E-17-33-351-014	2102 TRAILWAY CT	07/13/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$129,280	51.30	\$258,569	\$59,843	\$192,157	\$188,903	1.017	1,359	\$141.40	K3A	0.6402	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-015	2104 TRAILWAY CT	03/12/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$127,740	49.70	\$255,480	\$60,282	\$196,718	\$185,549	1.060	1,246	\$157.88	K3A	3.6564	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-017	2103 TRAILWAY CT	05/02/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$129,280	52.77	\$258,569	\$59,843	\$185,157	\$188,903	0.980	1,359	\$136.25	K3A	4.3459	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-022	2107 TRAILWAY CT	09/01/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$127,860	49.18	\$255,721	\$60,276	\$199,724	\$185,784	1.075	1,248	\$160.04	K3A	5.1404	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-023	2109 TRAILWAY CT	05/31/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$129,280	49.72	\$258,569	\$59,843	\$200,157	\$188,903	1.060	1,359	\$147.28	K3A	3.5947	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-029	3103 ADDINGTON DR	01/27/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,920	54.43	\$255,839	\$59,838	\$175,162	\$186,313	0.940	1,361	\$128.70	K3A	8.3478	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-039	4105 ADDINGTON DR	01/19/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$126,620	53.88	\$253,245	\$60,272	\$174,728	\$183,434	0.953	1,248	\$140.01	K3A	7.1091	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-040	4104 ADDINGTON DR	10/16/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$126,620	50.25	\$253,245	\$60,272	\$191,728	\$183,434	1.045	1,248	\$153.63	K3A	2.1585	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-047	4109 ADDINGTON DR	08/09/24	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$127,920	48.09	\$255,839	\$59,838	\$206,162	\$186,313	1.107	1,361	\$151.48	K3A	8.2909	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-048	4211 ADDINGTON DR	06/19/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$122,680	52.88	\$245,366	\$59,938	\$172,062	\$176,262	0.976	1,242	\$138.54	K3A	4.7458	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-051	5104 ADDINGTON DR	02/20/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$126,620	50.65	\$253,245	\$60,272	\$189,728	\$183,434	1.034	1,248	\$152.03	K3A	1.0682	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-065	6102 ADDINGTON DR	05/24/24	\$266,400	WD	03-ARM'S LENGTH	\$266,400	\$127,920	48.02	\$255,839	\$59,838	\$206,562	\$186,313	1.109	1,361	\$151.77	K3A	8.5056	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-066	6200 ADDINGTON DR	03/19/25	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$122,680	51.12	\$245,366	\$59,938	\$180,062	\$176,262	1.022	1,242	\$144.98	K3A	0.2071	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-077	7103 ADDINGTON DR	09/23/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$127,920	49.58	\$255,839	\$59,838	\$198,162	\$186,313	1.064	1,361	\$145.60	K3A	3.9971	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-085	8201 ADDINGTON DR	09/12/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$122,680	51.55	\$245,366	\$59,938	\$178,062	\$176,262	1.010	1,242	\$143.37	K3A	1.3418	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-104	10108 E MIDWAY CT	04/04/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$127,920	53.32	\$255,839	\$59,838	\$180,062	\$186,313	0.966	1,361	\$132.30	K3A	5.7178	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-125	9103 ADDINGTON DR	10/13/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$127,920	51.79	\$255,839	\$59,838	\$187,162	\$186,313	1.005	1,361	\$137.52	K3A	1.9070	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-139	11211 ADDINGTON DR	02/18/25	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$122,680	52.65	\$245,366	\$59,938	\$173,062	\$176,262	0.982	1,242	\$139.34	K3A	4.1785	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-166	15106 ADDINGTON DR	05/18/23	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$127,860	49.56	\$255,727	\$60,282	\$197,718	\$185,784	1.064	1,248	\$158.43	K3A	4.0607	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-171	14105 ADDINGTON DR	08/30/24	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$127,860	50.74	\$255,727	\$60,282	\$191,718	\$185,784	1.032	1,248	\$153.62	K3A	0.8311	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-182	16103 ADDINGTON DR	12/21/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$129,190	52.73	\$258,375	\$59,843	\$185,157	\$188,719	0.981	1,361	\$136.04	K3A	4.2501	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-195	17104 ADDINGTON DR	08/04/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$127,860	48.99	\$255,727	\$60,282	\$200,718	\$185,784	1.080	1,248	\$160.83	K3A	5.6754	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-197	17103 ADDINGTON DR	01/08/25	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$129,060	54.46	\$258,128	\$59,843	\$177,157	\$188,484	0.940	1,359	\$130.36	K3A	8.3723	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-210	19201 ADDINGTON DR	09/01/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$123,880	53.86	\$247,755	\$59,945	\$170,055	\$178,527	0.953	1,242	\$136.92	K3A	7.1081	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-213	19107 ADDINGTON DR	07/24/23	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$127,850	49.75	\$255,698	\$60,282	\$196,718	\$185,757	1.059	1,248	\$157.63	K3A	3.5381	Colonial/2Sty	\$59,382	Land Table K3A	407		
E-17-33-351-221	18102 ADDINGTON DR	12/03/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$127,920	48.27	\$255,839	\$59,838	\$205,162	\$186,313	1.101	1,361	\$150.74	K3A	7.7542	Colonial/2Sty	\$59,382	Land Table K3A	407		
<b>Totals:</b>			<b>\$6,471,300</b>			<b>\$6,471,300</b>	<b>\$3,303,020</b>		<b>\$6,606,117</b>		<b>\$4,911,020</b>	<b>\$4,796,423</b>			<b>\$145.64</b>		<b>0.0264</b>						
								<b>Sale. Ratio =&gt;</b>	<b>51.04</b>					<b>E.C.F. =&gt;</b>	<b>1.024</b>	<b>Std. Deviation=&gt;</b>		<b>0.052686711</b>					
								<b>Std. Dev. =&gt;</b>	<b>2.01</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.024</b>	<b>Ave. Variance=&gt;</b>		<b>4.4824</b>	<b>Coefficient of Var=&gt;</b>		<b>4.378946993</b>		

**K51 2026 ECF**

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		
E -17-23-226-036	3246 GATEWAY LEDGE	06/10/24	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$245,780	48.67	\$491,552	\$116,899	\$388,101	\$348,514	1.114	2,379	\$163.14	K51	4.1730	Colonial/2Sty	\$95,469	Land Table KX4	407		
E -17-35-401-011	1831 DOGWOOD TRL	12/02/24	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$217,150	44.33	\$434,306	\$102,113	\$387,787	\$309,017	1.255	2,085	\$185.99	K51	18.3050	Colonial/2Sty	\$100,773	Land Table K51	407		
E -17-35-402-010	1760 DOGWOOD TRL	10/04/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$236,220	48.71	\$472,431	\$104,480	\$380,520	\$342,280	1.112	2,144	\$177.48	K51	3.9865	Colonial/2Sty	\$94,389	Land Table K51	407		
E -17-35-477-003	245 CHERRY GROVE LN	01/05/24	\$463,500	WD	03-ARM'S LENGTH	\$463,500	\$265,400	57.26	\$530,808	\$93,568	\$369,932	\$406,735	0.910	2,186	\$169.23	K51	16.2340	SingleFamily	\$91,612	Land Table K51	407		
E -17-35-478-016	120 CHERRY GROVE LN	09/27/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$244,340	54.30	\$488,676	\$94,389	\$355,611	\$366,779	0.970	2,206	\$161.20	K51	10.2304	Colonial/2Sty	\$94,389	Land Table K51	407		
<b>Totals:</b>			<b>\$2,393,400</b>			<b>\$2,393,400</b>	<b>\$1,208,890</b>		<b>\$2,417,773</b>		<b>\$1,881,951</b>	<b>\$1,773,325</b>			<b>\$171.41</b>		<b>1.0601</b>						
								<b>Sale. Ratio =&gt;</b>	<b>50.51</b>					<b>E.C.F. =&gt;</b>	<b>1.061</b>	<b>Std. Deviation=&gt;</b>		<b>0.135700289</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.12</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.072</b>	<b>Ave. Variance=&gt;</b>		<b>10.5858</b>	<b>Coefficient of Var=&gt;</b>		<b>9.876118341</b>		

**K61 2026 ECF**

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
E-17-35-252-009	793 WOODHAVEN DR	04/01/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$203,290	50.20	\$406,584	\$68,227	\$336,773	\$284,334	1.184	1,732	\$194.44	K61	0.5309	TwnHse/Duplex	\$68,227	Land Table K61	407
E-17-35-252-010	797 WOODHAVEN DR	04/18/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$190,760	45.42	\$381,525	\$68,227	\$251,773	\$263,276	1.336	1,404	\$250.55	K61	15.7020	Ranch	\$68,227	Land Table K61	407
E-17-35-252-014	819 WOODHAVEN DR	11/22/24	\$402,500	WD	03-ARM'S LENGTH	\$402,500	\$167,480	41.61	\$334,963	\$68,227	\$334,273	\$224,148	1.491	1,376	\$242.93	K61	31.2186	Ranch	\$68,227	Land Table K61	407
E-17-35-252-026	369 WOODHAVEN DR	01/11/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$168,190	50.21	\$336,370	\$68,227	\$266,773	\$225,330	1.184	1,392	\$191.65	K61	0.4800	Ranch	\$68,227	Land Table K61	407
E-17-35-252-044	519 WOODHAVEN DR	08/31/23	\$332,900	WD	03-ARM'S LENGTH	\$332,900	\$167,490	50.31	\$334,976	\$68,227	\$264,673	\$224,159	1.181	1,404	\$188.51	K61	0.1619	Other	\$68,227	Land Table K61	407
E-17-35-252-044	519 WOODHAVEN DR	01/17/25	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$167,490	48.55	\$334,976	\$68,227	\$276,773	\$224,159	1.235	1,404	\$197.13	K61	5.5598	Other	\$68,227	Land Table K61	407
E-17-35-252-047	553 WOODHAVEN DR	10/29/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$189,030	51.09	\$378,058	\$68,227	\$301,773	\$260,362	1.159	1,732	\$174.23	K61	2.0069	Other	\$68,227	Land Table K61	407
E-17-35-252-055	631 WOODHAVEN DR	07/31/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$180,310	53.05	\$360,621	\$68,227	\$271,673	\$245,709	1.106	1,455	\$186.72	K61	7.3451	Other	\$68,227	Land Table K61	407
E-17-35-252-064	695 WOODHAVEN DR	09/06/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$178,110	45.09	\$356,221	\$68,227	\$326,773	\$242,012	1.350	1,376	\$237.48	K61	17.1116	Other	\$68,227	Land Table K61	407
E-17-35-252-081	648 WOODHAVEN DR	01/10/24	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$201,980	51.39	\$403,956	\$68,227	\$324,773	\$282,125	1.151	1,732	\$187.51	K61	2.7954	Other	\$68,227	Land Table K61	407
E-17-35-252-100	2132 RED MAPLE LN	01/24/24	\$350,000	OTH	03-ARM'S LENGTH	\$350,000	\$168,920	48.26	\$337,844	\$68,227	\$281,773	\$226,569	1.244	1,404	\$200.69	K61	6.4533	Other	\$68,227	Land Table K61	407
E-17-35-252-105	2076 RED MAPLE LN	08/05/24	\$359,200	WD	03-ARM'S LENGTH	\$359,200	\$189,030	52.63	\$378,059	\$68,227	\$290,973	\$260,363	1.118	1,720	\$169.17	K61	6.1553	Other	\$68,227	Land Table K61	407
E-17-35-252-106	2070 RED MAPLE LN	06/22/23	\$320,500	WD	03-ARM'S LENGTH	\$320,500	\$168,410	52.55	\$336,815	\$68,227	\$252,273	\$252,704	1.118	1,392	\$181.23	K61	6.1405	Other	\$68,227	Land Table K61	407
E-17-35-252-126	868 WOODHAVEN DR	11/25/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$188,550	53.87	\$377,099	\$68,227	\$281,773	\$259,556	1.086	1,720	\$163.82	K61	9.3525	TwnHse/Duplex	\$68,227	Land Table K61	407
E-17-35-252-130	384 WOODHAVEN DR	02/05/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$172,460	53.89	\$344,925	\$68,227	\$251,773	\$232,519	1.083	1,455	\$173.04	K61	9.6315	Ranch	\$68,227	Land Table K61	407
E-17-35-252-131	402 WOODHAVEN DR	09/20/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,180	50.96	\$336,353	\$68,227	\$261,773	\$225,316	1.162	1,392	\$188.06	K61	1.7316	Ranch	\$68,227	Land Table K61	407
E-17-35-426-017	2091 MAPLEHURST DR	05/29/24	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$160,300	45.67	\$320,600	\$68,227	\$282,773	\$212,078	1.333	1,388	\$203.73	K61	15.4224	Ranch	\$68,227	Land Table K61	407
E-17-35-426-028	2254 MAPLEHURST DR	09/04/23	\$314,000	OTH	03-ARM'S LENGTH	\$314,000	\$167,800	53.44	\$335,591	\$68,227	\$245,773	\$224,676	1.094	1,376	\$178.61	K61	8.5218	Ranch	\$68,227	Land Table K61	407
E-17-35-426-046	2054 MAPLEHURST DR	07/11/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,400	44.40	\$310,803	\$68,227	\$281,773	\$203,845	1.382	1,376	\$204.78	K61	20.3168	Ranch	\$68,227	Land Table K61	407
E-17-35-426-049	2016 MAPLEHURST DR	08/23/24	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$169,990	49.56	\$339,988	\$68,227	\$274,773	\$228,371	1.203	1,640	\$167.54	K61	2.4069	Colonial/2Sty	\$68,227	Land Table K61	407
E-17-35-426-053	1976 MAPLEHURST DR	05/23/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$160,300	53.43	\$320,600	\$68,227	\$231,773	\$212,078	1.093	1,388	\$166.98	K61	8.6254	Ranch	\$68,227	Land Table K61	407
E-17-35-426-055	390 MULBERRY DR	12/29/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$178,250	51.67	\$356,491	\$68,227	\$276,773	\$242,239	1.143	1,376	\$201.14	K61	3.6557	Ranch	\$68,227	Land Table K61	407
E-17-35-426-055	390 MULBERRY DR	06/27/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$178,250	49.51	\$356,491	\$68,227	\$291,773	\$242,239	1.204	1,376	\$212.04	K61	2.5366	Ranch	\$68,227	Land Table K61	407
E-17-35-426-070	462 MULBERRY DR	05/30/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$157,300	55.78	\$314,605	\$68,227	\$213,773	\$207,040	1.033	1,388	\$154.02	K61	14.6601	Ranch	\$68,227	Land Table K61	407
E-17-35-426-082	457 N OAK DR	09/01/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$160,210	55.24	\$320,428	\$68,227	\$221,773	\$211,934	1.046	1,388	\$159.78	K61	13.2693	Ranch	\$68,227	Land Table K61	407
E-17-35-426-111	2117 OAKBROOK BLVD	07/01/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$168,550	53.51	\$337,098	\$68,227	\$246,773	\$225,942	1.092	1,376	\$179.34	K61	8.6924	Ranch	\$68,227	Land Table K61	407
E-17-35-426-113	2097 OAKBROOK BLVD	07/12/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,770	52.59	\$315,530	\$68,227	\$231,773	\$207,818	1.115	1,376	\$168.44	K61	6.3849	Ranch	\$68,227	Land Table K61	407
E-17-35-426-114	2095 OAKBROOK BLVD	12/05/23	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$163,580	55.26	\$327,167	\$68,227	\$227,773	\$217,597	1.047	1,388	\$164.10	K61	13.2353	Ranch	\$68,227	Land Table K61	407
E-17-35-426-138	395 WOODVALE DR	08/30/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$172,390	47.89	\$344,787	\$68,227	\$291,773	\$232,403	1.255	1,388	\$210.21	K61	7.6340	Ranch	\$68,227	Land Table K61	407
E-17-35-426-158	407 N OAK DR	08/09/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$155,690	55.80	\$311,386	\$68,227	\$210,773	\$204,335	1.032	1,388	\$151.85	K61	14.7614	Ranch	\$68,227	Land Table K61	407
E-17-35-426-161	389 N OAK DR	11/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$155,010	51.67	\$310,016	\$68,227	\$231,773	\$203,184	1.141	1,376	\$168.44	K61	3.8415	Ranch	\$68,227	Land Table K61	407
E-17-35-479-003	382 WINSLOW CIR	06/19/24	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$180,560	49.88	\$361,126	\$68,227	\$293,773	\$246,134	1.194	1,619	\$181.45	K61	1.4431	Ranch	\$68,227	Land Table K61	407
E-17-35-479-025	236 WINSLOW CIR	03/17/25	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$178,270	48.44	\$356,535	\$68,227	\$299,773	\$242,276	1.237	1,619	\$185.16	K61	5.8202	Ranch	\$68,227	Land Table K61	407
E-17-35-479-037	152 WINSLOW CIR	02/23/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$218,410	53.27	\$436,828	\$68,227	\$341,773	\$309,749	1.103	2,471	\$138.31	K61	7.5732	Contemporary	\$68,227	Land Table K61	407
E-17-35-479-050	311 WINSLOW CIR	06/13/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$176,790	51.24	\$353,578	\$68,227	\$276,773	\$239,791	1.154	1,619	\$170.95	K61	2.4893	Ranch	\$68,227	Land Table K61	407
E-17-35-479-054	255 WINSLOW CIR	07/08/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$177,980	51.59	\$355,967	\$68,227	\$276,773	\$241,798	1.145	1,619	\$170.95	K61	3.4476	Ranch	\$68,227	Land Table K61	407
E-17-35-479-059	193 WINSLOW CIR	12/19/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$218,740	57.56	\$437,473	\$68,227	\$311,773	\$310,291	1.005	2,487	\$125.36	K61	17.4343	Contemporary	\$68,227	Land Table K61	407
E-17-36-351-002	2272 CEDAR CREST BLVD	02/02/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$152,860	52.71	\$305,718	\$68,227	\$221,773	\$199,572	1.111	1,376	\$161.17	K61	6.7878	Ranch	\$68,227	Land Table K61	407
E-17-36-351-018	2242 MEADOW BROOK CT	06/06/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$154,280	44.72	\$308,550	\$68,227	\$276,773	\$201,952	1.370	1,376	\$201.14	K61	19.1369	Ranch	\$68,227	Land Table K61	407
E-17-36-351-030	165 WINDING BRK	02/26/25	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$151,910	39.72	\$303,811	\$68,227	\$314,273	\$197,970	1.587	1,376	\$228.40	K61	40.8360	Ranch	\$68,227	Land Table K61	407
E-17-36-351-035	187 WINDING BRK	10/13/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$166,730	53.78	\$333,461	\$68,227	\$241,773	\$222,886	1.085	1,640	\$147.42	K61	9.4380	Colonial/2Sty	\$68,227	Land Table K61	407
E-17-36-351-045	2152 PLEASANT DR	05/10/24	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$167,590	48.93	\$335,189	\$68,227	\$274,273	\$224,338	1.223	1,640	\$167.24	K61	4.3469	Colonial/2Sty	\$68,227	Land Table K61	407
E-17-36-351-050	2110 PLEASANT DR	02/09/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,660	50.89	\$305,311	\$68,227	\$231,773	\$199,230	1.163	1,376	\$168.44	K61	1.5777	Ranch	\$68,227	Land Table K61	407
E-17-36-351-063	2151 PLEASANT DR	04/14/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$166,170	51.61	\$332,331	\$68,227	\$253,773	\$221,936	1.143	1,640	\$154.74	K61	3.5669	Ranch	\$68,227	Land Table K61	407
E-17-36-351-079	295 WINDING BRK	08/05/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$174,040	47.68	\$348,070	\$68,227	\$296,773	\$235,162	1.262	1,568	\$189.27	K61	8.2873	Colonial/2Sty	\$68,227	Land Table K61	407
E-17-36-351-091	281 WHISPERING HL	05/03/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$158,060	49.39	\$316,112	\$68,227	\$251,773	\$208,307	1.209	1,376	\$182.97	K61	2.9545	Ranch	\$68,227	Land Table K61	407
E-17-36-351-108	240 WINDING BRK	02/19/25	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$163,180	48.01	\$326,352	\$68,227	\$271,673	\$216,912	1.252	1,376	\$197.44	K61	7.3339	Ranch	\$68,227	Land Table K61	407
E-17-36-351-114	200 WINDING BRK	04/21/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$166,670	58.07	\$333,339	\$68,227	\$218,773	\$222,783	0.982	1,640	\$133.40	K61	19.7120	Colonial/2Sty	\$68,227	Land Table K61	407
E-17-36-351-116	190 WINDING BRK	01/05/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$159,210	46.83	\$318,416	\$68,227	\$271,773	\$210,243	1.293	1,376	\$197.51	K61	11.3542	RaisedRanch	\$68,227	Land Table K61	407
E-17-36-352-015	201 SHORE BROOK LN	05/20/24	\$332,500</																		

**K71 2026 ECF**

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
EW-17-23-302-049	2581 S COMMERCE RD	10/09/24	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$99,090	51.08	\$198,184	\$49,538	\$144,462	\$123,872	1.166	1,012	\$142.75	K71	12.5130	TwHse/Duplex	\$49,538	Land Table K71	407
EW-17-23-302-049	2581 S COMMERCE RD	01/17/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,090	44.04	\$198,184	\$49,538	\$175,462	\$123,872	1.416	1,012	\$173.38	K71	12.5130	TwHse/Duplex	\$49,538	Land Table K71	407
<b>Totals:</b>			<b>\$419,000</b>			<b>\$419,000</b>	<b>\$198,180</b>				<b>\$396,368</b>	<b>\$319,924</b>	<b>\$247,743</b>		<b>\$158.07</b>		<b>0.0000</b>				
							<b>Sale. Ratio =&gt;</b>	<b>47.30</b>				<b>E.C.F. =&gt;</b>	<b>1.291</b>		<b>Std. Deviation=&gt;</b>	<b>0.176959843</b>					
							<b>Std. Dev. =&gt;</b>	<b>4.98</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.291</b>		<b>Ave. Variance=&gt;</b>	<b>12.5130</b>	<b>Coefficient of Var=&gt;</b>	<b>9.689801328</b>			

**KAP 2026 ECF**

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	
E-17-14-401-032	4264 ASCOTT LN	04/06/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$306,540	49.44	\$613,074	\$113,464	\$506,536	\$405,857	1.248	2,006	\$252.51	KAP	5.0910	Ranch	\$110,628	Land Table K	407	
E-17-14-401-050	4138 ASCOTT LN	05/30/25	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$345,910	51.25	\$691,824	\$110,628	\$564,372	\$472,133	1.195	2,982	\$189.26	KAP	0.1789	Colonial/2Sty	\$110,628	Land Table K	407	
E-17-14-401-055	4106 ASCOTT LN	06/26/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$392,740	53.07	\$785,484	\$110,628	\$629,372	\$548,218	1.148	3,645	\$172.67	KAP	4.9122	Colonial/2Sty	\$110,628	Land Table K	407	
<b>Totals:</b>			<b>\$2,035,000</b>			<b>\$2,035,000</b>	<b>\$1,045,190</b>		<b>\$2,090,382</b>		<b>\$1,700,280</b>	<b>\$1,426,208</b>			<b>\$204.81</b>		<b>0.4986</b>					
								<b>Sale. Ratio =&gt;</b>	<b>51.36</b>				<b>E.C.F. =&gt;</b>	<b>1.192</b>	<b>Std. Deviation=&gt;</b>		<b>0.05004003</b>					
								<b>Std. Dev. =&gt;</b>	<b>1.82</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.197</b>	<b>Ave. Variance=&gt;</b>		<b>3.3940</b>	<b>Coefficient of Var=&gt;</b>	<b>2.835077851</b>			

**KB1 2026 ECF**

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
E-17-02-101-026	131 ANNISON DR	02/28/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,720	54.99	\$225,447	\$80,602	\$124,398	\$116,341	1.069	965	\$128.91	KB1	0.0000	Other	\$80,602	Land Table KB1	407
<b>Totals:</b>			<b>\$205,000</b>			<b>\$205,000</b>	<b>\$112,720</b>		<b>\$225,447</b>		<b>\$124,398</b>	<b>\$116,341</b>			<b>\$128.91</b>		<b>0.0000</b>				
							<b>Sale. Ratio =&gt;</b>	<b>54.99</b>				<b>E.C.F. =&gt;</b>	<b>1.069</b>		<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>					
							<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.069</b>		<b>Ave. Variance=&gt;</b>	<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>		<b>0</b>		

**KBW 2026 ECF**

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	
EW-17-23-151-024	5203 WIDGEON LN	09/23/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,480	49.13	\$284,951	\$55,618	\$234,382	\$216,352	1.083	1,561	\$150.15	KBW	7.3493	Other	\$55,443	LAND TABLE KBW	407	
EW-17-23-151-025	5102 WIDGEON LN	08/03/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$129,330	58.79	\$258,654	\$55,889	\$164,111	\$191,288	0.858	1,356	\$121.03	KBW	15.1917	Ranch	\$55,443	LAND TABLE KBW	407	
EW-17-23-151-062	7208 HERON HILLS DR	04/19/24	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$127,820	54.98	\$255,631	\$55,443	\$177,057	\$188,857	0.938	1,257	\$140.86	KBW	7.2323	Other	\$55,443	LAND TABLE KBW	407	
EW-17-23-151-072	8116 HERON HILLS DR	05/24/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$149,000	51.40	\$298,006	\$55,443	\$234,457	\$228,833	1.025	1,640	\$142.96	KBW	1.4733	TwHse/Duplex	\$55,443	LAND TABLE KBW	407	
EW-17-23-151-079	8102 HERON HILLS DR	03/14/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,260	50.09	\$300,516	\$55,443	\$244,557	\$231,201	1.058	1,672	\$146.27	KBW	4.7924	TwHse/Duplex	\$55,443	LAND TABLE KBW	407	
EW-17-23-151-133	11104 EGRET LN	01/26/24	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$150,750	59.35	\$301,502	\$55,443	\$198,557	\$232,131	0.855	1,658	\$119.76	KBW	15.4479	Other	\$55,443	LAND TABLE KBW	407	
EW-17-23-151-141	12108 EGRET LN	05/29/24	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$153,850	51.54	\$307,706	\$55,443	\$243,057	\$237,984	1.021	1,640	\$148.21	KBW	1.1472	TwHse/Duplex	\$55,443	LAND TABLE KBW	407	
EW-17-23-151-145	13104 EGRET LN	04/19/24	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$147,850	47.54	\$295,708	\$55,443	\$255,557	\$226,665	1.127	1,640	\$155.83	KBW	11.7621	TwHse/Duplex	\$55,443	LAND TABLE KBW	407	
EW-17-23-151-146	13106 EGRET LN	01/02/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$149,110	50.55	\$298,218	\$55,443	\$239,557	\$229,033	1.046	1,672	\$143.28	KBW	3.6105	TwHse/Duplex	\$55,443	LAND TABLE KBW	407	
EW-17-23-151-147	13108 EGRET LN	01/22/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$147,850	50.12	\$295,708	\$55,443	\$239,557	\$226,665	1.057	1,640	\$146.07	KBW	4.7032	TwHse/Duplex	\$55,443	LAND TABLE KBW	407	
EW-17-23-151-159	3103 GOLDEN EYE LN	06/03/24	\$241,500	WD	03-ARM'S LENGTH	\$241,500	\$122,520	50.73	\$245,036	\$55,894	\$185,606	\$178,436	1.040	1,233	\$150.53	KBW	3.0339	Other	\$55,443	LAND TABLE KBW	407	
<b>Totals:</b>			<b>\$3,027,400</b>			<b>\$3,027,400</b>	<b>\$1,570,820</b>		<b>\$3,141,636</b>		<b>\$2,416,455</b>	<b>\$2,387,444</b>			<b>\$142.27</b>		<b>0.2307</b>					
								<b>Sale. Ratio =&gt;</b>	<b>51.89</b>			<b>E.C.F. =&gt;</b>	<b>1.012</b>	<b>Std. Deviation=&gt;</b>		<b>0.08859477</b>						
								<b>Std. Dev. =&gt;</b>	<b>3.85</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.010</b>	<b>Ave. Variance=&gt;</b>		<b>6.8858</b>	<b>Coefficient of Var=&gt;</b>	<b>6.818673834</b>				

**KC1 2026 ECF**

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		
E-17-02-208-015	1648 TRACE HOLLOW DR	05/24/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$267,740	51.00	\$535,489	\$94,081	\$430,919	\$454,123	0.949	2,386	\$180.60	KC1	1.2870	Colonial/2Sty	\$85,543	Land Table KC1	407		
E-17-02-208-018	1592 TRACE HOLLOW DR	07/15/24	\$587,000	WD	03-ARM'S LENGTH	\$587,000	\$278,740	47.49	\$557,485	\$86,581	\$500,419	\$484,469	1.033	2,358	\$212.22	KC1	7.1149	Colonial/2Sty	\$84,336	Land Table KC1	407		
E-17-02-208-021	1558 TRACE HOLLOW DR	07/20/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$294,320	55.53	\$588,645	\$85,543	\$444,457	\$517,595	0.859	2,466	\$180.23	KC1	10.3076	Colonial/2Sty	\$85,543	Land Table KC1	407		
E-17-02-352-062	135 LIZA LN	07/10/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$235,920	58.98	\$471,846	\$117,133	\$282,867	\$364,931	0.775	1,970	\$143.59	KC1	18.6649	Colonial/2Sty	\$117,133	Land Table RB6	407		
E-17-03-435-004	5392 MILL RACE WAY	05/13/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$234,880	51.62	\$469,767	\$85,543	\$369,457	\$395,292	0.935	2,367	\$156.09	KC1	2.7130	Colonial/2Sty	\$85,543	Land Table KC1	407		
E-17-03-435-011	5460 MILL RACE WAY	05/30/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$253,850	49.29	\$507,701	\$86,748	\$428,252	\$433,079	0.989	2,584	\$165.73	KC1	2.7081	Colonial/2Sty	\$86,748	Land Table KC1	407		
E-17-03-451-026	5291 RIVERWALK TRL	08/11/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$247,580	52.12	\$495,162	\$107,289	\$367,711	\$399,046	0.921	2,370	\$155.15	KC1	4.0299	Ranch	\$105,776	Land Table KC2	407		
E-17-03-451-030	5331 RIVERWALK TRL	08/08/24	\$483,000	WD	03-ARM'S LENGTH	\$483,000	\$242,660	50.24	\$485,316	\$105,776	\$377,224	\$390,473	0.966	2,270	\$166.18	KC1	0.4296	Colonial/2Sty	\$105,776	Land Table KC2	407		
E-17-03-452-007	5310 RIVERWALK TRL	04/24/24	\$478,000	WD	03-ARM'S LENGTH	\$478,000	\$234,580	49.08	\$469,163	\$84,336	\$393,664	\$395,913	0.994	2,610	\$150.83	KC1	3.2547	Colonial/2Sty	\$84,336	Land Table KC1	407		
E-17-03-452-008	5300 RIVERWALK TRL	04/27/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$229,550	52.17	\$459,098	\$86,748	\$353,252	\$383,076	0.922	2,500	\$141.30	KC1	3.9628	Colonial/2Sty	\$86,748	Land Table KC1	407		
E-17-12-278-002	2722 GREENLAWN AVE	12/09/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$235,140	48.48	\$470,278	\$89,023	\$395,977	\$392,238	1.010	2,212	\$179.01	KC1	4.7760	Colonial/2Sty	\$79,847	Land Table KL2	407		
E-17-12-279-002	2721 GREENLAWN AVE	01/01/24	\$550,000	LC	03-ARM'S LENGTH	\$550,000	\$247,390	44.98	\$494,775	\$79,847	\$470,153	\$426,881	1.101	2,626	\$179.04	KC1	13.9596	Colonial/2Sty	\$79,847	Land Table KL2	407		
E-17-12-279-003	2731 GREENLAWN AVE	08/18/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$268,420	53.15	\$536,834	\$79,847	\$425,153	\$470,151	0.904	2,564	\$165.82	KC1	5.7483	Colonial/2Sty	\$79,847	Land Table KL2	407		
E-17-12-279-008	2791 GREENLAWN AVE	10/07/24	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$220,870	44.44	\$441,749	\$81,631	\$415,369	\$370,492	1.121	2,501	\$166.08	KC1	15.9356	Colonial/2Sty	\$79,847	Land Table KL2	407		
E-17-12-279-015	2863 GREENLAWN AVE	11/12/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$247,680	51.07	\$495,369	\$90,203	\$394,797	\$416,837	0.947	2,756	\$143.25	KC1	1.4649	Colonial/2Sty	\$84,282	Land Table KL2	407		
<b>Totals:</b>			<b>\$7,410,000</b>			<b>\$7,410,000</b>	<b>\$3,739,320</b>		<b>\$7,478,677</b>		<b>\$6,049,671</b>	<b>\$6,294,597</b>			<b>\$165.67</b>		<b>0.0684</b>						
								<b>Sale. Ratio =&gt;</b>	<b>50.46</b>					<b>E.C.F. =&gt;</b>	<b>0.961</b>	<b>Std. Deviation=&gt;</b>		<b>0.08746953</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.73</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.962</b>	<b>Ave. Variance=&gt;</b>		<b>6.4238</b>	<b>Coefficient of Var=&gt;</b>		<b>6.679105306</b>		

**KCL CRYSTAL LAKE WATERFRONT 2026 ECF**

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		
E -17-10-351-018	3067 RIDGEMONT ST	11/22/24	\$1,575,000	WD	03-ARM'S LENGTH	\$1,575,000	\$719,150	45.66	\$1,438,291	\$411,932	\$1,163,068	\$789,507	1.473	3,580	\$324.88	LJB	11.0591	Colonial/2Sty	\$398,936	Land Table LJB	401		
E -17-10-377-010	1025 SHERBROOKE ST	10/16/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$251,160	47.39	\$502,318	\$194,067	\$335,933	\$237,116	1.417	1,368	\$245.57	LJB	5.4178	Other	\$194,067	Land Table LJB	401		
E -17-15-101-024	1440 COMMERCE SHORES DR	06/28/23	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$749,100	45.40	\$1,498,207	\$443,143	\$1,206,857	\$811,588	1.487	3,786	\$318.77	LJB	12.4466	Colonial/2Sty	\$425,889	Land Table LJB	407		
E -17-15-127-004	4200 LAKE POINTE LN	05/31/24	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$666,980	45.22	\$1,333,954	\$531,802	\$943,198	\$617,040	1.529	2,961	\$318.54	LJB	16.6018	Ranch	\$497,140	Land Table LJB	401		
E -17-15-154-044	3747 CARRIE LN	05/10/24	\$549,500	WD	03-ARM'S LENGTH	\$549,500	\$273,240	49.73	\$546,474	\$324,245	\$225,255	\$170,945	1.318	1,728	\$130.36	LJB	4.4865	Ranch	\$324,245	Land Table LJB	401		
E -17-15-226-014	362 STARRING ST	08/25/23	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$354,000	49.17	\$708,002	\$285,215	\$434,785	\$325,221	1.337	2,240	\$194.10	LJB	2.5675	Colonial/2Sty	\$283,953	Land Table LJB	401		
E -17-15-353-009	1170 W OAKLEY PARK RD	03/14/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$261,670	52.33	\$523,348	\$285,549	\$214,451	\$182,922	1.172	1,360	\$157.68	LJB	19.0205	BiLevel	\$285,549	Land Table LJB	401		
E -17-16-405-013	3556 MOBERLY DR	06/16/23	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$412,160	49.66	\$824,325	\$399,308	\$430,692	\$326,936	1.317	1,953	\$220.53	LJB	4.5208	Colonial/2Sty	\$394,896	Land Table LJB	401		
E -17-16-426-022	1485 VANSTONE DR	09/08/23	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$508,930	39.15	\$1,017,860	\$371,488	\$928,512	\$497,209	1.867	2,547	\$364.55	LJB	50.4881	SingleFamily	\$367,125	Land Table LJB	401		
E -17-16-480-003	1820 SADIE SHORE DR	12/17/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$694,050	60.35	\$1,388,099	\$274,445	\$875,555	\$856,657	1.022	3,900	\$224.50	LJB	34.0506	Colonial/2Sty	\$272,823	Land Table KQ3	407		
E -17-16-480-007	1780 SADIE SHORE DR	12/15/23	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$568,110	58.57	\$1,136,227	\$275,661	\$694,339	\$661,974	1.049	2,784	\$249.40	LJB	31.3675	Colonial/2Sty	\$272,823	Land Table KQ3	407		
<b>Totals:</b>			<b>\$11,249,500</b>			<b>\$11,249,500</b>	<b>\$5,458,550</b>		<b>\$10,917,105</b>		<b>\$7,452,645</b>	<b>\$5,477,115</b>			<b>\$249.90</b>		<b>0.1878</b>						
								<b>Sale. Ratio =&gt;</b>	<b>48.52</b>					<b>E.C.F. =&gt;</b>	<b>1.361</b>	<b>Std. Deviation=&gt;</b>		<b>0.238401814</b>					
								<b>Std. Dev. =&gt;</b>	<b>6.08</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.363</b>	<b>Ave. Variance=&gt;</b>		<b>17.4570</b>	<b>Coefficient of Var=&gt;</b>		<b>12.81183894</b>		

NEW SUB, NO SALES USE LGB FOR 2026

**KD2 2026 ECF**

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
E -17-04-126-010	5950 LYNNE HOLLOW DR	05/26/23	\$899,000	WD	03-ARM'S LENGTH	\$899,000	\$542,520	60.35	\$1,085,044	\$336,032	\$562,968	\$788,434	0.714	3,210	\$175.38	KD2	21.1731	Ranch	\$336,032	Land Table RR4	401
E -17-04-126-012	5910 LYNNE HOLLOW DR	05/24/24	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$388,630	51.47	\$777,254	\$168,016	\$586,984	\$641,303	0.915	2,858	\$205.38	KD2	1.0465	Contemporary	\$168,016	Land Table RR4	401
E -17-04-126-013	5861 TURNBERRY DR	05/03/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$334,600	57.20	\$669,203	\$170,554	\$414,446	\$524,894	0.790	2,958	\$140.11	KD2	13.6183	Colonial/2Sty	\$168,016	Land Table RR4	401
E -17-04-201-001	6200 TURNBERRY DR	09/27/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$352,100	57.25	\$704,208	\$159,719	\$455,281	\$573,146	0.794	2,861	\$159.13	KD2	13.1410	Colonial/2Sty	\$154,024	Land Table RR4	401
E -17-04-201-007	6080 TURNBERRY DR	12/13/24	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$347,230	49.25	\$694,462	\$132,243	\$572,757	\$591,810	0.968	3,391	\$168.91	KD2	4.2042	SingleFamily	\$128,812	Land Table RR4	401
E -17-04-476-018	5331 HURON HILLS DR	11/29/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$219,910	52.36	\$439,818	\$94,927	\$325,073	\$363,043	0.895	1,944	\$167.22	KD2	3.0353	Ranch	\$94,927	Land Table KD2	407
E -17-04-476-032	1536 HURON SPRINGS LN	06/20/23	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$352,600	55.09	\$705,204	\$106,703	\$533,297	\$630,001	0.847	3,149	\$169.35	KD2	7.9262	Colonial/2Sty	\$106,703	Land Table KD2	407
E -17-04-476-044	1736 PONDVIEW LN	08/23/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$259,590	44.00	\$519,171	\$99,673	\$490,327	\$441,577	1.110	2,653	\$184.82	KD2	18.4636	Colonial/2Sty	\$99,673	Land Table KD2	407
E -17-04-476-048	1745 PONDVIEW LN	02/11/25	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$220,220	44.04	\$440,444	\$99,395	\$400,605	\$358,999	1.116	2,300	\$174.18	KD2	19.0131	SingleFamily	\$99,395	Land Table KD2	407
E -17-04-476-063	5560 HURON HILLS DR	06/20/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$265,150	57.64	\$530,308	\$97,155	\$362,845	\$455,951	0.796	2,306	\$157.35	KD2	12.9965	Colonial/2Sty	\$97,155	Land Table KD2	407
E -17-04-476-082	5621 HURON HILLS DR	05/30/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$291,310	54.96	\$582,626	\$101,918	\$428,082	\$506,008	0.846	3,206	\$133.53	KD2	7.9766	Colonial/2Sty	\$97,155	Land Table KD2	407
E -17-04-476-126	5525 BENTWOOD LN	03/24/25	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$246,200	41.03	\$492,398	\$95,823	\$504,177	\$417,447	1.208	2,394	\$210.60	KD2	28.1998	Ranch	\$94,927	Land Table KD2	407
E -17-15-478-012	121 WENDOVER CT	08/30/24	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$306,790	53.82	\$613,585	\$130,550	\$439,450	\$508,458	0.864	2,200	\$199.75	KD2	6.1484	Ranch	\$128,812	Land Table RR4	401
E -17-16-126-012	4141 CHERYL DR	08/07/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$268,280	51.10	\$536,560	\$128,812	\$396,188	\$429,208	0.923	2,430	\$163.04	KD2	0.2697	Colonial/2Sty	\$128,812	Land Table RR4	401
E -17-16-126-013	4113 CHERYL DR	05/22/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$254,400	41.70	\$508,809	\$136,228	\$473,772	\$392,191	1.208	2,599	\$182.29	KD2	28.2251	Colonial/2Sty	\$128,812	Land Table RR4	401
E -17-16-126-022	2141 BRIAR CT	08/19/24	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$263,890	49.80	\$527,774	\$120,422	\$409,478	\$428,792	0.955	2,289	\$178.89	KD2	2.9194	Colonial/2Sty	\$120,422	Land Table RR4	401
E -17-16-127-011	2133 LAKESHORE DR	01/05/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$271,720	57.20	\$543,444	\$140,013	\$334,987	\$424,664	0.789	2,462	\$136.06	KD2	13.6936	Colonial/2Sty	\$140,013	Land Table RR4	401
<b>Totals:</b>			<b>\$10,008,900</b>			<b>\$10,008,900</b>	<b>\$5,185,140</b>		<b>\$10,370,312</b>		<b>\$7,690,717</b>	<b>\$8,475,925</b>			<b>\$170.94</b>		<b>1.8404</b>				
							<b>Sale. Ratio =&gt;</b>	<b>51.81</b>				<b>E.C.F. =&gt;</b>	<b>0.907</b>		<b>Std. Deviation=&gt;</b>	<b>0.15120321</b>					
							<b>Std. Dev. =&gt;</b>	<b>5.97</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.926</b>		<b>Ave. Variance=&gt;</b>	<b>11.8853</b>	<b>Coefficient of Var=&gt;</b>	<b>12.8383902</b>			

**KDA 2026 ECF**

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
E -17-04-226-004	6132 STRAWBERRY CIR	05/15/23	\$530,500	WD	03-ARM'S LENGTH	\$530,500	\$296,950	55.98	\$593,901	\$125,175	\$405,325	\$539,386	0.751	2,868	\$141.33	KDA	6.8327	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-226-034	1859 CHESHIRE LN	03/27/24	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$394,360	54.02	\$788,720	\$124,021	\$605,979	\$764,901	0.792	3,555	\$170.46	KDA	2.7552	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-226-042	5730 STRAWBERRY CIR	08/26/24	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$377,350	51.34	\$754,700	\$124,515	\$610,485	\$725,184	0.842	3,191	\$191.31	KDA	2.2051	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-226-064	5727 STRAWBERRY CIR	04/19/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$291,850	50.76	\$583,701	\$127,726	\$447,274	\$524,712	0.852	3,010	\$148.60	KDA	3.2634	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-226-067	5747 STRAWBERRY CIR	11/29/24	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$348,830	50.19	\$697,652	\$121,201	\$573,799	\$663,350	0.865	3,466	\$165.55	KDA	4.5218	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-226-080	6061 BALMORAL WAY	05/20/24	\$580,500	WD	03-ARM'S LENGTH	\$580,500	\$330,230	56.89	\$660,452	\$123,018	\$457,482	\$618,451	0.740	3,271	\$139.86	KDA	8.0062	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-226-089	6060 BALMORAL WAY	06/28/24	\$591,000	WD	03-ARM'S LENGTH	\$591,000	\$315,210	53.34	\$630,413	\$119,915	\$471,085	\$587,455	0.802	3,168	\$148.70	KDA	1.7875	Colonial/2Sty	\$119,915	Land Table KDA	407
E -17-04-226-121	6091 BIRCHCREST LN	09/28/23	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$383,920	55.24	\$767,831	\$124,935	\$570,065	\$739,811	0.771	3,474	\$164.09	KDA	4.9229	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-226-153	5994 STRAWBERRY CIR	07/06/23	\$625,500	WD	03-ARM'S LENGTH	\$625,500	\$299,770	47.92	\$599,541	\$131,037	\$494,463	\$539,130	0.917	2,639	\$187.37	KDA	9.7366	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-226-161	5946 STRAWBERRY CIR	01/23/24	\$592,000	WD	03-ARM'S LENGTH	\$592,000	\$312,390	52.77	\$624,787	\$119,915	\$472,085	\$580,980	0.813	2,757	\$171.23	KDA	0.7218	Colonial/2Sty	\$119,915	Land Table KDA	407
E -17-04-226-163	5934 STRAWBERRY CIR	05/26/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$315,250	49.65	\$630,499	\$119,915	\$515,085	\$587,554	0.877	3,001	\$171.64	KDA	5.6877	Colonial/2Sty	\$119,915	Land Table KDA	407
E -17-04-226-164	5928 STRAWBERRY CIR	06/12/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$320,550	49.70	\$641,098	\$123,579	\$521,421	\$595,534	0.876	2,995	\$174.10	KDA	5.5768	Colonial/2Sty	\$119,915	Land Table KDA	407
E -17-04-226-170	1840 CARRIAGE HL	05/19/23	\$603,900	WD	03-ARM'S LENGTH	\$603,900	\$322,760	53.45	\$645,522	\$119,915	\$483,985	\$604,841	0.800	3,042	\$159.10	KDA	1.9599	Colonial/2Sty	\$119,915	Land Table KDA	407
E -17-04-226-243	5785 STRAWBERRY CIR	06/21/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$399,490	47.00	\$798,986	\$164,502	\$685,498	\$730,131	0.939	3,054	\$224.46	KDA	11.9086	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-226-247	1962 TROWBRIDGE LN	09/05/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$365,170	58.90	\$730,342	\$131,226	\$488,774	\$689,432	0.709	3,147	\$155.31	KDA	11.0832	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-226-248	1950 TROWBRIDGE LN	03/15/24	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$419,070	57.41	\$838,133	\$124,700	\$605,300	\$820,982	0.737	3,278	\$184.66	KDA	8.2496	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-403-004	5252 VINEYARD CT	04/17/23	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$405,330	52.64	\$810,665	\$146,666	\$623,334	\$764,096	0.816	3,082	\$202.25	KDA	0.4004	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-403-008	5292 VINEYARD CT	01/31/25	\$694,900	WD	03-ARM'S LENGTH	\$694,900	\$352,110	50.67	\$704,217	\$121,201	\$573,699	\$670,905	0.855	2,835	\$202.36	KDA	3.5329	Colonial/2Sty	\$121,201	Land Table KDA	407
E -17-04-403-022	5263 VINEYARD CT	03/21/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$358,380	52.32	\$716,768	\$121,201	\$563,799	\$685,348	0.823	2,685	\$209.98	KDA	0.2863	Colonial/2Sty	\$121,201	Land Table KDA	407
<b>Totals:</b>			<b>\$12,583,300</b>			<b>\$12,583,300</b>	<b>\$6,608,970</b>			<b>\$13,217,928</b>		<b>\$10,168,937</b>	<b>\$12,432,181</b>		<b>\$174.33</b>		<b>0.1831</b>				
							<b>Sale. Ratio =&gt;</b>	<b>52.52</b>				<b>E.C.F. =&gt;</b>	<b>0.818</b>		<b>Std. Deviation=&gt;</b>	<b>0.0619053</b>					
							<b>Std. Dev. =&gt;</b>	<b>3.23</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.820</b>		<b>Ave. Variance=&gt;</b>	<b>4.9178</b>	<b>Coefficient of Var=&gt;</b>	<b>5.998906459</b>			

**KE1 2026 ECF**

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
E -17-05-126-017	2923 AUGUSTA DR	08/21/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$272,430	54.49	\$544,865	\$109,666	\$390,334	\$521,196	0.749	2,374	\$164.42	KE1	5.9148	Colonial/2Sty	\$101,118	Land Table KE1	407
E -17-05-129-005	2995 IVY HILL DR	11/08/23	\$590,388	WD	03-ARM'S LENGTH	\$590,388	\$327,550	55.48	\$655,104	\$100,903	\$489,485	\$663,714	0.737	2,855	\$171.45	KE1	7.0573	Colonial/2Sty	\$99,799	Land Table KE1	407
E -17-05-176-001	6020 MAJESTIC OAKS DR	06/21/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$245,280	53.91	\$490,550	\$93,804	\$361,196	\$475,145	0.760	2,472	\$146.11	KE1	4.7886	Colonial/2Sty	\$93,804	Land Table KE1	407
E -17-05-202-016	2618 IVY HILL DR	06/07/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$249,010	52.98	\$498,021	\$98,494	\$371,506	\$478,475	0.776	2,526	\$147.07	KE1	3.1630	Colonial/2Sty	\$98,494	Land Table KE1	407
E -17-05-202-020	2536 IVY HILL DR	04/28/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$275,380	51.00	\$550,767	\$101,514	\$438,486	\$538,028	0.815	2,378	\$184.39	KE1	0.6921	Colonial/2Sty	\$98,494	Land Table KE1	407
E -17-05-203-005	2475 IVY HILL DR	10/31/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$236,290	54.32	\$472,583	\$98,494	\$336,506	\$448,011	0.751	2,102	\$160.09	KE1	5.6955	Colonial/2Sty	\$98,494	Land Table KE1	407
E -17-05-253-007	2250 IVY HILL DR	10/31/23	\$719,900	WD	03-ARM'S LENGTH	\$719,900	\$384,790	53.45	\$769,570	\$131,784	\$588,116	\$763,816	0.770	3,969	\$148.18	KE1	3.8096	Colonial/2Sty	\$96,303	Land Table KE1	407
E -17-05-476-013	5450 WENTWORTH DR	08/17/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$248,980	48.82	\$497,965	\$101,626	\$408,374	\$474,658	0.860	2,308	\$176.94	KE1	5.2288	Colonial/2Sty	\$98,494	Land Table KE1	407
E -17-05-476-037	5431 WENTWORTH DR	03/01/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$256,970	48.03	\$513,933	\$101,712	\$433,288	\$493,678	0.878	2,295	\$188.80	KE1	6.9607	Colonial/2Sty	\$98,494	Land Table KE1	407
E -17-05-476-040	5401 WENTWORTH DR	09/30/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$252,940	52.70	\$505,873	\$93,804	\$386,196	\$493,496	0.783	2,546	\$151.69	KE1	2.5495	Colonial/2Sty	\$93,804	Land Table KE1	407
E -17-05-476-051	5365 SEMINOLE CT	08/01/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$258,360	49.21	\$516,728	\$122,492	\$402,508	\$472,139	0.853	2,145	\$187.65	KE1	4.4453	Colonial/2Sty	\$95,047	Land Table KE1	407
E -17-08-255-001	5080 WHITE TAIL CT	02/05/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$206,480	51.62	\$412,966	\$92,804	\$307,196	\$383,428	0.801	2,141	\$143.48	KE1	0.6883	Colonial/2Sty	\$90,561	Land Table KHW	407
E -17-08-255-013	4854 WHITE TAIL CT	07/12/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$308,300	53.62	\$616,607	\$92,474	\$482,526	\$627,704	0.769	3,257	\$148.15	KE1	3.9351	Colonial/2Sty	\$90,561	Land Table KHW	407
E -17-08-255-038	2740 RAVINEWOOD DR	09/22/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$226,580	48.21	\$453,152	\$95,011	\$374,989	\$428,911	0.874	2,460	\$152.43	KE1	6.6214	Colonial/2Sty	\$90,561	Land Table KHW	407
E -17-08-255-046	4823 TURTLEWOOD CT	02/20/25	\$509,500	WD	03-ARM'S LENGTH	\$509,500	\$230,450	45.23	\$460,892	\$90,561	\$418,939	\$443,510	0.945	2,425	\$172.76	KE1	13.6532	Colonial/2Sty	\$90,561	Land Table KHW	407
<b>Totals:</b>			<b>\$7,714,788</b>			<b>\$7,714,788</b>	<b>\$3,979,790</b>		<b>\$7,959,576</b>		<b>\$6,189,645</b>	<b>\$7,705,908</b>			<b>\$162.91</b>		<b>0.4833</b>				
							<b>Sale. Ratio =&gt;</b>	<b>51.59</b>				<b>E.C.F. =&gt;</b>	<b>0.803</b>		<b>Std. Deviation=&gt;</b>	<b>0.06055805</b>					
							<b>Std. Dev. =&gt;</b>	<b>2.99</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.808</b>		<b>Ave. Variance=&gt;</b>	<b>5.0135</b>	<b>Coefficient of Var=&gt;</b>	<b>6.204365226</b>			

**KE3 2026 ECF**

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		
E -17-05-101-018	3212 LACOSTA CT	05/15/24	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$225,210	54.14	\$450,418	\$72,671	\$343,329	\$472,184	0.727	2,242	\$153.14	KE3	4.3798	TwHse/Duplex	\$72,671	Land Table KE3	407		
E -17-05-101-023	3161 LACOSTA CT	08/22/24	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$187,960	51.50	\$375,926	\$72,671	\$292,329	\$379,069	0.771	1,985	\$147.27	KE3	0.0270	TwHse/Duplex	\$72,671	Land Table KE3	407		
E -17-05-101-026	3185 LACOSTA CT	03/18/25	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$203,710	52.50	\$407,414	\$76,305	\$311,695	\$413,886	0.753	2,285	\$136.41	KE3	1.7813	TwHse/Duplex	\$76,305	Land Table KE3	407		
E -17-05-101-075	3255 LOCHMORE CT	06/05/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$186,900	51.92	\$373,797	\$72,671	\$287,329	\$376,408	0.763	2,000	\$143.66	KE3	0.7561	TwHse/Duplex	\$72,671	Land Table KE3	407		
E -17-05-101-079	3286 LOCHMORE CT	10/17/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$197,100	48.07	\$394,202	\$74,152	\$335,848	\$400,063	0.839	2,255	\$148.93	KE3	6.8582	Colonial/2Sty	\$72,671	Land Table KE3	407		
E -17-05-101-084	6157 LOCHMORE DR	08/16/24	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$205,050	51.52	\$410,106	\$73,503	\$324,497	\$420,754	0.771	1,995	\$162.66	KE3	0.0321	TwHse/Duplex	\$72,671	Land Table KE3	407		
<b>Totals:</b>			<b>\$2,337,000</b>			<b>\$2,337,000</b>	<b>\$1,205,930</b>		<b>\$2,411,863</b>		<b>\$1,895,027</b>	<b>\$2,462,363</b>			<b>\$148.68</b>		<b>0.1310</b>						
								<b>Sale. Ratio =&gt;</b>	<b>51.60</b>					<b>E.C.F. =&gt;</b>	<b>0.770</b>	<b>Std. Deviation=&gt;</b>		<b>0.037406999</b>					
								<b>Std. Dev. =&gt;</b>	<b>1.99</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.771</b>	<b>Ave. Variance=&gt;</b>		<b>2.3058</b>	<b>Coefficient of Var=&gt;</b>		<b>2.990969462</b>		

**KGB 2026 ECF**

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		
E -17-20-353-013	2247 PALMETTO	02/10/25	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$194,070	48.28	\$388,139	\$77,793	\$324,207	\$302,777	1.071	1,627	\$199.27	KGB	9.7464	Ranch	\$77,793	Land Table KGB	407		
E -17-20-353-032	2298 CALIBOUGE	05/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$194,930	55.69	\$389,852	\$77,793	\$272,207	\$304,448	0.894	1,669	\$163.10	KGB	7.9215	Ranch	\$77,793	Land Table KGB	407		
E -17-20-353-058	2349 PALMETTO	05/21/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$203,730	50.93	\$407,454	\$77,793	\$322,207	\$321,621	1.002	1,636	\$196.95	KGB	2.8508	Ranch	\$77,793	Land Table KGB	407		
E -17-20-353-062	2230 PALMETTO	06/29/23	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$226,930	56.17	\$453,860	\$77,793	\$326,207	\$366,895	0.889	2,005	\$162.70	KGB	8.4213	Colonial/2Sty	\$77,793	Land Table KGB	407		
E -17-20-353-085	2244 BRIGANTINE	05/22/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$191,750	47.94	\$383,503	\$80,700	\$319,300	\$295,418	1.081	1,606	\$198.82	KGB	10.7527	Ranch	\$77,793	Land Table KGB	407		
E -17-20-353-093	3105 BELLE TERRE	09/15/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$213,210	55.38	\$426,410	\$77,793	\$307,207	\$340,114	0.903	1,920	\$160.00	KGB	7.0069	SingleFamily	\$77,793	Land Table KGB	407		
<b>Totals:</b>			<b>\$2,341,000</b>			<b>\$2,341,000</b>	<b>\$1,224,620</b>			<b>\$2,449,218</b>	<b>\$1,871,335</b>	<b>\$1,931,271</b>			<b>\$180.14</b>		<b>0.4351</b>						
								<b>Sale. Ratio =&gt;</b>	<b>52.31</b>					<b>E.C.F. =&gt;</b>	<b>0.969</b>	<b>Std. Deviation=&gt;</b>		<b>0.08961087</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.82</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.973</b>	<b>Ave. Variance=&gt;</b>		<b>7.7833</b>	<b>Coefficient of Var=&gt;</b>		<b>7.996649609</b>		

**KGH 2026 ECF**

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		
E -17-21-402-015	1933 CAMROSE CT	07/31/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$370,150	54.84	\$740,293	\$181,000	\$494,000	\$607,927	0.813	2,452	\$201.47	KGH	5.1421	Ranch	\$181,000	Land Table KGH	407		
E -17-22-129-048	3198 FORTUNE LN	07/24/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$317,100	48.78	\$634,199	\$170,000	\$480,000	\$504,564	0.951	2,655	\$180.79	KGH	8.7297	Colonial/2Sty	\$170,000	Land Table KGH	407		
E -17-22-129-050	3186 FORTUNE LN	11/20/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$298,240	53.74	\$596,484	\$181,000	\$374,000	\$451,613	0.828	1,981	\$188.79	KGH	3.5876	Ranch	\$181,000	Land Table KGH	407		
<b>Totals:</b>			<b>\$1,880,000</b>			<b>\$1,880,000</b>	<b>\$985,490</b>		<b>\$1,970,976</b>		<b>\$1,348,000</b>	<b>\$1,564,104</b>			<b>\$190.35</b>		<b>0.2184</b>						
								<b>Sale. Ratio =&gt;</b>	<b>52.42</b>					<b>E.C.F. =&gt;</b>	<b>0.862</b>	<b>Std. Deviation=&gt;</b>		<b>0.07600032</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.22</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.864</b>	<b>Ave. Variance=&gt;</b>		<b>5.8198</b>	<b>Coefficient of Var=&gt;</b>	<b>6.735768857</b>			

**KHP 2026 ECF**

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	
E -17-28-427-004	1772 PINE FOREST DR	07/14/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$209,370	55.10	\$418,737	\$91,467	\$288,533	\$354,572	0.814	1,737	\$166.11	KHP	9.5122	TwnHse/Duplex	\$91,467	Land Table K81	407	
E -17-28-477-048	1179 ANDOVER CIR	03/15/24	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$176,160	48.95	\$352,311	\$56,994	\$302,906	\$319,953	0.947	1,544	\$196.18	KHP	3.7847	Ranch	\$56,994	Land Table KHP	407	
E -17-28-477-050	1195 ANDOVER CIR	12/15/23	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$209,280	51.36	\$418,560	\$56,994	\$350,506	\$391,729	0.895	1,543	\$227.16	KHP	1.4106	Ranch	\$56,994	Land Table KHP	407	
E -17-28-477-054	1249 ANDOVER CIR	05/05/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$199,630	51.85	\$399,250	\$56,994	\$328,006	\$370,808	0.885	1,557	\$210.67	KHP	2.4302	Ranch	\$56,994	Land Table KHP	407	
E -17-28-477-082	1168 ANDOVER CIR	04/17/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$189,820	50.62	\$379,639	\$56,994	\$318,006	\$349,561	0.910	1,556	\$204.37	KHP	0.0857	Ranch	\$56,994	Land Table KHP	407	
E -17-28-477-086	1134 ANDOVER CIR	03/07/25	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$198,810	46.02	\$397,621	\$56,994	\$375,006	\$369,043	1.016	1,556	\$241.01	KHP	10.7285	Ranch	\$56,994	Land Table KHP	407	
E -17-28-477-092	1104 ANDOVER CIR	03/11/24	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$180,860	46.61	\$361,728	\$56,994	\$331,006	\$330,156	1.003	1,556	\$212.73	KHP	9.3702	Ranch	\$56,994	Land Table KHP	407	
E -17-28-477-106	1360 GLOUCESTER CT	08/23/24	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$224,520	51.26	\$449,036	\$56,994	\$381,006	\$424,748	0.897	1,851	\$205.84	KHP	1.1855	TwnHse/Duplex	\$56,994	Land Table KHP	407	
E -17-28-477-120	1672 ANDOVER CIR	04/22/24	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$206,870	50.21	\$413,745	\$56,994	\$355,006	\$386,512	0.918	1,557	\$228.01	KHP	0.9613	TwnHse/Duplex	\$56,994	Land Table KHP	407	
E -17-28-477-139	1388 ANDOVER CIR	08/19/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$191,170	51.67	\$382,349	\$56,994	\$313,006	\$352,497	0.888	1,543	\$202.86	KHP	2.0905	Ranch	\$56,994	Land Table KHP	407	
E -17-28-477-167	1554 ANDOVER CIR	10/18/23	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$234,090	55.09	\$468,175	\$56,994	\$367,906	\$445,483	0.826	1,838	\$200.17	KHP	8.3014	Contemporary	\$56,994	Land Table KHP	407	
<b>Totals:</b>			<b>\$4,372,300</b>			<b>\$4,372,300</b>	<b>\$2,220,580</b>		<b>\$4,441,151</b>		<b>\$3,710,893</b>	<b>\$4,095,064</b>			<b>\$208.64</b>		<b>0.2685</b>					
								<b>Sale. Ratio =&gt;</b>	<b>50.79</b>			<b>E.C.F. =&gt;</b>	<b>0.906</b>	<b>Std. Deviation=&gt;</b>		<b>0.062547875</b>						
								<b>Std. Dev. =&gt;</b>	<b>2.89</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.909</b>	<b>Ave. Variance=&gt;</b>		<b>4.5328</b>	<b>Coefficient of Var=&gt;</b>		<b>4.987276945</b>			

**KJ1 2026 ECF**

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	
E -17-10-305-017	4515 COMMERCE WOODS DR	02/16/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$235,560	49.08	\$471,127	\$103,485	\$376,515	\$308,943	1.219	1,934	\$194.68	KJ1	1.4673	Colonial/2Sty	\$101,668	Land Table KJ1	407	
E -17-10-306-007	4660 COMMERCE WOODS DR	12/01/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$203,800	53.63	\$407,593	\$102,704	\$277,296	\$256,209	1.082	1,905	\$145.56	KJ1	12.1745	Colonial/2Sty	\$101,668	Land Table KJ1	407	
E -17-10-306-022	4510 COMMERCE WOODS DR	06/11/24	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$232,570	46.24	\$465,141	\$122,916	\$380,084	\$287,584	1.322	1,866	\$203.69	KJ1	11.7597	Colonial/2Sty	\$101,668	Land Table KJ1	407	
E -17-10-306-025	4480 COMMERCE WOODS DR	06/11/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$203,780	47.95	\$407,558	\$101,668	\$323,332	\$257,050	1.258	1,940	\$166.67	KJ1	5.3807	Colonial/2Sty	\$101,668	Land Table KJ1	407	
E -17-16-226-033	1510 COMMERCE SHORES DR	03/28/24	\$672,500	WD	03-ARM'S LENGTH	\$672,500	\$348,880	51.88	\$697,769	\$99,775	\$572,725	\$502,516	1.140	2,168	\$264.17	KJ1	6.4333	Ranch	\$99,775	Land Table KQ1	407	
<b>Totals:</b>			<b>\$2,460,500</b>			<b>\$2,460,500</b>	<b>\$1,224,590</b>		<b>\$2,449,188</b>		<b>\$1,929,952</b>	<b>\$1,612,303</b>			<b>\$194.95</b>		<b>0.7032</b>					
								<b>Sale. Ratio =&gt;</b>	<b>49.77</b>				<b>E.C.F. =&gt;</b>	<b>1.197</b>	<b>Std. Deviation=&gt;</b>		<b>0.09473659</b>					
								<b>Std. Dev. =&gt;</b>	<b>2.99</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.204</b>	<b>Ave. Variance=&gt;</b>		<b>7.4431</b>	<b>Coefficient of Var=&gt;</b>	<b>6.181724735</b>			

**KJ2 2026 ECF**

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
E -17-02-208-015	1648 TRACE HOLLOW DR	05/24/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$267,740	51.00	\$535,489	\$94,081	\$430,919	\$454,123	0.949	2,386	\$180.60	KC1	1.2870	Colonial/2Sty	\$85,543	Land Table KC1	407
E -17-02-208-018	1592 TRACE HOLLOW DR	07/15/24	\$587,000	WD	03-ARM'S LENGTH	\$587,000	\$278,740	47.49	\$557,485	\$86,581	\$500,419	\$484,469	1.033	2,358	\$212.22	KC1	7.1149	Colonial/2Sty	\$84,336	Land Table KC1	407
E -17-02-208-021	1558 TRACE HOLLOW DR	07/20/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$294,320	55.53	\$588,645	\$85,543	\$444,457	\$517,595	0.859	2,466	\$180.23	KC1	10.3076	Colonial/2Sty	\$85,543	Land Table KC1	407
E -17-02-352-062	135 LIZA LN	07/10/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$235,920	58.98	\$471,846	\$117,133	\$282,867	\$364,931	0.775	1,970	\$143.59	KC1	18.6649	Colonial/2Sty	\$117,133	Land Table RB6	407
E -17-03-435-004	5392 MILL RACE WAY	05/13/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$234,880	51.62	\$469,767	\$85,543	\$369,457	\$395,292	0.935	2,367	\$156.09	KC1	2.7130	Colonial/2Sty	\$85,543	Land Table KC1	407
E -17-03-435-011	5460 MILL RACE WAY	05/30/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$253,850	49.29	\$507,701	\$86,748	\$428,252	\$433,079	0.989	2,584	\$165.73	KC1	2.7081	Colonial/2Sty	\$86,748	Land Table KC1	407
E -17-03-451-026	5291 RIVERWALK TRL	08/11/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$247,580	52.12	\$495,162	\$107,289	\$367,711	\$399,046	0.921	2,370	\$155.15	KC1	4.0299	Ranch	\$105,776	Land Table KC2	407
E -17-03-451-030	5331 RIVERWALK TRL	08/08/24	\$483,000	WD	03-ARM'S LENGTH	\$483,000	\$242,660	50.24	\$485,316	\$105,776	\$377,224	\$390,473	0.966	2,270	\$166.18	KC1	0.4296	Colonial/2Sty	\$105,776	Land Table KC2	407
E -17-03-452-007	5310 RIVERWALK TRL	04/24/24	\$478,000	WD	03-ARM'S LENGTH	\$478,000	\$234,580	49.08	\$469,163	\$84,336	\$393,664	\$395,913	0.994	2,610	\$150.83	KC1	3.2547	Colonial/2Sty	\$84,336	Land Table KC1	407
E -17-03-452-008	5300 RIVERWALK TRL	04/27/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$229,550	52.17	\$459,098	\$86,748	\$353,252	\$383,076	0.922	2,500	\$141.30	KC1	3.9628	Colonial/2Sty	\$86,748	Land Table KC1	407
E -17-12-278-002	2722 GREENLAWN AVE	12/09/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$235,140	48.48	\$470,278	\$89,023	\$395,977	\$392,238	1.010	2,212	\$179.01	KC1	4.7760	Colonial/2Sty	\$79,847	Land Table KL2	407
E -17-12-279-002	2721 GREENLAWN AVE	01/01/24	\$550,000	LC	03-ARM'S LENGTH	\$550,000	\$247,390	44.98	\$494,775	\$79,847	\$470,153	\$426,881	1.101	2,626	\$179.04	KC1	13.9596	Colonial/2Sty	\$79,847	Land Table KL2	407
E -17-12-279-003	2731 GREENLAWN AVE	08/18/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$268,420	53.15	\$536,834	\$79,847	\$425,153	\$470,151	0.904	2,564	\$165.82	KC1	5.7483	Colonial/2Sty	\$79,847	Land Table KL2	407
E -17-12-279-008	2791 GREENLAWN AVE	10/07/24	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$220,870	44.44	\$441,749	\$81,631	\$415,369	\$370,492	1.121	2,501	\$166.08	KC1	15.9356	Colonial/2Sty	\$79,847	Land Table KL2	407
E -17-12-279-015	2863 GREENLAWN AVE	11/12/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$247,680	51.07	\$495,369	\$90,203	\$394,797	\$416,837	0.947	2,756	\$143.25	KC1	1.4649	Colonial/2Sty	\$84,282	Land Table KL2	407
<b>Totals:</b>			<b>\$7,410,000</b>			<b>\$7,410,000</b>	<b>\$3,739,320</b>		<b>\$7,478,677</b>		<b>\$6,049,671</b>	<b>\$6,294,597</b>			<b>\$165.67</b>		<b>0.0684</b>				
							<b>Sale. Ratio =&gt;</b>	<b>50.46</b>				<b>E.C.F. =&gt;</b>	<b>0.961</b>		<b>Std. Deviation=&gt;</b>	<b>0.08746953</b>					
							<b>Std. Dev. =&gt;</b>	<b>3.73</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.962</b>		<b>Ave. Variance=&gt;</b>	<b>6.4238</b>	<b>Coefficient of Var=&gt;</b>	<b>6.679105306</b>			

NO SALES, USE KC1 ECF STUDY SIMILAR AREA/STYLE

**KK2 2026 ECF**

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	
E -17-03-454-014	5290 S RIVER DR	08/22/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$150,760	48.32	\$301,515	\$58,534	\$253,466	\$254,430	0.996	1,537	\$164.91	KK2	9.0812	Ranch	\$58,066	Land Table KC3	407	
E -17-03-454-016	5270 S RIVER DR	07/24/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$185,500	50.82	\$371,000	\$58,379	\$306,621	\$327,352	0.937	2,475	\$123.89	KK2	3.1273	SingleFamily	\$58,066	Land Table KC3	407	
E -17-03-454-017	5256 S RIVER DR	12/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$148,130	52.90	\$296,251	\$59,412	\$220,588	\$247,999	0.889	1,542	\$143.05	KK2	1.5926	SingleFamily	\$58,066	Land Table KC3	407	
E -17-03-454-024	5307 S RIVER DR	03/26/24	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$159,760	50.08	\$319,515	\$58,488	\$260,512	\$273,327	0.953	1,501	\$173.56	KK2	4.7718	Ranch	\$58,066	Land Table KC3	407	
E -17-11-276-001	2989 GABRIEL DR	02/26/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$134,750	57.34	\$269,497	\$59,978	\$175,022	\$219,392	0.798	1,334	\$131.20	KK2	10.7637	Ranch	\$59,978	Land Table KK2	407	
E -17-11-276-002	2981 GABRIEL DR	04/28/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,020	54.01	\$270,038	\$59,978	\$190,022	\$219,958	0.864	1,344	\$141.39	KK2	4.1497	Ranch	\$59,978	Land Table KK2	407	
E -17-11-276-014	2921 GABRIEL DR	11/22/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$138,690	52.34	\$277,371	\$59,978	\$205,022	\$227,637	0.901	1,288	\$159.18	KK2	0.4743	Ranch	\$59,978	Land Table KK2	407	
<b>Totals:</b>			<b>\$2,026,000</b>			<b>\$2,026,000</b>	<b>\$1,052,610</b>		<b>\$2,105,187</b>		<b>\$1,611,253</b>	<b>\$1,770,094</b>			<b>\$148.17</b>		<b>0.4866</b>					
								<b>Sale. Ratio =&gt;</b>	<b>51.96</b>			<b>E.C.F. =&gt;</b>	<b>0.910</b>	<b>Std. Deviation=&gt;</b>		<b>0.06466032</b>						
								<b>Std. Dev. =&gt;</b>	<b>2.93</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.905</b>	<b>Ave. Variance=&gt;</b>		<b>4.8515</b>	<b>Coefficient of Var=&gt;</b>		<b>5.358447243</b>			

**KM2 2026 ECF**

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		
E -17-13-151-016	3955 LAKE OAKS DR	08/14/24	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$288,080	54.56	\$576,154	\$143,750	\$384,250	\$450,421	0.853	2,653	\$144.84	KM2	5.4513	Colonial/2Sty	\$143,750	Land Table KM2	407		
E -17-13-176-030	3808 DAMAS DR	10/04/23	\$725,500	WD	03-ARM'S LENGTH	\$725,500	\$408,110	56.25	\$816,227	\$115,552	\$609,948	\$729,870	0.836	3,601	\$169.38	KM2	7.1910	Colonial/2Sty	\$106,936	Land Table KM2	407		
E -17-13-176-040	8380 WOODSPUR DR	02/27/24	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$354,980	51.08	\$709,963	\$115,440	\$579,560	\$619,295	0.936	3,233	\$179.26	KM2	2.8234	Colonial/2Sty	\$106,936	Land Table KM2	407		
E -17-13-176-043	3785 RANYA DR	11/19/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$353,230	51.57	\$706,450	\$111,953	\$573,047	\$619,268	0.925	3,854	\$148.69	KM2	1.7758	Colonial/2Sty	\$108,892	Land Table KM2	407		
E -17-13-176-054	3925 RANYA DR	05/26/23	\$467,500	WD	03-ARM'S LENGTH	\$467,500	\$252,240	53.96	\$504,481	\$111,099	\$356,401	\$409,773	0.870	2,459	\$144.94	KM2	3.7852	Ranch	\$106,936	Land Table KM2	407		
E -17-13-176-064	8469 PINE COVE DR	06/13/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$265,450	47.40	\$530,902	\$106,936	\$453,064	\$441,631	1.026	2,739	\$165.41	KM2	11.8283	SingleFamily	\$106,936	Land Table KM2	407		
<b>Totals:</b>			<b>\$3,661,000</b>			<b>\$3,661,000</b>	<b>\$1,922,090</b>		<b>\$3,844,177</b>		<b>\$2,956,270</b>	<b>\$3,270,257</b>			<b>\$158.75</b>		<b>0.3617</b>						
								<b>Sale. Ratio =&gt;</b>	<b>52.50</b>					<b>E.C.F. =&gt;</b>	<b>0.904</b>	<b>Std. Deviation=&gt;</b>		<b>0.070255193</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.14</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.908</b>	<b>Ave. Variance=&gt;</b>		<b>5.4758</b>	<b>Coefficient of Var=&gt;</b>		<b>6.033295367</b>		

**KMP 2026 ECF**

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		
E -17-24-203-015	2967 MONTGOMERY CIR	10/30/23	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$450,010	57.69	\$900,010	\$115,623	\$664,377	\$896,442	0.741	3,619	\$183.58	KMP	17.9545	Colonial/2Sty	\$109,620	Land Table KMP	407		
E -17-24-203-015	2967 MONTGOMERY CIR	10/31/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$450,010	48.65	\$900,010	\$115,623	\$809,377	\$896,442	0.903	3,619	\$223.65	KMP	1.7795	Colonial/2Sty	\$109,620	Land Table KMP	407		
E -17-24-203-023	2998 LANKFORD LN	04/27/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$376,230	55.74	\$752,462	\$112,203	\$562,797	\$731,725	0.769	3,351	\$167.95	KMP	15.1534	Colonial/2Sty	\$109,620	Land Table KMP	407		
E -17-24-203-054	2893 MONTGOMERY CIR	06/20/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$385,120	53.12	\$770,232	\$113,015	\$611,985	\$751,105	0.815	3,296	\$185.68	KMP	10.5892	Colonial/2Sty	\$109,620	Land Table KMP	407		
E -17-24-203-057	3016 DALTON DR	07/25/24	\$867,000	WD	03-ARM'S LENGTH	\$867,000	\$413,900	47.74	\$827,791	\$118,756	\$748,244	\$810,326	0.923	3,309	\$226.12	KMP	0.2715	Colonial/2Sty	\$118,756	Land Table KMP	407		
E -17-24-203-064	3025 DALTON DR	03/25/25	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$378,520	40.48	\$757,041	\$109,620	\$825,380	\$739,910	1.116	3,243	\$254.51	KMP	19.4843	Colonial/2Sty	\$109,620	Land Table KMP	407		
E -17-24-203-064	3025 DALTON DR	03/25/25	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$378,520	40.48	\$757,041	\$109,620	\$825,380	\$739,910	1.116	3,243	\$254.51	KMP	19.4843	Colonial/2Sty	\$109,620	Land Table KMP	407		
E -17-24-203-066	3019 DALTON DR	08/25/23	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$390,270	45.38	\$780,545	\$137,026	\$722,974	\$735,450	0.983	3,286	\$220.02	KMP	6.2364	SingleFamily	\$137,026	Land Table KMP	407		
<b>Totals:</b>			<b>\$6,702,000</b>			<b>\$6,702,000</b>	<b>\$3,222,580</b>		<b>\$6,445,132</b>		<b>\$5,770,514</b>	<b>\$6,301,310</b>			<b>\$214.50</b>		<b>0.4907</b>						
								<b>Sale. Ratio =&gt;</b>	<b>48.08</b>					<b>E.C.F. =&gt;</b>	<b>0.916</b>	<b>Std. Deviation=&gt;</b>		<b>0.14469328</b>					
								<b>Std. Dev. =&gt;</b>	<b>6.51</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.921</b>	<b>Ave. Variance=&gt;</b>		<b>11.3691</b>	<b>Coefficient of Var=&gt;</b>		<b>12.34874828</b>		

**KMT TOWNES AT MERRIL PARK 2026 ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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
E-17-24-204-011	311 ADDISON CIR	02/03/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$179,770	39.95	\$359,548	\$62,670	\$387,330	\$315,828	1.226	2,170	\$178.49	KMT	30.5988	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-012	312 ADDISON CIR	01/28/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$180,780	42.04	\$361,564	\$62,670	\$367,330	\$317,972	1.155	2,165	\$169.67	KMT	23.4817	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-013	313 ADDISON CIR	01/27/25	\$467,690	WD	03-ARM'S LENGTH	\$467,690	\$174,240	37.26	\$348,477	\$62,670	\$405,020	\$304,050	1.332	2,057	\$196.90	KMT	41.1675	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-014	314 ADDISON CIR	01/27/25	\$433,200	WD	03-ARM'S LENGTH	\$433,200	\$177,370	40.94	\$354,746	\$62,670	\$370,530	\$310,719	1.192	2,057	\$180.13	KMT	27.2083	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-015	315 ADDISON CIR	01/21/25	\$475,165	WD	03-ARM'S LENGTH	\$475,165	\$180,930	38.08	\$361,850	\$62,670	\$412,495	\$318,277	1.296	2,165	\$190.53	KMT	37.5618	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-016	316 ADDISON CIR	01/29/25	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$182,910	37.71	\$365,817	\$62,670	\$422,330	\$322,497	1.310	2,170	\$194.62	KMT	38.9154	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-017	417 ADDISON CIR	12/11/24	\$462,715	WD	03-ARM'S LENGTH	\$462,715	\$234,350	50.65	\$468,702	\$62,670	\$400,045	\$431,949	0.926	2,170	\$184.35	KMT	0.5731	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-018	418 ADDISON CIR	02/21/25	\$456,990	WD	03-ARM'S LENGTH	\$456,990	\$234,070	51.22	\$468,149	\$62,670	\$394,320	\$431,361	0.914	2,165	\$182.13	KMT	0.6278	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-019	419 ADDISON CIR	12/10/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$225,960	55.79	\$451,916	\$62,670	\$342,330	\$414,092	0.827	2,057	\$166.42	KMT	9.3708	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-021	421 ADDISON CIR	12/11/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$228,250	57.06	\$456,502	\$62,670	\$337,330	\$418,970	0.805	2,052	\$164.39	KMT	11.5268	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-022	422 ADDISON CIR	12/12/24	\$483,390	WD	03-ARM'S LENGTH	\$483,390	\$237,950	49.23	\$475,896	\$62,670	\$420,720	\$439,602	0.957	2,170	\$193.88	KMT	3.6638	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-023	523 ADDISON CIR	08/26/24	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$258,550	51.61	\$517,105	\$64,070	\$436,930	\$481,952	0.907	2,170	\$201.35	KMT	1.3825	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-024	524 ADDISON CIR	08/27/24	\$489,640	WD	03-ARM'S LENGTH	\$489,640	\$248,680	50.79	\$497,351	\$63,825	\$425,815	\$461,198	0.923	2,052	\$207.51	KMT	0.2872	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-025	525 ADDISON CIR	08/27/24	\$464,990	WD	03-ARM'S LENGTH	\$464,990	\$244,370	52.55	\$488,744	\$63,825	\$401,165	\$452,042	0.887	2,052	\$195.50	KMT	3.2957	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-026	526 ADDISON CIR	08/27/24	\$504,640	WD	03-ARM'S LENGTH	\$504,640	\$254,440	50.42	\$508,883	\$63,825	\$440,815	\$473,466	0.931	2,170	\$203.14	KMT	1.0630	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-027	627 ADDISON CIR	05/29/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$236,390	54.97	\$472,777	\$63,739	\$366,261	\$435,147	0.842	1,950	\$187.83	KMT	7.8714	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-028	628 ADDISON CIR	04/29/24	\$449,340	WD	03-ARM'S LENGTH	\$449,340	\$245,970	54.74	\$491,932	\$63,825	\$385,515	\$455,433	0.846	2,052	\$187.87	KMT	7.3929	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-029	629 ADDISON CIR	05/29/24	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$245,970	58.15	\$491,932	\$63,825	\$359,175	\$455,433	0.789	2,052	\$175.04	KMT	13.1764	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-030	630 ADDISON CIR	05/29/24	\$486,300	WD	03-ARM'S LENGTH	\$486,300	\$252,660	51.96	\$505,311	\$63,825	\$422,475	\$469,666	0.900	2,170	\$194.69	KMT	2.0887	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-031	731 ADDISON CIR	04/29/24	\$493,075	WD	03-ARM'S LENGTH	\$493,075	\$249,780	50.66	\$499,567	\$63,825	\$429,250	\$463,555	0.926	2,057	\$208.68	KMT	0.5586	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-032	732 ADDISON CIR	04/29/24	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$248,160	58.67	\$496,325	\$63,825	\$359,175	\$460,106	0.781	2,052	\$175.04	KMT	13.9774	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-033	733 ADDISON CIR	04/29/24	\$464,280	WD	03-ARM'S LENGTH	\$464,280	\$256,340	55.21	\$512,688	\$63,825	\$400,455	\$477,514	0.839	2,165	\$184.97	KMT	8.1784	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-034	734 ADDISON CIR	04/29/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$257,130	52.48	\$514,267	\$63,825	\$426,175	\$479,194	0.889	2,170	\$196.39	KMT	3.1050	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-035	835 ADDISON CIR	12/14/23	\$437,150	WD	03-ARM'S LENGTH	\$437,150	\$241,780	55.31	\$483,550	\$64,200	\$372,950	\$446,117	0.836	2,057	\$181.31	KMT	8.4417	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-036	836 ADDISON CIR	12/15/23	\$492,025	WD	03-ARM'S LENGTH	\$492,025	\$251,940	51.20	\$503,873	\$64,003	\$428,022	\$467,947	0.915	2,165	\$197.70	KMT	0.5728	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-037	837 ADDISON CIR	12/15/23	\$515,360	WD	03-ARM'S LENGTH	\$515,360	\$246,570	47.84	\$493,134	\$63,814	\$451,546	\$456,723	0.989	2,057	\$219.52	KMT	6.8255	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-038	838 ADDISON CIR	12/14/23	\$495,960	WD	03-ARM'S LENGTH	\$495,960	\$244,020	49.20	\$488,046	\$63,814	\$432,146	\$451,311	0.958	2,057	\$210.09	KMT	3.7127	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-039	839 ADDISON CIR	12/22/23	\$455,035	WD	03-ARM'S LENGTH	\$455,035	\$246,290	54.13	\$492,586	\$63,814	\$391,221	\$456,140	0.858	2,052	\$190.65	KMT	6.2732	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-040	840 ADDISON CIR	12/20/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$256,170	51.23	\$512,337	\$63,814	\$436,186	\$477,152	0.914	2,170	\$201.01	KMT	0.6264	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-041	941 ADDISON CIR	03/15/24	\$434,990	WD	03-ARM'S LENGTH	\$434,990	\$229,090	52.67	\$458,175	\$63,814	\$371,176	\$419,533	0.885	2,057	\$180.45	KMT	3.5673	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-042	942 ADDISON CIR	01/17/24	\$434,305	WD	03-ARM'S LENGTH	\$434,305	\$225,800	51.99	\$451,595	\$63,814	\$370,491	\$412,533	0.898	2,052	\$180.55	KMT	2.2321	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-043	943 ADDISON CIR	01/19/24	\$428,805	WD	03-ARM'S LENGTH	\$428,805	\$228,805	51.99	\$451,962	\$63,814	\$364,991	\$412,923	0.884	2,057	\$177.44	KMT	3.6490	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-044	944 ADDISON CIR	02/14/24	\$457,400	WD	03-ARM'S LENGTH	\$457,400	\$236,830	51.78	\$473,658	\$63,814	\$393,586	\$436,004	0.903	2,170	\$181.38	KMT	1.7697	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-045	945 ADDISON CIR	03/20/24	\$442,990	WD	03-ARM'S LENGTH	\$442,990	\$227,800	51.42	\$455,594	\$63,814	\$379,176	\$416,787	0.910	2,052	\$184.78	KMT	1.0650	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-046	946 ADDISON CIR	01/19/24	\$424,140	WD	03-ARM'S LENGTH	\$424,140	\$236,430	55.74	\$472,860	\$63,814	\$360,326	\$435,155	0.828	2,170	\$166.05	KMT	9.2369	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-047	1047 ADDISON CIR	02/20/24	\$431,390	WD	03-ARM'S LENGTH	\$431,390	\$223,980	51.92	\$447,965	\$64,056	\$367,334	\$408,414	0.899	2,052	\$179.01	KMT	2.0993	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-048	1048 ADDISON CIR	02/12/24	\$404,740	WD	03-ARM'S LENGTH	\$404,740	\$223,680	55.27	\$447,352	\$64,056	\$340,684	\$407,762	0.835	2,057	\$165.62	KMT	8.4911	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-049	1049 ADDISON CIR	02/16/24	\$450,490	WD	03-ARM'S LENGTH	\$450,490	\$236,040	52.40	\$472,074	\$64,056	\$386,434	\$434,062	0.890	2,165	\$178.49	KMT	3.0135	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-050	1150 ADDISON CIR	04/29/24	\$495,090	WD	03-ARM'S LENGTH	\$495,090	\$254,150	51.33	\$498,296	\$63,825	\$431,265	\$472,842	0.912	2,165	\$199.20	KMT	0.8338	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-051	1151 ADDISON CIR	09/26/24	\$471,990	WD	03-ARM'S LENGTH	\$471,990	\$246,240	52.17	\$492,485	\$63,825	\$408,165	\$456,021	0.895	2,057	\$198.43	KMT	2.5352	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-052	1152 ADDISON CIR	04/29/24	\$521,465	WD	03-ARM'S LENGTH	\$521,465	\$255,120	48.92	\$510,239	\$63,825	\$457,640	\$474,909	0.964	2,165	\$211.38	KMT	4.3229	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-053	1253 ADDISON CIR	07/26/24	\$466,990	WD	03-ARM'S LENGTH	\$466,990	\$239,410	51.27	\$478,812	\$64,070	\$402,920	\$441,215	0.913	2,170	\$185.68	KMT	0.7203	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-054	1254 ADDISON CIR	07/19/24	\$446,990	WD	03-ARM'S LENGTH	\$446,990	\$234,770	52.52	\$469,549	\$64,070	\$382,920	\$431,361	0.888	2,165	\$176.87	KMT	3.2706	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-055	1255 ADDISON CIR	07/10/24	\$440,990	WD	03-ARM'S LENGTH	\$440,990	\$228,940	51.92	\$457,875	\$64,070	\$376,920	\$418,942	0.900	2,057	\$183.24	KMT	2.0713	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-058	1258 ADDISON CIR	11/08/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$234,550	50.99	\$469,105	\$64,070	\$395,930	\$430,888	0.919	2,170	\$182.46	KMT	0.1540	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-059	1359 ADDISON CIR	03/31/25	\$519,990	WD	03-ARM'S LENGTH	\$519,990	\$244,180	46.96	\$488,359	\$62,670	\$457,320	\$452,861	1.010	2,057	\$222.32	KMT	8.9438	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-060	1360 ADDISON CIR	12/31/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$252,090	54.21	\$504,170	\$62,670	\$402,330	\$469,681	0.857	2,165	\$185.83	KMT	6.3806	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-061	1361 ADDISON CIR	03/26/25	\$479,990	WD	03-ARM'S LENGTH	\$479,990	\$254,930	53.11	\$509,862	\$62,670	\$417,320	\$475,736	0.877	2,170	\$192.31	KMT	4.3200	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-063	1363 ADDISON CIR	02/24/25	\$479,990	WD	03-ARM'S LENGTH	\$479,990	\$246,470	51.35	\$492,946	\$62,670	\$417,320	\$457,740	0.912	2,052	\$203.37	KMT	0.8713	Colonial/2Sty	\$62,670	Land Table KT4	407
E-17-24-204-064	1364 ADDISON CIR	11/26/24</																			

**KN1 2026 ECF**

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	
E-17-14-200-056	9376 PARK LN	05/24/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$334,810	54.00	\$669,614	\$122,821	\$497,179	\$555,120	0.896	2,697	\$184.35	KN1	11.4266	Colonial/2Sty	\$122,821	Land Table KN1	407	
E-17-14-200-080	3646 LOCH BEND DR	06/23/23	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$207,380	43.94	\$414,765	\$122,821	\$349,179	\$296,390	1.178	1,880	\$185.73	KN1	16.8216	Ranch	\$122,821	Land Table KN1	407	
E-17-14-200-120	3989 S SHORE DR	07/29/22	\$681,000	WD	03-ARM'S LENGTH	\$681,000	\$348,630	51.19	\$697,263	\$146,010	\$534,990	\$559,648	0.956	2,560	\$208.98	KN1	5.3950	Ranch	\$132,250	Land Table KN1	407	
<b>Totals:</b>			<b>\$1,773,000</b>			<b>\$1,773,000</b>	<b>\$890,820</b>		<b>\$1,781,642</b>		<b>\$1,381,348</b>	<b>\$1,411,157</b>			<b>\$193.02</b>		<b>3.1015</b>					
								<b>Sale. Ratio =&gt;</b>	<b>50.24</b>				<b>E.C.F. =&gt;</b>	<b>0.979</b>	<b>Std. Deviation=&gt;</b>		<b>0.148768459</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.19</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.010</b>	<b>Ave. Variance=&gt;</b>		<b>11.2144</b>	<b>Coefficient of Var=&gt;</b>		<b>11.10458782</b>		

**KN2 2026 ECF**

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
E-17-14-200-058	3687 LOCH BEND DR	06/03/24	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$660,030	45.52	\$1,320,051	\$224,137	\$1,225,863	\$755,803	1.622	3,367	\$364.08	KN2	0.0000	Colonial/2Sty	\$217,512	Land Table KN2	407
<b>Totals:</b>			<b>\$1,450,000</b>			<b>\$1,450,000</b>	<b>\$660,030</b>		<b>\$1,320,051</b>		<b>\$1,225,863</b>	<b>\$755,803</b>			<b>\$364.08</b>		<b>0.0000</b>				
								<b>Sale. Ratio =&gt;</b>	<b>45.52</b>			<b>E.C.F. =&gt;</b>	<b>1.622</b>		<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>					
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.622</b>		<b>Ave. Variance=&gt;</b>	<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>		<b>0</b>		

**KN5 2026 ECF**

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	
E-17-14-426-005	4080 EMERALD PINES DR	07/31/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$225,620	49.59	\$451,248	\$110,628	\$344,372	\$292,378	1.178	2,434	\$141.48	KN5	5.6695	Colonial/2Sty	\$110,628	Land Table KN5	407	
E-17-14-426-022	4095 EMERALD PINES DR	08/13/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$230,950	54.34	\$461,900	\$113,610	\$311,390	\$298,961	1.042	2,283	\$136.40	KN5	7.9565	SingleFamily	\$113,610	Land Table KN5	407	
E-17-14-426-032	4082 PINESTEAD DR	05/05/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$205,130	47.70	\$410,260	\$110,628	\$319,372	\$257,195	1.242	2,166	\$147.45	KN5	12.0613	SingleFamily	\$110,628	Land Table KN5	407	
E-17-14-426-055	4095 CUMBERLAND CT	09/04/24	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$206,700	49.57	\$413,406	\$112,032	\$304,968	\$258,690	1.179	1,831	\$166.56	KN5	5.7755	Colonial/2Sty	\$110,628	Land Table KN5	407	
E-17-14-427-014	4316 REBECCA CIR	05/03/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$219,940	50.56	\$439,877	\$114,222	\$320,778	\$279,532	1.148	1,707	\$187.92	KN5	2.6415	Ranch	\$110,628	Land Table KN5	407	
E-17-14-427-032	4280 ELIZABETH LN	09/04/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$233,420	53.05	\$466,841	\$112,214	\$327,786	\$304,401	1.077	1,908	\$171.80	KN5	4.4314	Ranch	\$110,628	Land Table KN5	407	
E-17-15-276-023	261 WOODCREEK CT	10/31/23	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$321,210	57.46	\$642,424	\$106,836	\$452,164	\$459,732	0.984	2,939	\$153.85	KN5	13.7600	Colonial/2Sty	\$106,836	Land Table RP1	401	
<b>Totals:</b>			<b>\$3,161,000</b>			<b>\$3,161,000</b>	<b>\$1,642,970</b>			<b>\$3,285,956</b>	<b>\$2,380,830</b>	<b>\$2,150,889</b>			<b>\$157.92</b>		<b>1.4233</b>					
								<b>Sale. Ratio =&gt;</b>	<b>51.98</b>			<b>E.C.F. =&gt;</b>	<b>1.107</b>	<b>Std. Deviation=&gt;</b>		<b>0.09039123</b>						
								<b>Std. Dev. =&gt;</b>	<b>3.37</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.121</b>	<b>Ave. Variance=&gt;</b>		<b>7.4708</b>	<b>Coefficient of Var=&gt;</b>		<b>6.663615772</b>			

**KQA 2026 ECF**

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		
E-17-15-403-004	3336 TIMBERLAKE DR	04/13/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$381,550	49.23	\$763,108	\$132,811	\$642,189	\$763,996	0.841	2,950	\$217.69	KQA	3.6589	Colonial/2Sty	\$128,549	Land Table KQA	407		
E-17-15-403-024	730 ELDERBERRY CT	05/09/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$412,010	53.16	\$824,027	\$119,796	\$655,204	\$853,613	0.768	3,727	\$175.80	KQA	3.6411	Colonial/2Sty	\$117,373	Land Table KQA	407		
E-17-15-403-026	760 ELDERBERRY CT	09/05/24	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$409,250	50.21	\$818,509	\$133,911	\$681,089	\$829,816	0.821	3,232	\$210.73	KQA	1.6795	Colonial/2Sty	\$128,549	Land Table KQA	407		
E-17-15-403-031	763 ELDERBERRY CT	06/14/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$350,390	45.80	\$700,773	\$117,373	\$647,627	\$707,152	0.916	3,074	\$210.68	KQA	11.1848	Colonial/2Sty	\$117,373	Land Table KQA	407		
E-17-15-403-032	757 ELDERBERRY CT	03/31/25	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$393,740	50.81	\$787,482	\$117,373	\$657,627	\$812,253	0.810	4,011	\$163.96	KQA	0.5656	Colonial/2Sty	\$117,373	Land Table KQA	407		
E-17-15-403-033	739 ELDERBERRY CT	02/28/24	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$463,110	59.76	\$926,210	\$123,977	\$651,023	\$972,404	0.669	4,128	\$157.71	KQA	13.4478	Colonial/2Sty	\$117,373	Land Table KQA	407		
<b>Totals:</b>			<b>\$4,680,000</b>			<b>\$4,680,000</b>	<b>\$2,410,050</b>		<b>\$4,820,109</b>		<b>\$3,934,759</b>	<b>\$4,939,234</b>			<b>\$189.43</b>		<b>0.7343</b>						
								<b>Sale. Ratio =&gt;</b>	<b>51.50</b>					<b>E.C.F. =&gt;</b>	<b>0.797</b>	<b>Std. Deviation=&gt;</b>		<b>0.081942587</b>					
								<b>Std. Dev. =&gt;</b>	<b>4.70</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.804</b>	<b>Ave. Variance=&gt;</b>		<b>5.6963</b>	<b>Coefficient of Var=&gt;</b>		<b>7.085151429</b>		

**KRC RESERVE AT CRYSTAL LAKE 2026 ECF**

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	
E-17-08-301-050	2332 PROVENCAL DR	12/27/24	\$681,553	WD	03-ARM'S LENGTH	\$681,553	\$328,580	48.21	\$657,166	\$145,200	\$536,353	\$556,485	0.964	2,525	\$212.42	KRC	5.9706	Colonial/2Sty	\$145,200	Land Table KRC	407	
E-17-08-301-053	2344 PROVENCAL DR	03/07/25	\$615,679	WD	03-ARM'S LENGTH	\$615,679	\$318,490	51.73	\$636,970	\$145,200	\$470,479	\$534,533	0.880	4,160	\$113.10	KRC	2.3949	Colonial/2Sty	\$145,200	Land Table KRC	407	
E-17-08-301-059	2372 PROVENCAL DR	12/17/24	\$591,490	WD	03-ARM'S LENGTH	\$591,490	\$270,070	45.66	\$540,139	\$145,200	\$446,290	\$429,282	1.040	1,878	\$237.64	KRC	13.5503	Ranch	\$145,200	Land Table KRC	407	
E-17-08-301-060	2376 PROVENCAL DR	06/13/24	\$526,444	WD	03-ARM'S LENGTH	\$526,444	\$269,620	51.22	\$539,231	\$145,200	\$381,244	\$428,295	0.890	1,879	\$202.90	KRC	1.3973	Ranch	\$145,200	Land Table KRC	407	
E-17-08-301-061	2380 PROVENCAL DR	12/27/24	\$799,221	WD	03-ARM'S LENGTH	\$799,221	\$365,610	45.75	\$731,214	\$145,200	\$654,021	\$636,972	1.027	3,075	\$212.69	KRC	12.2649	Colonial/2Sty	\$145,200	Land Table KRC	407	
E-17-08-301-062	2384 PROVENCAL DR	09/24/24	\$649,624	WD	03-ARM'S LENGTH	\$649,624	\$322,490	49.64	\$644,972	\$145,200	\$504,424	\$543,230	0.929	2,603	\$193.79	KRC	2.4446	Colonial/2Sty	\$145,200	Land Table KRC	407	
E-17-08-301-065	2396 PROVENCAL DR	08/28/24	\$622,040	WD	03-ARM'S LENGTH	\$622,040	\$349,410	56.17	\$698,816	\$147,989	\$474,051	\$598,725	0.792	2,950	\$160.70	KRC	11.2350	Colonial/2Sty	\$145,200	Land Table KRC	407	
E-17-08-301-080	2393 PROVENCAL DR	10/25/24	\$680,608	WD	03-ARM'S LENGTH	\$680,608	\$408,370	60.00	\$816,745	\$150,000	\$530,608	\$724,723	0.732	3,673	\$144.46	KRC	17.1965	Colonial/2Sty	\$150,000	Land Table KRC	407	
E-17-08-301-082	2373 PROVENCAL DR	08/29/24	\$567,315	WD	03-ARM'S LENGTH	\$567,315	\$312,970	55.17	\$625,938	\$145,200	\$422,115	\$522,541	0.808	2,416	\$174.72	KRC	9.6306	Colonial/2Sty	\$145,200	Land Table KRC	407	
E-17-08-301-084	2365 PROVENCAL DR	12/09/24	\$607,193	WD	03-ARM'S LENGTH	\$607,193	\$272,470	44.87	\$544,931	\$145,200	\$461,993	\$434,490	1.063	1,876	\$246.26	KRC	15.9181	Ranch	\$145,200	Land Table KRC	407	
E-17-08-301-091	2337 PROVENCAL DR	01/30/25	\$595,265	WD	03-ARM'S LENGTH	\$595,265	\$277,070	46.55	\$554,134	\$145,200	\$450,065	\$444,493	1.013	1,885	\$238.76	KRC	10.8417	Ranch	\$145,200	Land Table KRC	407	
E-17-08-301-092	2333 PROVENCAL DR	11/04/24	\$523,027	WD	03-ARM'S LENGTH	\$523,027	\$293,660	56.15	\$587,310	\$145,200	\$377,827	\$480,554	0.786	2,267	\$166.66	KRC	11.7886	Colonial/2Sty	\$145,200	Land Table KRC	407	
E-17-08-301-093	2329 PROVENCAL DR	12/19/24	\$634,785	WD	03-ARM'S LENGTH	\$634,785	\$280,820	44.24	\$561,633	\$150,000	\$484,785	\$447,427	1.083	1,887	\$256.91	KRC	17.9377	Ranch	\$150,000	Land Table KRC	407	
E-17-08-301-097	2436 PARKSHORE DR	08/19/24	\$643,103	WD	03-ARM'S LENGTH	\$643,103	\$324,300	50.43	\$648,594	\$145,200	\$497,903	\$547,167	0.910	2,633	\$189.10	KRC	0.5847	Colonial/2Sty	\$145,200	Land Table KRC	407	
E-17-08-301-100	2424 PARKSHORE DR	09/27/24	\$583,775	WD	03-ARM'S LENGTH	\$583,775	\$352,030	60.30	\$704,055	\$145,200	\$438,575	\$607,451	0.722	3,037	\$144.41	KRC	18.2125	Colonial/2Sty	\$145,200	Land Table KRC	407	
E-17-08-301-101	2420 PARKSHORE DR	06/26/24	\$506,240	WD	03-ARM'S LENGTH	\$506,240	\$273,290	53.98	\$546,576	\$145,200	\$361,040	\$436,278	0.828	1,872	\$192.86	KRC	7.6572	Ranch	\$145,200	Land Table KRC	407	
<b>Totals:</b>			<b>\$9,827,362</b>			<b>\$9,827,362</b>	<b>\$5,019,250</b>			<b>\$10,038,424</b>		<b>\$7,491,773</b>			<b>\$192.96</b>							<b>0.9326</b>
							<b>Sale. Ratio =&gt;</b>		<b>51.07</b>			<b>E.C.F. =&gt;</b>	<b>0.895</b>		<b>Std. Deviation=&gt;</b>	<b>0.118894197</b>						
							<b>Std. Dev. =&gt;</b>	<b>5.26</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.904</b>		<b>Ave. Variance=&gt;</b>	<b>9.9391</b>	<b>Coefficient of Var=&gt;</b>	<b>10.99312177</b>				

**KT4 2026 ECF**

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
E-17-35-253-012	2201 CAMERON CIR	07/19/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$160,770	50.24	\$321,547	\$62,670	\$257,330	\$292,516	0.880	1,661	\$154.92	KT4	1.2332	Other	\$62,670	Land Table KT4	407
E-17-35-253-019	2105 CAMERON CIR	02/27/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$148,170	47.80	\$296,342	\$63,040	\$246,960	\$263,618	0.937	1,262	\$195.69	KT4	6.9431	Other	\$62,670	Land Table KT4	407
E-17-35-253-033	4105 CAMERON CIR	08/02/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$145,740	50.26	\$291,478	\$63,040	\$226,960	\$258,122	0.879	1,249	\$181.71	KT4	1.1895	Other	\$62,670	Land Table KT4	407
E-17-35-253-037	5101 TAMARA CIR	10/25/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$146,030	51.24	\$292,064	\$63,040	\$221,960	\$258,784	0.858	1,249	\$177.71	KT4	0.9676	Other	\$62,670	Land Table KT4	407
E-17-35-253-038	5201 TAMARA CIR	06/26/24	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$153,390	51.30	\$306,772	\$62,670	\$236,330	\$275,821	0.857	1,473	\$160.44	KT4	1.0557	Other	\$62,670	Land Table KT4	407
E-17-35-253-043	5104 TAMARA CIR	11/26/24	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$146,330	49.77	\$292,651	\$63,040	\$230,960	\$259,447	0.890	1,257	\$183.74	KT4	2.2821	Other	\$62,670	Land Table KT4	407
E-17-35-253-068	16202 CAITLIN CIR	04/27/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$162,030	52.27	\$324,063	\$62,670	\$247,330	\$295,359	0.837	1,656	\$149.35	KT4	2.9992	Other	\$62,670	Land Table KT4	407
E-17-35-253-074	9201 ALEXA DR	09/26/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$153,390	52.89	\$306,772	\$62,670	\$227,330	\$275,821	0.824	1,473	\$154.33	KT4	4.3186	Other	\$62,670	Land Table KT4	407
E-17-35-253-081	8101 ALEXA DR	11/18/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$146,930	48.99	\$293,869	\$63,110	\$236,790	\$260,745	0.908	1,262	\$187.63	KT4	4.0751	Other	\$62,670	Land Table KT4	407
E-17-35-253-082	8201 ALEXA DR	02/24/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$161,840	50.58	\$323,679	\$62,670	\$257,330	\$294,925	0.873	1,656	\$155.39	KT4	0.5147	Other	\$62,670	Land Table KT4	407
E-17-35-253-090	8205 ALEXA DR	08/19/24	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$162,090	52.12	\$324,170	\$62,670	\$248,330	\$295,480	0.840	1,656	\$149.96	KT4	2.6951	Other	\$62,670	Land Table KT4	407
E-17-35-253-105	6104 JASMINE DR	03/01/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$147,210	50.94	\$294,422	\$63,045	\$225,955	\$261,443	0.864	1,249	\$180.91	KT4	0.3118	Other	\$62,670	Land Table KT4	407
E-17-35-253-107	6105 JASMINE DR	10/21/24	\$289,200	WD	03-ARM'S LENGTH	\$289,200	\$147,150	50.88	\$294,296	\$63,045	\$226,155	\$261,301	0.865	1,262	\$179.20	KT4	0.1881	Other	\$62,670	Land Table KT4	407
E-17-35-253-110	15201 ADRI CIR	01/06/25	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$156,300	52.80	\$312,607	\$62,670	\$233,330	\$282,415	0.826	1,513	\$154.22	KT4	4.1183	Other	\$62,670	Land Table KT4	407
E-17-35-253-127	18106 ADRI CIR	06/20/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,400	48.84	\$302,793	\$63,045	\$246,955	\$270,902	0.912	1,262	\$195.69	KT4	4.4225	Other	\$62,670	Land Table KT4	407
E-17-35-253-128	18206 ADRI CIR	06/20/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$162,380	51.55	\$324,764	\$62,670	\$252,330	\$296,151	0.852	1,656	\$152.37	KT4	1.5349	Other	\$62,670	Land Table KT4	407
E-17-35-253-135	14104 ADRI CIR	02/25/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,820	49.27	\$295,639	\$63,045	\$236,955	\$262,818	0.902	1,257	\$188.51	KT4	3.4214	Other	\$62,670	Land Table KT4	407
E-17-35-253-136	14204 ADRI CIR	01/27/25	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$162,380	49.96	\$324,764	\$62,670	\$262,330	\$296,151	0.886	1,656	\$158.41	KT4	1.8418	Other	\$62,670	Land Table KT4	407
E-17-35-253-147	17102 CAITLIN CIR	07/13/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,420	49.14	\$294,831	\$63,045	\$236,955	\$261,905	0.905	1,262	\$187.76	KT4	3.7357	Other	\$62,670	Land Table KT4	407
E-17-35-253-151	17104 CAITLIN CIR	06/16/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,420	47.32	\$302,845	\$63,045	\$256,955	\$270,960	0.948	1,257	\$204.42	KT4	8.0933	Other	\$62,670	Land Table KT4	407
E-17-35-253-162	12203 CAITLIN CIR	04/28/23	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$154,350	54.35	\$308,696	\$62,670	\$221,330	\$277,995	0.796	1,473	\$150.26	KT4	7.1215	Other	\$62,670	Land Table KT4	407
E-17-35-253-165	35101 EMMA CIR	10/25/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,220	49.74	\$298,448	\$63,050	\$236,950	\$265,986	0.891	1,262	\$187.76	KT4	2.3456	Other	\$62,670	Land Table KT4	407
E-17-35-253-175	34101 EMMA CIR	04/11/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$150,260	51.81	\$300,514	\$63,045	\$226,955	\$268,327	0.846	1,262	\$179.84	KT4	2.1563	Other	\$62,670	Land Table KT4	407
E-17-35-253-178	34202 EMMA CIR	03/15/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$154,660	53.33	\$309,320	\$62,670	\$227,330	\$278,701	0.816	1,473	\$154.33	KT4	5.1701	MultiTenant	\$62,670	Land Table KT4	407
E-17-35-253-189	33103 EMMA CIR	09/08/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$147,480	49.99	\$294,967	\$63,045	\$231,955	\$262,059	0.885	1,256	\$184.68	KT4	1.7747	MultiTenant	\$62,670	Land Table KT4	407
E-17-35-253-197	32102 ALEXA DR	04/04/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$147,150	49.55	\$294,296	\$63,045	\$233,955	\$261,301	0.895	1,262	\$185.38	KT4	2.7969	MultiTenant	\$62,670	Land Table KT4	407
E-17-35-253-201	32104 ALEXA DR	04/29/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,480	49.16	\$294,967	\$63,045	\$236,955	\$262,059	0.904	1,256	\$188.66	KT4	3.6827	MultiTenant	\$62,670	Land Table KT4	407
E-17-35-253-205	31102 ALEXA DR	01/26/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,700	50.23	\$301,401	\$63,055	\$236,945	\$269,318	0.880	1,262	\$187.75	KT4	1.2419	Other	\$62,670	Land Table KT4	407
E-17-35-253-206	31202 ALEXA DR	08/06/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$165,440	50.90	\$330,873	\$62,670	\$262,330	\$303,054	0.866	1,656	\$158.41	KT4	0.1758	Other	\$62,670	Land Table KT4	407
E-17-35-253-210	31204 ALEXA DR	07/31/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$165,450	56.08	\$330,902	\$62,670	\$232,330	\$303,087	0.767	1,656	\$140.30	KT4	10.0833	Other	\$62,670	Land Table KT4	407
E-17-35-253-216	21203 ALEXA DR	09/17/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$165,440	54.24	\$330,873	\$62,670	\$242,330	\$303,054	0.800	1,656	\$146.33	KT4	6.7753	Other	\$62,670	Land Table KT4	407
E-17-35-253-221	30101 CHANTEL DR	11/15/24	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$147,210	51.20	\$294,422	\$63,045	\$224,455	\$261,443	0.859	1,249	\$179.71	KT4	0.8855	Other	\$62,670	Land Table KT4	407
E-17-35-253-222	30201 CHANTEL DR	06/30/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$155,380	50.12	\$310,751	\$62,670	\$247,330	\$280,318	0.882	1,491	\$165.88	KT4	1.4942	Ranch	\$62,670	Land Table KT4	407
E-17-35-253-231	29102 APRIL CT	11/20/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$150,700	52.88	\$301,401	\$63,055	\$221,945	\$269,318	0.824	1,262	\$175.87	KT4	4.3277	Other	\$62,670	Land Table KT4	407
E-17-35-253-243	27104 CHANTEL DR	09/08/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$147,210	47.33	\$294,422	\$63,045	\$247,955	\$261,443	0.948	1,249	\$198.52	KT4	8.1031	Other	\$62,670	Land Table KT4	407
E-17-35-253-263	20106 ALEXA DR	09/25/23	\$302,400	WD	03-ARM'S LENGTH	\$302,400	\$149,220	49.35	\$298,448	\$63,050	\$239,350	\$265,986	0.900	1,262	\$189.66	KT4	3.2479	Other	\$62,670	Land Table KT4	407
E-17-35-253-264	20206 ALEXA DR	10/18/24	\$331,750	WD	03-ARM'S LENGTH	\$331,750	\$163,770	49.37	\$327,549	\$62,670	\$269,080	\$299,298	0.899	1,656	\$162.49	KT4	3.1657	Other	\$62,670	Land Table KT4	407
E-17-35-253-280	24201 ALEXA DR	03/01/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$157,840	53.51	\$315,671	\$62,670	\$232,330	\$285,877	0.813	1,473	\$157.73	KT4	5.4686	Other	\$62,670	Land Table KT4	407
E-17-35-253-283	24103 ALEXA DR	04/12/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$150,200	53.64	\$300,391	\$63,055	\$216,945	\$268,176	0.809	1,249	\$173.69	KT4	5.8415	Other	\$62,670	Land Table KT4	407
E-17-35-253-314	23202 ALEXA DR	05/24/24	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$157,230	51.38	\$314,462	\$62,670	\$243,330	\$284,511	0.855	1,497	\$162.55	KT4	1.2121	Other	\$62,670	Land Table KT4	407
E-17-35-253-317	23104 ALEXA DR	06/03/24	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$148,700	49.98	\$297,394	\$63,050	\$234,450	\$264,795	0.885	1,249	\$187.71	KT4	1.8021	Other	\$62,670	Land Table KT4	407
<b>Totals:</b>			<b>\$12,360,250</b>			<b>\$12,360,250</b>	<b>\$6,285,280</b>		<b>\$12,570,536</b>		<b>\$9,782,065</b>	<b>\$11,290,792</b>			<b>\$172.44</b>		<b>0.1004</b>				
								<b>Sale. Ratio =&gt;</b>	<b>50.85</b>			<b>E.C.F. =&gt;</b>	<b>0.866</b>	<b>Std. Deviation=&gt;</b>		<b>0.041284016</b>					
								<b>Std. Dev. =&gt;</b>	<b>1.95</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.867</b>	<b>Ave. Variance=&gt;</b>		<b>3.2881</b>	<b>Coefficient of Var=&gt;</b>		<b>3.790902677</b>		

**KT9 2026 ECF**

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
E-17-19-300-084	2440 BEVIN CT	05/09/24	\$619,000	WD	03-ARM'S LENGTH	\$619,000	\$301,330	48.68	\$602,666	\$75,294	\$543,706	\$577,625	0.941	2,360	\$230.38	KT9	4.3983	Colonial/2Sty	\$75,294	Land Table KT2	407
E-17-20-301-001	2595 IRONTON DR	04/25/24	\$764,990	WD	03-ARM'S LENGTH	\$764,990	\$369,260	48.27	\$738,523	\$79,999	\$684,991	\$721,275	0.950	3,266	\$209.73	KT9	5.2400	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-002	2605 IRONTON DR	08/01/24	\$636,733	WD	03-ARM'S LENGTH	\$636,733	\$305,010	47.90	\$610,012	\$79,999	\$556,734	\$580,518	0.959	2,678	\$207.89	KT9	6.1735	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-018	2765 IRONTON DR	07/27/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$339,860	52.29	\$679,718	\$79,999	\$570,001	\$656,866	0.868	3,187	\$178.85	KT9	2.9537	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-021	2795 IRONTON DR	03/27/24	\$656,590	WD	03-ARM'S LENGTH	\$656,590	\$351,520	53.54	\$703,031	\$79,999	\$576,591	\$682,401	0.845	3,360	\$171.60	KT9	5.2350	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-038	2892 TRILLIUM HILLS DR	08/29/23	\$563,490	WD	03-ARM'S LENGTH	\$563,490	\$302,880	53.75	\$605,763	\$79,999	\$483,491	\$575,864	0.840	2,708	\$178.54	KT9	5.7702	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-040	2872 TRILLIUM HILLS DR	11/15/23	\$544,815	WD	03-ARM'S LENGTH	\$544,815	\$288,530	52.96	\$577,060	\$79,999	\$464,816	\$544,426	0.854	2,732	\$170.14	KT9	4.3522	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-041	2862 TRILLIUM HILLS DR	08/12/24	\$685,215	WD	03-ARM'S LENGTH	\$685,215	\$350,590	51.16	\$701,186	\$79,999	\$603,981	\$679,027	0.889	3,271	\$184.65	KT9	0.7815	Colonial/2Sty	\$81,234	Land Table KT9	407
E-17-20-301-043	2842 TRILLIUM HILLS DR	03/22/24	\$653,240	WD	03-ARM'S LENGTH	\$653,240	\$347,000	53.12	\$693,992	\$79,999	\$573,241	\$672,501	0.852	3,306	\$173.39	KT9	4.4892	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-045	2822 TRILLIUM HILLS DR	01/02/24	\$581,615	WD	03-ARM'S LENGTH	\$581,615	\$295,540	50.81	\$591,070	\$79,999	\$501,616	\$559,771	0.896	2,656	\$188.86	KT9	0.1185	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-049	2782 TRILLIUM HILLS DR	07/27/23	\$564,990	WD	03-ARM'S LENGTH	\$564,990	\$301,370	53.34	\$602,732	\$79,999	\$484,991	\$572,544	0.847	2,687	\$180.50	KT9	5.0214	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-051	2762 TRILLIUM HILLS DR	04/20/23	\$569,490	WD	03-ARM'S LENGTH	\$569,490	\$297,020	52.16	\$594,040	\$79,999	\$489,491	\$563,024	0.869	2,685	\$182.31	KT9	2.7898	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-055	2765 TRILLIUM HILLS DR	04/14/23	\$588,465	WD	03-ARM'S LENGTH	\$588,465	\$302,070	51.33	\$604,147	\$79,999	\$508,466	\$574,094	0.886	2,718	\$187.07	KT9	1.1611	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-056	2775 TRILLIUM HILLS DR	07/26/23	\$689,890	WD	03-ARM'S LENGTH	\$689,890	\$358,000	51.89	\$716,007	\$93,675	\$596,215	\$681,634	0.875	3,304	\$180.45	KT9	2.2610	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-057	2785 TRILLIUM HILLS DR	08/03/23	\$713,215	WD	03-ARM'S LENGTH	\$713,215	\$372,760	52.26	\$745,510	\$79,999	\$633,216	\$728,928	0.869	3,461	\$182.96	KT9	2.8599	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-058	2795 TRILLIUM HILLS DR	10/24/23	\$568,640	WD	03-ARM'S LENGTH	\$568,640	\$298,100	52.42	\$596,195	\$79,999	\$488,641	\$565,384	0.864	2,711	\$180.24	KT9	3.3031	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-059	2805 TRILLIUM HILLS DR	11/09/23	\$703,265	WD	03-ARM'S LENGTH	\$703,265	\$377,390	53.66	\$754,780	\$79,999	\$623,266	\$739,081	0.843	3,560	\$175.07	KT9	5.3996	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-060	2815 TRILLIUM HILLS DR	01/11/24	\$715,965	WD	03-ARM'S LENGTH	\$715,965	\$366,710	51.22	\$733,414	\$79,999	\$635,966	\$715,679	0.889	3,483	\$182.59	KT9	0.8675	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-061	2825 TRILLIUM HILLS DR	11/30/23	\$554,140	WD	03-ARM'S LENGTH	\$554,140	\$284,120	51.27	\$568,240	\$79,999	\$474,141	\$534,766	0.887	2,559	\$185.28	KT9	1.0661	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-062	2835 TRILLIUM HILLS DR	12/28/23	\$563,515	WD	03-ARM'S LENGTH	\$563,515	\$293,270	52.04	\$586,539	\$79,999	\$483,516	\$554,808	0.872	2,574	\$187.85	KT9	2.5793	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-065	2730 TULIP WAY	03/26/24	\$575,740	WD	03-ARM'S LENGTH	\$575,740	\$297,840	51.73	\$595,675	\$79,999	\$495,741	\$564,815	0.878	2,665	\$186.02	KT9	1.9589	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-067	2750 TULIP WAY	06/28/24	\$567,240	WD	03-ARM'S LENGTH	\$567,240	\$301,340	53.12	\$602,679	\$79,999	\$487,241	\$572,486	0.851	2,682	\$181.67	KT9	4.6198	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-068	2760 TULIP WAY	10/27/23	\$662,040	WD	03-ARM'S LENGTH	\$662,040	\$329,800	49.82	\$659,590	\$89,550	\$572,490	\$624,359	0.917	2,778	\$206.08	KT9	1.9630	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-070	2780 TULIP WAY	04/18/23	\$679,315	WD	03-ARM'S LENGTH	\$679,315	\$340,210	50.08	\$680,410	\$93,883	\$585,432	\$642,417	0.911	3,150	\$185.85	KT9	1.4001	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-072	2775 TULIP WAY	04/26/23	\$634,565	WD	03-ARM'S LENGTH	\$634,565	\$342,240	53.93	\$684,484	\$79,999	\$554,566	\$662,087	0.838	3,352	\$165.44	KT9	5.9691	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-073	2765 TULIP WAY	03/18/24	\$709,990	WD	03-ARM'S LENGTH	\$709,990	\$356,110	50.16	\$712,213	\$79,999	\$629,991	\$692,458	0.910	3,311	\$190.27	KT9	1.2495	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-074	2755 TULIP WAY	08/17/23	\$546,965	WD	03-ARM'S LENGTH	\$546,965	\$285,100	52.12	\$570,208	\$85,368	\$461,597	\$531,041	0.869	2,487	\$185.60	KT9	2.8063	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-075	2745 TULIP WAY	08/28/23	\$648,340	WD	03-ARM'S LENGTH	\$648,340	\$345,230	53.25	\$690,466	\$79,999	\$568,341	\$668,639	0.850	3,295	\$172.49	KT9	4.7297	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-076	2735 TULIP WAY	02/07/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$358,000	51.88	\$716,008	\$79,999	\$610,001	\$696,614	0.876	3,254	\$187.46	KT9	2.1629	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-077	2725 TULIP WAY	11/27/23	\$720,740	WD	03-ARM'S LENGTH	\$720,740	\$379,780	52.69	\$759,559	\$79,999	\$640,741	\$744,315	0.861	3,555	\$180.24	KT9	3.6448	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-301-078	2715 TULIP WAY	12/28/23	\$693,880	WD	03-ARM'S LENGTH	\$693,880	\$348,040	50.16	\$696,087	\$79,999	\$613,881	\$674,795	0.910	3,316	\$185.13	KT9	1.2435	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-326-007	2588 TRILLIUM HILLS DR	10/19/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$223,660	50.83	\$447,313	\$81,234	\$358,766	\$400,963	0.895	2,263	\$158.54	KT9	0.2533	Colonial/2Sty	\$81,234	Land Table KT9	407
E-17-20-326-063	2433 YASMIN DR	07/12/24	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$295,030	50.43	\$590,064	\$81,234	\$503,766	\$557,317	0.904	2,799	\$179.98	KT9	0.6619	Colonial/2Sty	\$81,234	Land Table KT9	407
E-17-20-326-079	2720 TRILLIUM HILLS DR	12/07/23	\$546,000	WD	03-ARM'S LENGTH	\$546,000	\$270,660	49.57	\$541,324	\$79,999	\$466,001	\$505,285	0.922	2,790	\$167.03	KT9	2.4960	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-326-080	2708 TRILLIUM HILLS DR	10/12/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$249,820	50.47	\$499,645	\$79,999	\$415,001	\$459,634	0.903	2,358	\$176.00	KT9	0.5600	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-326-082	2684 TRILLIUM HILLS DR	02/12/25	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$239,420	47.41	\$478,844	\$81,234	\$423,766	\$435,498	0.973	2,450	\$172.97	KT9	7.5766	Colonial/2Sty	\$81,234	Land Table KT9	407
E-17-20-326-163	2415 SOLACE DR	09/25/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$247,590	47.16	\$495,170	\$84,376	\$440,624	\$449,939	0.979	2,583	\$170.59	KT9	8.2003	Colonial/2Sty	\$81,234	Land Table KT9	407
E-17-20-326-168	2473 SOLACE DR	04/09/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$224,710	46.33	\$449,412	\$84,607	\$400,393	\$399,567	1.002	2,046	\$195.70	KT9	10.4772	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-20-326-175	2294 YASMIN DR	07/28/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$290,450	50.51	\$580,895	\$79,999	\$495,001	\$548,627	0.902	2,729	\$181.39	KT9	0.4961	Colonial/2Sty	\$79,999	Land Table KT9	407
E-17-21-201-108	2774 ALORINGTON CT	10/13/23	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$178,170	43.88	\$356,347	\$79,999	\$326,001	\$302,681	1.077	1,740	\$187.36	KT9	17.9749	Ranch	\$79,999	Land Table KT9	407
E-17-28-452-001	1290 LOON RDG	02/01/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$257,430	47.67	\$514,861	\$95,471	\$444,529	\$459,354	0.968	2,942	\$151.10	KT9	7.0432	Colonial/2Sty	\$82,245	Land Table K22	407
<b>Totals:</b>			<b>\$24,818,078</b>			<b>\$24,818,078</b>	<b>\$12,662,960</b>		<b>\$25,325,879</b>		<b>\$21,470,947</b>	<b>\$24,073,108</b>			<b>\$182.57</b>		<b>0.5389</b>				
							<b>Sale. Ratio =&gt;</b>	<b>51.02</b>				<b>E.C.F. =&gt;</b>	<b>0.892</b>		<b>Std. Deviation=&gt;</b>	<b>0.05056342</b>					
							<b>Std. Dev. =&gt;</b>	<b>2.28</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.897</b>		<b>Ave. Variance=&gt;</b>	<b>3.7636</b>	<b>Coefficient of Var=&gt;</b>	<b>4.194404623</b>			

**KU2 2026 ECF**

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	
E -17-16-181-009	3755 BALMONY RD	09/07/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$140,070	50.93	\$280,137	\$93,768	\$181,232	\$156,613	1.157	1,400	\$129.45	R91	5.1388	Ranch	\$90,954	Land Table RQA	401	
E -17-16-183-022	3831 ELLISIA RD	09/11/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,830	48.94	\$293,650	\$95,948	\$204,052	\$166,136	1.228	1,712	\$119.19	R91	1.9635	Colonial/2Sty	\$95,184	Land Table RQA	401	
E -17-16-202-004	1715 WICKHAM	06/02/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$188,000	55.29	\$375,996	\$88,386	\$251,614	\$241,689	1.041	1,331	\$189.04	R91	16.7522	Colonial/2Sty	\$84,602	Land Table RQA	401	
E -17-16-203-044	4080 LONG LEAF	08/08/24	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$124,750	49.41	\$249,491	\$86,725	\$165,775	\$136,778	1.212	960	\$172.68	R91	0.3412	Ranch	\$86,725	Land Table RQA	401	
E -17-16-252-002	1855 LUNETA CT	10/06/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$121,250	48.12	\$242,507	\$84,602	\$167,398	\$132,693	1.262	1,200	\$139.50	R91	5.2954	Ranch	\$84,602	Land Table RQA	401	
E -17-21-201-038	3167 BENSTEIN RD	06/12/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$134,620	47.74	\$269,232	\$110,000	\$172,000	\$133,808	1.285	1,455	\$118.21	R91	7.6833	Bungalow	\$110,000	Land Table R9B	401	
E -17-21-201-054	3070 KANE CT	12/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$195,590	48.90	\$391,181	\$105,456	\$294,544	\$240,105	1.227	1,833	\$160.69	R91	1.8143	Colonial/2Sty	\$102,649	Land Table R9B	401	
E -17-21-201-064	2741 TALL PINES WAY	04/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$191,550	54.73	\$383,109	\$104,638	\$245,362	\$234,009	1.049	1,758	\$139.57	R91	16.0073	Ranch	\$102,649	Land Table R9B	401	
E -17-21-201-095	2740 TALL PINES WAY	09/12/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$182,410	53.65	\$364,829	\$89,457	\$250,543	\$231,405	1.083	1,656	\$151.29	R91	12.5884	Ranch	\$86,122	Land Table R9B	407	
E -17-21-201-095	2740 TALL PINES WAY	03/25/25	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$182,410	51.38	\$364,829	\$89,457	\$265,543	\$231,405	1.148	1,656	\$160.35	R91	6.1062	Ranch	\$86,122	Land Table R9B	407	
<b>Totals:</b>			<b>\$3,831,500</b>			<b>\$3,831,500</b>	<b>\$1,912,700</b>		<b>\$3,825,391</b>		<b>\$2,198,063</b>	<b>\$1,904,642</b>			<b>\$150.77</b>		<b>1.5890</b>					
								<b>Sale. Ratio =&gt;</b>	<b>49.92</b>			<b>E.C.F. =&gt;</b>	<b>1.154</b>	<b>Std. Deviation=&gt;</b>		<b>0.12585611</b>						
								<b>Std. Dev. =&gt;</b>	<b>3.61</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.169</b>	<b>Ave. Variance=&gt;</b>		<b>9.4321</b>	<b>Coefficient of Var=&gt;</b>		<b>7.804275891</b>			

**KWC WYNCLIFF 2026 ECF**

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	
E -17-24-177-038	2711 WYNCLIFF CT	05/22/23	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$415,790	50.40	\$831,587	\$133,774	\$691,226	\$754,392	0.916	3,335	\$207.26	KWC	5.4301	Colonial/2Sty	\$133,774	Land Table KWC	407	
E -17-24-177-040	2610 WYNCLIFF DR	08/23/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$501,980	55.78	\$1,003,965	\$184,362	\$715,638	\$886,057	0.808	3,738	\$191.45	KWC	5.4301	Colonial/2Sty	\$156,070	Land Table KWC	407	
<b>Totals:</b>			<b>\$1,725,000</b>			<b>\$1,725,000</b>	<b>\$917,770</b>		<b>\$1,835,552</b>		<b>\$1,406,864</b>	<b>\$1,640,450</b>			<b>\$199.36</b>		<b>0.4358</b>					
								<b>Sale. Ratio =&gt;</b>	<b>53.20</b>				<b>E.C.F. =&gt;</b>	<b>0.858</b>	<b>Std. Deviation=&gt;</b>		<b>0.0767938</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.80</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.862</b>	<b>Ave. Variance=&gt;</b>		<b>5.4301</b>	<b>Coefficient of Var=&gt;</b>	<b>6.299711772</b>			

**KX3 2026 ECF**

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	
E -17-23-476-053	2080 ROB RIDGE DR	07/02/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$265,990	51.65	\$531,972	\$98,935	\$416,065	\$397,282	1.047	2,079	\$200.13	KX3	1.5755	Colonial/2Sty	\$93,690	Land Table KX3	407	
E -17-24-300-050	8930 CAMPBELL CREEK DR	08/31/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$197,620	52.01	\$395,246	\$93,690	\$286,310	\$276,657	1.035	1,760	\$162.68	KX3	0.3367	Colonial/2Sty	\$93,690	Land Table KX3	407	
E -17-24-300-055	9065 CAMPBELL CREEK DR	10/25/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$205,310	51.98	\$410,617	\$94,085	\$300,915	\$290,396	1.036	1,632	\$184.38	KX3	0.4697	Colonial/2Sty	\$93,690	Land Table KX3	407	
E -17-26-251-029	1865 ASHSTAN DR	06/16/23	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$179,550	52.96	\$359,105	\$92,809	\$246,191	\$244,308	1.008	1,686	\$146.02	KX3	2.3819	Ranch	\$92,809	Land Table K11	407	
<b>Totals:</b>			<b>\$1,629,000</b>			<b>\$1,629,000</b>	<b>\$848,470</b>		<b>\$1,696,940</b>		<b>\$1,249,481</b>	<b>\$1,208,643</b>			<b>\$173.30</b>		<b>0.2263</b>					
								<b>Sale. Ratio =&gt;</b>	<b>52.09</b>			<b>E.C.F. =&gt;</b>	<b>1.034</b>	<b>Std. Deviation=&gt;</b>		<b>0.0168219</b>						
								<b>Std. Dev. =&gt;</b>	<b>0.57</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.032</b>	<b>Ave. Variance=&gt;</b>		<b>1.1909</b>	<b>Coefficient of Var=&gt;</b>		<b>1.154529479</b>			

**KY1 2026 ECF**

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
E-17-24-301-020	2721 DUFFERS LN	04/06/23	\$551,000	WD	03-ARM'S LENGTH	\$551,000	\$287,120	52.11	\$574,243	\$111,054	\$439,946	\$477,514	0.921	2,783	\$158.08	KY1	0.0000	Colonial/2Sty	\$111,054	Land Table KY1	407
<b>Totals:</b>			<b>\$551,000</b>			<b>\$551,000</b>	<b>\$287,120</b>		<b>\$574,243</b>		<b>\$439,946</b>	<b>\$477,514</b>			<b>\$158.08</b>		<b>0.0000</b>				
								Sale. Ratio =>	52.11				E.C.F. =>	0.921		Std. Deviation=>	#DIV/0!				
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.921		Ave. Variance=>	0.0000	Coefficient of Var=>		0	

**KZ2 2026 ECF**

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	
E -17-25-126-015	2661 KINGSTOWNE DR	10/29/24	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$83,310	48.16	\$166,612	\$59,072	\$113,928	\$87,431	1.303	1,056	\$107.89	KZ2	14.5945	Colonial/2Sty	\$59,072	Land Table KZ2	407	
E -17-25-126-019	2651 KINGSTOWNE DR	11/03/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$92,690	57.93	\$185,378	\$59,072	\$100,928	\$102,688	0.983	1,056	\$95.58	KZ2	17.4256	Ranch	\$59,072	Land Table KZ2	407	
E -17-25-126-034	2635 KINGSTOWNE DR	12/14/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$94,460	55.56	\$188,912	\$59,072	\$110,928	\$105,561	1.051	1,024	\$108.33	KZ2	10.6276	TwnHse/Duplex	\$59,072	Land Table KZ2	407	
E -17-25-126-043	2615 KINGSTOWNE DR	06/03/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,730	48.42	\$169,462	\$59,072	\$115,928	\$89,748	1.292	1,056	\$109.78	KZ2	13.4587	TwnHse/Duplex	\$59,072	Land Table KZ2	407	
<b>Totals:</b>						<b>\$678,000</b>	<b>\$355,190</b>		<b>\$710,364</b>		<b>\$441,712</b>	<b>\$385,428</b>			<b>\$105.39</b>		<b>1.1088</b>					
								<b>Sale. Ratio =&gt;</b>	<b>52.39</b>				<b>E.C.F. =&gt;</b>	<b>1.146</b>	<b>Std. Deviation=&gt;</b>		<b>0.164391198</b>					
								<b>Std. Dev. =&gt;</b>	<b>4.98</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.157</b>	<b>Ave. Variance=&gt;</b>		<b>14.0266</b>	<b>Coefficient of Var=&gt;</b>	<b>12.12200856</b>			

**KZY 2026 ECF**

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		
E-17-25-402-007	1440 TREYBORNE CIR	12/20/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$188,110	50.84	\$376,222	\$85,078	\$284,922	\$296,179	0.962	1,820	\$156.55	KZY	0.2184	Ranch	\$85,078	Land Table KZY	407		
E-17-25-402-028	1628 TREYBORNE CIR	08/13/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$172,400	46.59	\$344,798	\$85,078	\$284,922	\$264,212	1.078	1,575	\$180.90	KZY	11.8577	Ranch	\$85,078	Land Table KZY	407		
E-17-25-402-050	1828 TREYBORNE CIR	11/12/24	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$193,280	48.94	\$386,569	\$85,910	\$308,990	\$305,859	1.010	1,951	\$158.38	KZY	5.0430	Colonial/2Sty	\$85,078	Land Table KZY	407		
E-17-25-402-067	1471 TREYBORNE CIR	12/06/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$192,620	52.77	\$385,233	\$86,367	\$278,633	\$304,035	0.916	1,985	\$140.37	KZY	4.3357	Colonial/2Sty	\$85,078	Land Table KZY	407		
E-17-25-403-007	1575 COVINGTON XING	08/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$226,070	56.52	\$452,144	\$85,078	\$314,922	\$373,414	0.843	2,294	\$137.28	KZY	11.6449	Other	\$85,078	Land Table KZY	407		
E-17-25-403-033	1438 COVINGTON XING	09/15/23	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$236,230	56.05	\$472,455	\$86,625	\$334,875	\$392,503	0.853	2,206	\$151.80	KZY	10.6629	Colonial/2Sty	\$85,078	Land Table KZY	407		
E-17-25-403-036	1432 COVINGTON XING	05/03/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$209,600	49.90	\$419,194	\$86,625	\$333,375	\$338,320	0.985	2,192	\$152.09	KZY	2.5574	Colonial/2Sty	\$85,078	Land Table KZY	407		
E-17-25-403-043	1447 COVINGTON XING	06/21/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$211,940	48.18	\$423,881	\$85,078	\$354,822	\$344,662	1.029	2,216	\$160.12	KZY	6.9669	SingleFamily	\$85,078	Land Table KZY	407		
<b>Totals:</b>			<b>\$3,181,300</b>			<b>\$3,181,300</b>	<b>\$1,630,250</b>			<b>\$3,260,496</b>		<b>\$2,495,461</b>	<b>\$2,619,183</b>		<b>\$154.69</b>		<b>0.7045</b>						
								<b>Sale. Ratio =&gt;</b>	<b>51.24</b>					<b>E.C.F. =&gt;</b>	<b>0.953</b>	<b>Std. Deviation=&gt;</b>		<b>0.083603147</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.61</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.960</b>	<b>Ave. Variance=&gt;</b>		<b>6.6609</b>	<b>Coefficient of Var=&gt;</b>		<b>6.939797993</b>		

**L7C 2026 ECF**

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		
EW-17-22-451-011	2317 SOLANO DR	04/12/24	\$1,575,000	WD	03-ARM'S LENGTH	\$1,575,000	\$832,470	52.86	\$1,664,949	\$360,127	\$1,214,873	\$927,379	1.310	5,325	\$228.15	L7C	2.6926	Colonial/2Sty	\$360,127	Land Table L7C	401		
EW-17-22-451-015	2345 VENTURA DR	07/22/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$540,150	49.10	\$1,080,306	\$206,721	\$893,279	\$620,885	1.439	2,425	\$368.36	L7C	15.5638	Colonial/2Sty	\$204,897	Land Table L7C	401		
EW-17-22-451-043	2305 SOLANO DR	02/10/25	\$1,324,000	WD	03-ARM'S LENGTH	\$1,324,000	\$685,270	51.76	\$1,370,539	\$535,683	\$788,317	\$593,359	1.329	3,009	\$261.99	L7C	4.5486	SingleFamily	\$535,683	Land Table L7C	401		
EW-17-23-301-002	2661 TAMPA DR	08/11/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$311,640	51.51	\$623,280	\$316,011	\$288,989	\$218,386	1.323	1,296	\$222.99	L7C	4.0214	Ranch	\$316,011	Land Table L7C	401		
EW-17-27-103-018	1325 DELMONTE ST	05/24/23	\$600,500	WD	03-ARM'S LENGTH	\$600,500	\$313,280	52.17	\$626,564	\$299,991	\$300,509	\$232,106	1.295	1,974	\$152.23	L7C	1.1626	Colonial/2Sty	\$298,715	Land Table L7C	401		
EW-17-27-103-027	1285 DELMONTE ST	10/04/24	\$755,624	WD	03-ARM'S LENGTH	\$755,624	\$396,230	52.44	\$792,466	\$333,632	\$421,992	\$326,108	1.294	2,464	\$171.26	L7C	1.0944	Colonial/2Sty	\$331,500	Land Table L7C	401		
EW-17-27-126-026	810 WOLVERINE DR	08/10/23	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$448,820	56.46	\$897,648	\$325,686	\$469,314	\$406,512	1.154	2,321	\$202.20	L7C	12.8590	Colonial/2Sty	\$325,037	Land Table L7C	401		
EW-17-27-255-011	600 WOLVERINE DR	06/28/24	\$652,000	WD	03-ARM'S LENGTH	\$652,000	\$325,360	49.90	\$650,727	\$387,465	\$264,535	\$187,109	1.414	1,320	\$200.41	L7C	13.0723	Ranch	\$387,465	Land Table L7C	401		
EW-17-27-406-002	526 WOLVERINE DR	07/11/23	\$825,000	MLC	03-ARM'S LENGTH	\$825,000	\$450,280	54.58	\$900,559	\$522,388	\$302,612	\$268,778	1.126	2,851	\$106.14	L7C	15.7201	BiLevel	\$520,664	Land Table L7C	401		
EW-17-27-427-035	160 WOLVERINE DR	05/23/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$407,750	54.37	\$815,495	\$460,637	\$289,363	\$252,209	1.147	2,131	\$135.79	L7C	13.5766	Ranch	\$460,637	Land Table L7C	401		
<b>Totals:</b>			<b>\$8,982,124</b>			<b>\$8,982,124</b>	<b>\$4,711,250</b>		<b>\$9,422,533</b>		<b>\$5,233,783</b>	<b>\$4,032,830</b>			<b>\$204.95</b>		<b>1.4713</b>						
								<b>Sale. Ratio =&gt;</b>	<b>52.45</b>					<b>E.C.F. =&gt;</b>	<b>1.298</b>	<b>Std. Deviation=&gt;</b>		<b>0.10835022</b>					
								<b>Std. Dev. =&gt;</b>	<b>2.20</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.283</b>	<b>Ave. Variance=&gt;</b>		<b>8.4312</b>	<b>Coefficient of Var=&gt;</b>		<b>6.571020311</b>		

**LAA 2026 ECF**

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	
E -17-01-133-006	8627 COOLEY LAKE RD	10/30/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$224,250	44.85	\$448,498	\$181,394	\$318,606	\$176,306	1.807	1,669	\$190.90	LAA	37.8114	TwnHse/Duplex	\$181,394	Land Table KA1	407	
E -17-01-133-018	8627 COOLEY LAKE RD	09/30/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$252,400	49.49	\$504,809	\$181,394	\$328,606	\$213,475	1.539	1,808	\$181.75	LAA	11.0314	TwnHse/Duplex	\$181,394	Land Table KA1	407	
E -17-01-151-006	8876 ORRICK ST	06/09/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$186,440	55.65	\$372,875	\$229,712	\$105,288	\$94,497	1.114	952	\$110.60	LAA	31.4809	Ranch	\$229,712	Land Table LAA	401	
E -17-01-151-007	8870 ORRICK ST	06/09/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$234,240	51.48	\$468,482	\$229,712	\$225,288	\$157,604	1.429	1,344	\$167.63	LAA	0.0453	Ranch	\$229,712	Land Table LAA	401	
E -17-01-208-006	8467 LAGOON ST	03/08/24	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$236,970	46.83	\$473,930	\$199,477	\$306,523	\$181,157	1.692	1,604	\$191.10	LAA	26.3026	Colonial/2Sty	\$195,401	Land Table LAV	401	
E -17-01-208-011	8421 LAGOON ST	09/27/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$158,470	54.83	\$316,935	\$195,401	\$93,599	\$80,220	1.167	816	\$114.70	LAA	26.2231	Ranch	\$195,401	Land Table LAV	401	
E -17-01-208-014	8345 LAGOON ST	07/09/24	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$228,370	51.67	\$456,747	\$205,171	\$236,829	\$166,057	1.426	1,350	\$175.43	LAA	0.2810	SingleFamily	\$205,171	Land Table LAV	401	
E -17-01-208-018	8344 LAGOON ST	05/09/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$240,020	53.94	\$480,045	\$195,401	\$249,599	\$187,884	1.328	2,034	\$122.71	LAA	10.0528	Ranch	\$195,401	Land Table LAV	401	
E -17-01-252-011	1864 POINT ST	06/12/23	\$686,500	WD	03-ARM'S LENGTH	\$686,500	\$341,940	49.81	\$683,870	\$232,908	\$453,592	\$297,665	1.524	1,896	\$239.24	LAA	9.4832	Ranch	\$232,908	Land Table LAA	401	
E -17-01-401-007	8354 GOLFSIDE DR	04/03/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$538,000	56.63	\$1,076,003	\$365,669	\$584,331	\$468,867	1.246	3,537	\$165.21	LAA	18.2742	Colonial/2Sty	\$365,154	Land Table LAA	401	
E -17-02-227-052	1505 MIDWOOD DR	07/31/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$377,330	51.69	\$754,654	\$218,121	\$511,879	\$354,147	1.445	2,426	\$211.00	LAA	1.6382	Colonial/2Sty	\$216,313	Land Table LAA	401	
<b>Totals:</b>			<b>\$5,848,500</b>			<b>\$5,848,500</b>	<b>\$3,018,430</b>		<b>\$6,036,848</b>		<b>\$3,414,140</b>	<b>\$2,377,880</b>			<b>\$170.02</b>		<b>0.6789</b>					
								<b>Sale. Ratio =&gt;</b>	<b>51.61</b>				<b>E.C.F. =&gt;</b>	<b>1.436</b>	<b>Std. Deviation=&gt;</b>		<b>0.210941144</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.66</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.429</b>	<b>Ave. Variance=&gt;</b>		<b>15.6931</b>	<b>Coefficient of Var=&gt;</b>		<b>10.9818508</b>		

**LCA 2026 ECF**

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
E-17-01-431-017	8083 FARRANT DR	07/02/24	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$555,700	46.31	\$1,111,400	\$399,762	\$800,238	\$384,669	2.080	2,365	\$338.37	LCA	0.0000	Colonial/2Sty	\$398,121	Land Table LCA	401
<b>Totals:</b>			<b>\$1,200,000</b>			<b>\$1,200,000</b>	<b>\$555,700</b>		<b>\$1,111,400</b>		<b>\$800,238</b>	<b>\$384,669</b>			<b>\$338.37</b>		<b>0.0000</b>				
								<b>Sale. Ratio =&gt;</b>	<b>46.31</b>			<b>E.C.F. =&gt;</b>	<b>2.080</b>		<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>					
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>2.080</b>		<b>Ave. Variance=&gt;</b>	<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>		<b>0</b>		

**LDB 2026 ECF**

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
E -17-02-102-005	6166 BOROWY DR	12/21/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$126,610	43.67	\$253,216	\$105,185	\$184,715	\$122,340	1.510	938	\$196.92	LDB	1.2983	Ranch	\$104,942	Land Table LDB	401
E -17-02-151-032	5974 CARROLL LAKE RD	11/08/24	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$329,210	47.03	\$658,417	\$102,180	\$597,820	\$459,700	1.300	2,568	\$232.80	LDB	22.2380	Colonial/2Sty	\$102,180	Land Table LDB	401
<b>Totals:</b>			<b>\$1,314,900</b>			<b>\$1,314,900</b>	<b>\$584,700</b>		<b>\$1,169,388</b>		<b>\$782,535</b>	<b>\$582,040</b>			<b>\$214.28</b>		<b>10.6350</b>				
							<b>Sale. Ratio =&gt;</b>	<b>44.47</b>				<b>E.C.F. =&gt;</b>	<b>1.344</b>		<b>Std. Deviation=&gt;</b>	<b>0.229147144</b>					
							<b>Std. Dev. =&gt;</b>	<b>3.69</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.405</b>		<b>Ave. Variance=&gt;</b>	<b>15.6908</b>	<b>Coefficient of Var=&gt;</b>	<b>10.3036918</b>			

**LE1 2026 ECF**

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
E -17-03-206-065	585 CRYSTALIA ST	08/12/24	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$116,740	36.14	\$233,478	\$72,301	\$250,699	\$132,656	1.890	1,076	\$232.99	LE1	48.5988	Ranch	\$72,301	Land Table LE1	401
E -17-03-206-079	6022 AMADORE ST	05/24/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$185,890	58.09	\$371,774	\$160,066	\$159,934	\$174,245	0.918	1,384	\$115.56	LE1	48.5988	Ranch	\$157,362	Land Table LE1	401
<b>Totals:</b>			<b>\$643,000</b>			<b>\$643,000</b>	<b>\$302,630</b>		<b>\$605,252</b>		<b>\$410,633</b>	<b>\$306,901</b>			<b>\$174.28</b>		<b>6.5858</b>				
							Sale. Ratio =>	47.07				E.C.F. =>	1.338		Std. Deviation=>	0.68729098					
							Std. Dev. =>	15.52				Ave. E.C.F. =>	1.404		Ave. Variance=>	48.5988	Coefficient of Var=>	34.61810751			

### LEA 2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Cur. Asmnt	Adj. Salur.	Apprais.	Land + Yarcldg.	Residu.	Cost Man.	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	/. by Mean	Building Styl	Land Value	Land Table	roperty Cla
E -17-03-206-037	445 ANACC	09/19/24	\$316,000	WD	03-ARM'S L	\$316,000	\$175,130	55.42	\$350,261	\$115,826	\$200,174	\$140,380	1.426	1,053	\$190.10	LEA	11.7489	Ranch	\$115,826	Land Table	401
E -17-03-206-054	319 ANACC	05/31/24	\$503,850	WD	03-ARM'S L	\$503,850	\$252,980	50.21	\$505,968	\$116,466	\$387,384	\$233,235	1.661	2,141	\$180.94	LEA	11.7489	Colonial/2s	\$116,252	Land Table	401
<b>Totals:</b>			<b>\$819,850</b>			<b>\$819,850</b>	<b>\$428,110</b>		<b>\$856,229</b>		<b>\$587,558</b>	<b>\$373,615</b>			<b>\$185.52</b>		<b>2.9199</b>				
							<b>Sale. Ratio</b>	<b>52.22</b>					<b>E.C.F. =&gt;</b>	<b>1.573</b>		<b>Std. Deviat</b>	<b>0.166154</b>				
							<b>Std. Dev. =</b>	<b>3.69</b>					<b>Ave. E.C.F.</b>	<b>1.543</b>		<b>Ave. Variat</b>	<b>11.7489</b>	<b>Coefficient</b>	<b>7.612184</b>		

**LGB 2026 ECF**

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	
E -17-06-327-008	5551 DEERWOOD LN	09/08/23	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$477,990	53.71	\$955,975	\$244,624	\$645,376	\$534,850	1.207	2,881	\$224.01	LGB	15.2719	Colonial/2Sty	\$240,986	Land Table LH1	401	
E -17-06-451-024	3749 GULFWOOD DR	07/28/23	\$567,500	WD	03-ARM'S LENGTH	\$567,500	\$280,970	49.51	\$561,942	\$229,705	\$337,795	\$249,802	1.352	2,026	\$166.73	LGB	0.7117	Other	\$229,705	Land Table LH1	401	
E -17-06-451-035	3676 SANDBAR DR	09/22/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$274,480	51.79	\$548,960	\$223,969	\$306,031	\$244,354	1.252	1,498	\$204.29	LGB	10.6959	TriLevel/Quad	\$223,969	Land Table LH1	401	
E -17-07-178-012	4864 DRIFTWOOD DR	06/03/24	\$1,395,000	WD	03-ARM'S LENGTH	\$1,395,000	\$752,250	53.92	\$1,504,498	\$314,623	\$1,080,377	\$894,643	1.208	5,484	\$197.01	LGB	15.1760	Colonial/2Sty	\$314,623	Land Table LGB	401	
E -17-07-178-016	4792 DRIFTWOOD DR	05/30/23	\$1,355,250	WD	03-ARM'S LENGTH	\$1,355,250	\$709,240	52.33	\$1,418,473	\$320,301	\$1,034,949	\$825,693	1.253	3,650	\$283.55	LGB	10.5936	Colonial/2Sty	\$300,352	Land Table LGB	401	
E -17-07-201-007	5111 SURFWOOD DR	05/13/24	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$407,250	49.66	\$814,503	\$327,437	\$492,563	\$366,215	1.345	1,684	\$292.50	LGB	1.4356	Ranch	\$327,437	Land Table LGB	401	
E -17-07-202-010	4977 WAVEWOOD DR	06/25/24	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$389,200	43.98	\$778,394	\$288,680	\$596,320	\$368,206	1.620	2,376	\$250.98	LGB	26.0162	Bungalow	\$282,080	Land Table LGB	401	
E -17-07-227-011	5016 WAVEWOOD DR	05/26/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$439,100	48.79	\$878,207	\$308,830	\$591,170	\$428,103	1.381	3,827	\$154.47	LGB	2.1539	TriLevel/Quad	\$306,430	Land Table LGB	401	
E -17-07-228-020	3364 LEDGEWOOD CT W	08/02/24	\$1,230,000	WD	03-ARM'S LENGTH	\$1,230,000	\$717,530	58.34	\$1,435,059	\$313,892	\$916,108	\$842,983	1.087	2,912	\$314.60	LGB	27.2621	Ranch	\$312,245	Land Table LGB	401	
E -17-07-251-011	4713 SURFWOOD DR	08/29/23	\$1,120,000	WD	03-ARM'S LENGTH	\$1,120,000	\$457,390	40.84	\$914,774	\$268,399	\$851,601	\$485,996	1.752	3,625	\$234.92	LGB	39.2912	Colonial/2Sty	\$268,399	Land Table LGB	401	
E -17-07-253-020	4776 SURFWOOD DR	05/09/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$399,930	52.28	\$799,857	\$352,263	\$412,737	\$336,537	1.226	2,543	\$162.30	LGB	13.2942	SingleFamily	\$347,239	Land Table LGB	401	
E -17-07-278-003	4755 RAVINEWOOD DR	10/08/24	\$660,222	WD	03-ARM'S LENGTH	\$660,222	\$339,360	51.40	\$678,712	\$330,876	\$329,346	\$261,531	1.259	2,205	\$149.36	LGB	10.0066	Other	\$329,374	Land Table LGB	401	
E -17-07-278-007	4707 RAVINEWOOD DR	04/19/24	\$1,001,000	WD	03-ARM'S LENGTH	\$1,001,000	\$595,140	59.45	\$1,190,271	\$374,554	\$626,446	\$613,321	1.021	3,101	\$202.01	LGB	33.7967	Colonial/2Sty	\$369,556	Land Table LGB	401	
E -17-07-376-008	3904 SLEETH RD	09/23/24	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$432,950	49.48	\$865,893	\$294,423	\$580,577	\$429,677	1.351	2,462	\$235.82	LGB	0.8171	Colonial/2Sty	\$293,308	Land Table LGB	401	
E -17-07-401-016	4611 RAVINEWOOD DR	05/23/24	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$416,130	53.01	\$832,257	\$223,918	\$561,082	\$457,398	1.227	2,012	\$278.87	LGB	13.2684	Ranch	\$223,918	Land Table LGB	401	
E -17-07-401-020	4563 RAVINEWOOD DR	05/30/24	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$439,810	47.81	\$879,617	\$268,826	\$651,174	\$459,241	1.418	2,286	\$284.85	LGB	5.8568	Ranch	\$268,826	Land Table LGB	401	
E -17-08-126-024	2864 TAMWOOD CT	03/17/25	\$1,035,000	WD	03-ARM'S LENGTH	\$1,035,000	\$458,400	44.29	\$916,797	\$256,370	\$778,630	\$496,562	1.568	2,308	\$337.36	LGB	20.8676	SingleFamily	\$256,370	Land Table LH1	401	
E -17-08-152-010	3176 PIKEWOOD CT	08/31/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$348,180	49.74	\$696,366	\$221,146	\$478,854	\$357,308	1.340	2,092	\$228.90	LGB	1.9196	Ranch	\$210,508	Land Table LH1	401	
E -17-08-153-007	3141 PIKEWOOD CT	12/16/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$290,290	45.36	\$580,571	\$255,635	\$384,365	\$244,313	1.573	1,652	\$232.67	LGB	21.3883	Colonial/2Sty	\$254,373	Land Table LH1	401	
E -17-08-153-016	3130 RAVINEWOOD DR	07/29/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$383,710	42.63	\$767,425	\$206,664	\$693,336	\$421,625	1.644	2,250	\$308.15	LGB	28.5072	Ranch	\$203,323	Land Table LH1	401	
E -17-08-176-003	3100 PIKEWOOD CT	08/30/24	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$470,270	49.50	\$940,535	\$448,501	\$501,499	\$369,950	1.356	3,238	\$154.88	LGB	0.3782	Other	\$443,064	Land Table LH1	401	
E -17-08-177-006	2944 WINDWOOD CT	11/20/24	\$842,500	WD	03-ARM'S LENGTH	\$842,500	\$391,970	46.52	\$783,939	\$206,271	\$636,229	\$434,337	1.465	2,244	\$283.52	LGB	10.5462	Ranch	\$198,972	Land Table LH1	401	
<b>Totals:</b>			<b>\$19,766,472</b>			<b>\$19,766,472</b>	<b>\$9,871,540</b>		<b>\$19,743,025</b>		<b>\$13,486,565</b>	<b>\$10,122,645</b>			<b>\$235.53</b>		<b>2.7050</b>					
								<b>Sale. Ratio =&gt;</b>	<b>49.94</b>				<b>E.C.F. =&gt;</b>	<b>1.332</b>	<b>Std. Deviation=&gt;</b>		<b>0.18402854</b>					
								<b>Std. Dev. =&gt;</b>	<b>4.68</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.359</b>	<b>Ave. Variance=&gt;</b>		<b>14.0570</b>	<b>Coefficient of Var=&gt;</b>		<b>10.34087712</b>		

**LJ1 2026 ECF**

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		
E -17-10-428-031	4345 BLUEBIRD DR	07/09/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$249,720	48.96	\$499,437	\$144,921	\$365,079	\$294,204	1.241	1,436	\$254.23	LJ1	3.9006	Ranch	\$140,198	Land Table LJ1	401		
E -17-15-151-003	4055 N VANSTONE DR	11/22/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$216,400	51.52	\$432,791	\$163,514	\$256,486	\$223,466	1.148	1,518	\$168.96	LJ1	5.4137	Ranch	\$160,660	Land Table LJ5	401		
E -17-15-151-004	3945 N VANSTONE DR	09/19/24	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$334,500	46.78	\$669,001	\$149,995	\$565,005	\$430,710	1.312	2,051	\$275.48	LJ1	10.9900	Ranch	\$147,784	Land Table LJ5	401		
E -17-15-151-007	4032 N VANSTONE DR	09/11/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$218,890	54.72	\$437,774	\$104,825	\$295,175	\$276,306	1.068	1,727	\$170.92	LJ1	13.3608	Other	\$100,577	Land Table LJ5	401		
E -17-15-377-039	3355 BOYER ST	04/12/23	\$569,999	WD	03-ARM'S LENGTH	\$569,999	\$313,190	54.95	\$626,374	\$166,824	\$403,175	\$381,369	1.057	1,884	\$214.00	LJ1	14.4720	Ranch	\$166,824	Land Table LJ1	401		
E -17-16-455-005	3446 BENSTEIN RD	07/24/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$303,100	50.10	\$606,195	\$151,718	\$453,282	\$377,159	1.202	2,038	\$222.42	LJ1	0.0066	Colonial/2Sty	\$147,231	Land Table LJ5	401		
E -17-16-455-008	3396 BENSTEIN RD	08/01/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$380,360	44.75	\$760,711	\$164,702	\$685,298	\$494,613	1.386	1,698	\$403.59	LJ1	18.3625	Ranch	\$145,568	Land Table LJ5	401		
<b>Totals:</b>			<b>\$4,069,999</b>			<b>\$4,069,999</b>	<b>\$2,016,160</b>			<b>\$4,032,283</b>	<b>\$3,023,500</b>	<b>\$2,477,829</b>			<b>\$244.23</b>		<b>1.8324</b>						
								<b>Sale. Ratio =&gt;</b>	<b>49.54</b>					<b>E.C.F. =&gt;</b>	<b>1.220</b>	<b>Std. Deviation=&gt;</b>		<b>0.121822038</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.82</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.202</b>	<b>Ave. Variance=&gt;</b>		<b>9.5009</b>	<b>Coefficient of Var=&gt;</b>		<b>7.904913178</b>		

**LJB 2026 ECF**

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		
E -17-10-351-018	3067 RIDGEMONT ST	11/22/24	\$1,575,000	WD	03-ARM'S LENGTH	\$1,575,000	\$719,150	45.66	\$1,438,291	\$411,932	\$1,163,068	\$789,507	1.473	3,580	\$324.88	LJB	11.0591	Colonial/2Sty	\$398,936	Land Table LJB	401		
E -17-10-377-010	1025 SHERBROOKE ST	10/16/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$251,160	47.39	\$502,318	\$194,067	\$335,933	\$237,116	1.417	1,368	\$245.57	LJB	5.4178	Other	\$194,067	Land Table LJB	401		
E -17-15-101-024	1440 COMMERCE SHORES DR	06/28/23	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$749,100	45.40	\$1,498,207	\$443,143	\$1,206,857	\$811,588	1.487	3,786	\$318.77	LJB	12.4466	Colonial/2Sty	\$425,889	Land Table LJB	407		
E -17-15-127-004	4200 LAKE POINTE LN	05/31/24	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$666,980	45.22	\$1,333,954	\$531,802	\$943,198	\$617,040	1.529	2,961	\$318.54	LJB	16.6018	Ranch	\$497,140	Land Table LJB	401		
E -17-15-154-044	3747 CARRIE LN	05/10/24	\$549,500	WD	03-ARM'S LENGTH	\$549,500	\$273,240	49.73	\$546,474	\$324,245	\$225,255	\$170,945	1.318	1,728	\$130.36	LJB	4.4865	Ranch	\$324,245	Land Table LJB	401		
E -17-15-226-014	362 STARRING ST	08/25/23	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$354,000	49.17	\$708,002	\$285,215	\$434,785	\$325,221	1.337	2,240	\$194.10	LJB	2.5675	Colonial/2Sty	\$283,953	Land Table LJB	401		
E -17-15-353-009	1170 W OAKLEY PARK RD	03/14/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$261,670	52.33	\$523,348	\$285,549	\$214,451	\$182,922	1.172	1,360	\$157.68	LJB	19.0205	BiLevel	\$285,549	Land Table LJB	401		
E -17-16-405-013	3556 MOBERLY DR	06/16/23	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$412,160	49.66	\$824,325	\$399,308	\$430,692	\$326,936	1.317	1,953	\$220.53	LJB	4.5208	Colonial/2Sty	\$394,896	Land Table LJB	401		
E -17-16-426-022	1485 VANSTONE DR	09/08/23	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$508,930	39.15	\$1,017,860	\$371,488	\$928,512	\$497,209	1.867	2,547	\$364.55	LJB	50.4881	SingleFamily	\$367,125	Land Table LJB	401		
E -17-16-480-003	1820 SADIE SHORE DR	12/17/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$694,050	60.35	\$1,388,099	\$274,445	\$875,555	\$856,657	1.022	3,900	\$224.50	LJB	34.0506	Colonial/2Sty	\$272,823	Land Table KQ3	407		
E -17-16-480-007	1780 SADIE SHORE DR	12/15/23	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$568,110	58.57	\$1,136,227	\$275,661	\$694,339	\$661,974	1.049	2,784	\$249.40	LJB	31.3675	Colonial/2Sty	\$272,823	Land Table KQ3	407		
<b>Totals:</b>			<b>\$11,249,500</b>			<b>\$11,249,500</b>	<b>\$5,458,550</b>		<b>\$10,917,105</b>		<b>\$7,452,645</b>	<b>\$5,477,115</b>			<b>\$249.90</b>		<b>0.1878</b>						
								<b>Sale. Ratio =&gt;</b>	<b>48.52</b>					<b>E.C.F. =&gt;</b>	<b>1.361</b>	<b>Std. Deviation=&gt;</b>		<b>0.238401814</b>					
								<b>Std. Dev. =&gt;</b>	<b>6.08</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.363</b>	<b>Ave. Variance=&gt;</b>		<b>17.4570</b>	<b>Coefficient of Var=&gt;</b>		<b>12.81183894</b>		

**LKA 2026 ECF**

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		
E-17-11-377-003	3331 NEWTON RD	07/14/23	\$464,000	WD	03-ARM'S LENGTH	\$464,000	\$246,250	53.07	\$492,492	\$252,579	\$211,421	\$197,948	1.068	1,164	\$181.63	LKA	13.9610	Ranch	\$250,000	Land Table LKA	401		
E-17-11-377-003	3331 NEWTON RD	11/06/24	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$246,250	50.27	\$492,492	\$252,579	\$237,321	\$197,948	1.199	1,164	\$203.88	LKA	0.8767	Ranch	\$250,000	Land Table LKA	401		
E-17-11-451-003	9467 BONCREST ST	09/30/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$353,100	53.10	\$706,192	\$250,000	\$415,000	\$376,396	1.103	1,805	\$229.92	LKA	10.5111	Colonial/2Sty	\$250,000	Land Table LKA	401		
E-17-11-476-001	9211 TANBAY ST	07/24/24	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$387,580	52.38	\$775,161	\$255,293	\$484,707	\$428,934	1.130	2,278	\$212.78	LKA	7.7646	Colonial/2Sty	\$250,000	Land Table LKA	401		
E-17-11-476-016	9191 TANBAY ST	04/14/23	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$550,080	46.82	\$1,100,166	\$322,363	\$852,637	\$641,752	1.329	3,750	\$227.37	LKA	12.0936	Colonial/2Sty	\$310,767	Land Table LKA	401		
E-17-12-452-019	8303 DICKERT ST	11/03/23	\$1,405,000	WD	03-ARM'S LENGTH	\$1,405,000	\$574,840	40.91	\$1,149,670	\$331,652	\$1,073,348	\$674,932	1.590	3,672	\$292.31	LKA	38.2632	Colonial/2Sty	\$331,652	Land Table LKA	401		
E-17-13-176-077	8599 PINE COVE DR	06/08/23	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$1,125,090	56.25	\$2,250,185	\$534,735	\$1,465,265	\$1,415,388	1.035	4,111	\$356.43	LKA	17.2434	Contemporary	\$523,152	Land Table LKA	407		
<b>Totals:</b>			<b>\$6,938,900</b>			<b>\$6,938,900</b>	<b>\$3,483,190</b>		<b>\$6,966,358</b>		<b>\$4,739,699</b>	<b>\$3,933,298</b>			<b>\$243.47</b>		<b>0.2654</b>						
								<b>Sale. Ratio =&gt;</b>	<b>50.20</b>					<b>E.C.F. =&gt;</b>	<b>1.205</b>	<b>Std. Deviation=&gt;</b>		<b>0.194683866</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.09</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.208</b>	<b>Ave. Variance=&gt;</b>		<b>14.3876</b>	<b>Coefficient of Var=&gt;</b>		<b>11.91352969</b>		

**LKB 2026 ECF**

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	
E-17-12-351-013	3238 EDGEWOOD PARK DR	11/19/24	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$507,430	52.86	\$1,014,867	\$498,194	\$461,806	\$358,801	1.287	2,378	\$194.20	LKB	3.2088	SingleFamily	\$498,194	Land Table LKB	401	
E-17-12-351-030	3426 EDGEWOOD PARK DR	05/08/24	\$1,525,000	WD	03-ARM'S LENGTH	\$1,525,000	\$826,300	54.18	\$1,652,596	\$725,158	\$799,842	\$644,054	1.242	4,090	\$195.56	LKB	7.7284	Colonial/2Sty	\$723,209	Land Table LKB	401	
E-17-12-351-040	3570 EDGEWOOD PARK DR	07/10/24	\$1,395,000	WD	03-ARM'S LENGTH	\$1,395,000	\$700,570	50.22	\$1,401,139	\$629,545	\$765,455	\$535,829	1.429	3,588	\$213.34	LKB	10.9372	Colonial/2Sty	\$629,545	Land Table LKB	401	
<b>Totals:</b>			<b>\$3,880,000</b>			<b>\$3,880,000</b>	<b>\$2,034,300</b>		<b>\$4,068,602</b>	<b>\$2,027,103</b>	<b>\$1,538,684</b>			<b>\$201.03</b>			<b>0.1744</b>					
								<b>Sale. Ratio =&gt;</b>	<b>52.43</b>				<b>E.C.F. =&gt;</b>	<b>1.317</b>			<b>Std. Deviation=&gt;</b>	<b>0.09737774</b>				
								<b>Std. Dev. =&gt;</b>	<b>2.02</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.319</b>			<b>Ave. Variance=&gt;</b>	<b>7.2915</b>	<b>Coefficient of Var=&gt;</b>	<b>5.527335886</b>		

**LQG 2026 ECF**

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	
E -17-16-127-010	2127 LAKESHORE DR	10/18/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$352,230	52.18	\$704,465	\$312,956	\$362,044	\$359,183	1.008	2,614	\$138.50	LQG	17.7214	Colonial/2Sty	\$312,331	Land Table LQG	401	
E -17-16-182-006	1942 NACONA	11/27/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$143,940	43.62	\$287,881	\$119,340	\$210,660	\$154,625	1.362	1,408	\$149.62	LQG	17.7214	Ranch	\$116,928	Land Table LQ1	401	
<b>Totals:</b>			<b>\$1,005,000</b>			<b>\$1,005,000</b>	<b>\$496,170</b>		<b>\$992,346</b>		<b>\$572,704</b>	<b>\$513,807</b>			<b>\$144.06</b>		<b>7.0553</b>					
								<b>Sale. Ratio =&gt;</b>	<b>49.37</b>				<b>E.C.F. =&gt;</b>	<b>1.115</b>	<b>Std. Deviation=&gt;</b>		<b>0.250618742</b>					
								<b>Std. Dev. =&gt;</b>	<b>6.06</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.185</b>	<b>Ave. Variance=&gt;</b>		<b>17.7214</b>	<b>Coefficient of Var=&gt;</b>	<b>14.95250525</b>			

**LQM 2026 ECF**

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		
E -17-15-402-002	3500 SUTTON LN	07/01/24	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$399,670	49.96	\$799,333	\$130,153	\$669,747	\$715,701	0.936	3,247	\$206.27	LQM	15.7404	Colonial/2Sty	\$122,882	Land Table LP1	401		
E -17-21-102-002	3237 GLEN IRIS DR	03/04/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$541,020	49.18	\$1,082,032	\$240,769	\$859,231	\$899,747	0.955	3,543	\$242.52	LQM	13.8226	Colonial/2Sty	\$235,733	Land Table LQM	401		
E -17-28-201-009	1805 DELMONTE ST	12/27/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$267,590	55.75	\$535,181	\$154,339	\$325,661	\$407,318	0.800	1,580	\$206.11	LQM	29.3670	Ranch	\$150,000	Land Table LQM	401		
<b>Totals:</b>			<b>\$2,989,900</b>			<b>\$2,989,900</b>	<b>\$1,411,830</b>		<b>\$2,823,647</b>		<b>\$1,854,639</b>	<b>\$2,022,765</b>			<b>\$216.56</b>		<b>8.5729</b>						
								<b>Sale. Ratio =&gt;</b>	<b>47.22</b>					<b>E.C.F. =&gt;</b>	<b>0.917</b>	<b>Std. Deviation=&gt;</b>		<b>0.398914432</b>					
								<b>Std. Dev. =&gt;</b>	<b>9.59</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.897</b>	<b>Ave. Variance=&gt;</b>		<b>29.4650</b>	<b>Coefficient of Var=&gt;</b>	<b>26.9530583</b>			

**R15 2026 ECF**

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	
E -17-23-452-007	2005 MEADOW RIDGE DR	10/24/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$195,310	52.08	\$390,621	\$99,988	\$275,012	\$225,297	1.221	2,323	\$118.39	R15	3.2540	Colonial/2Sty	\$98,650	Land Table R12	401	
E -17-23-453-002	1985 MEADOW RIDGE DR	04/10/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$202,220	56.17	\$404,432	\$98,650	\$261,350	\$237,040	1.103	2,232	\$117.09	R15	15.0649	Colonial/2Sty	\$98,650	Land Table R12	401	
E -17-26-202-009	1924 DAWN RIDGE RD	10/16/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$178,100	47.49	\$356,192	\$99,353	\$275,647	\$199,100	1.384	2,374	\$116.11	R15	13.1261	Colonial/2Sty	\$98,650	Land Table R12	401	
E -17-26-204-001	1986 MEADOW RIDGE DR	09/14/23	\$445,230	WD	03-ARM'S LENGTH	\$445,230	\$230,260	51.72	\$460,528	\$109,627	\$335,603	\$272,016	1.234	2,900	\$115.73	R15	1.9444	Other	\$98,650	Land Table R12	401	
E -17-26-204-009	1940 MEADOW RIDGE DR	06/30/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$152,750	48.49	\$305,501	\$100,477	\$214,523	\$158,933	1.350	1,494	\$143.59	R15	9.6563	Ranch	\$98,650	Land Table R12	401	
E -17-35-251-080	516 DECKER RD	08/11/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$161,100	51.80	\$322,194	\$89,237	\$221,763	\$180,587	1.228	1,344	\$165.00	R15	2.5191	Ranch	\$88,300	Land Table R9B	401	
<b>Totals:</b>			<b>\$2,181,230</b>			<b>\$2,181,230</b>	<b>\$1,119,740</b>		<b>\$2,239,468</b>		<b>\$1,583,898</b>	<b>\$1,272,974</b>			<b>\$129.32</b>		<b>0.8954</b>					
								<b>Sale. Ratio =&gt;</b>	<b>51.34</b>					<b>E.C.F. =&gt;</b>	<b>1.244</b>							
								<b>Std. Dev. =&gt;</b>	<b>3.07</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.253</b>	<b>Std. Deviation=&gt;</b>		<b>0.10131185</b>				
														<b>Ave. Variance=&gt;</b>	<b>7.5941</b>	<b>Coefficient of Var=&gt;</b>		<b>6.059763246</b>				

**R32 2026 ECF**

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		
E-17-28-401-027	1853 TWIN SUN CIR	10/09/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$274,070	55.37	\$548,131	\$89,774	\$405,226	\$458,357	0.884	2,673	\$151.60	R32	12.3976	Colonial/2Sty	\$88,638	Land Table R32	401		
E-17-28-401-034	1881 TWIN SUN CIR	05/26/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$303,690	50.62	\$607,382	\$93,984	\$506,016	\$513,398	0.986	3,263	\$155.08	R32	2.2439	Colonial/2Sty	\$90,565	Land Table R32	401		
E-17-28-401-061	1985 TWIN SUN CIR	07/22/24	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$252,160	52.32	\$504,321	\$90,565	\$391,435	\$413,756	0.946	2,264	\$172.90	R32	6.2007	Colonial/2Sty	\$90,565	Land Table R32	401		
E-17-28-402-003	1848 TWIN SUN CIR	12/15/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$273,280	60.73	\$546,569	\$86,711	\$363,289	\$459,858	0.790	2,761	\$131.58	R32	21.8058	Colonial/2Sty	\$86,711	Land Table R32	401		
E-17-28-402-004	1852 TWIN SUN CIR	06/06/24	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$277,580	49.13	\$555,164	\$90,766	\$474,234	\$464,398	1.021	2,715	\$174.67	R32	1.3120	Colonial/2Sty	\$86,711	Land Table R32	401		
E-17-28-402-004	1852 TWIN SUN CIR	02/25/25	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$277,580	50.93	\$555,164	\$90,766	\$454,234	\$464,398	0.978	2,715	\$167.31	R32	2.9947	Colonial/2Sty	\$86,711	Land Table R32	401		
E-17-28-402-022	1970 TWIN SUN CIR	03/20/24	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$257,810	52.40	\$515,616	\$91,410	\$400,590	\$424,206	0.944	2,263	\$177.02	R32	6.3731	Colonial/2Sty	\$90,565	Land Table R32	401		
E-17-33-102-009	2206 SILVERMAPLE CT	09/20/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$214,390	52.29	\$428,775	\$91,839	\$318,161	\$336,936	0.944	1,881	\$169.14	R32	6.3783	Colonial/2Sty	\$88,638	Land Table R32	401		
E-17-33-103-006	2215 WHITE PINE DR	04/18/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$220,250	46.86	\$440,509	\$93,679	\$376,321	\$346,830	1.085	1,881	\$200.06	R32	7.6970	Colonial/2Sty	\$90,565	Land Table R32	401		
E-17-33-107-012	919 GRANDVIEW DR	11/20/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$273,730	50.69	\$547,450	\$86,711	\$453,289	\$460,739	0.984	2,911	\$155.72	R32	2.4230	Colonial/2Sty	\$86,711	Land Table R32	401		
E-17-33-201-013	1860 AYRSHIRE DR	12/16/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$209,630	43.22	\$419,256	\$86,711	\$398,289	\$332,545	1.198	2,242	\$177.65	R32	18.9639	Colonial/2Sty	\$86,711	Land Table R32	401		
E-17-33-201-014	1850 AYRSHIRE DR	09/18/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$224,960	51.13	\$449,922	\$91,052	\$348,948	\$358,870	0.972	2,281	\$152.98	R32	3.5708	Colonial/2Sty	\$86,711	Land Table R32	401		
E-17-33-201-022	1885 DORCHESTER DR	07/10/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$223,370	50.20	\$446,731	\$89,982	\$355,018	\$356,749	0.995	1,533	\$231.58	R32	1.2912	Ranch	\$88,638	Land Table R32	401		
E-17-33-201-025	1945 DORCHESTER DR	11/13/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$207,050	43.14	\$414,098	\$87,990	\$392,010	\$326,108	1.202	1,828	\$214.45	R32	19.4026	Colonial/2Sty	\$86,711	Land Table R32	401		
E-17-33-202-002	1851 AYRSHIRE DR	07/27/23	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$188,840	47.21	\$377,680	\$89,012	\$310,988	\$288,668	1.077	1,887	\$164.81	R32	6.9260	SingleFamily	\$86,711	Land Table R32	401		
E-17-33-202-005	945 DRAKESHIRE DR	06/21/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$203,000	49.51	\$406,002	\$86,711	\$323,289	\$319,291	1.013	1,908	\$169.44	R32	0.4461	SingleFamily	\$86,711	Land Table R32	401		
E-17-33-202-010	855 DRAKESHIRE DR	03/19/25	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$229,320	51.53	\$458,631	\$90,654	\$354,346	\$367,977	0.963	2,244	\$157.91	R32	4.5103	Colonial/2Sty	\$88,638	Land Table R32	401		
E-17-33-205-002	1095 DRAKESHIRE DR	03/15/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$220,370	48.97	\$440,734	\$93,988	\$356,012	\$346,746	1.027	1,908	\$186.59	R32	1.8663	SingleFamily	\$88,638	Land Table R32	401		
E-17-33-205-008	1884 DORCHESTER DR	02/05/25	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$237,070	46.48	\$474,146	\$93,074	\$416,926	\$381,072	1.094	2,242	\$185.96	R32	8.6027	Colonial/2Sty	\$90,565	Land Table R32	401		
E-17-33-206-006	1964 DORCHESTER DR	08/22/24	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$227,490	47.79	\$454,986	\$91,344	\$384,656	\$363,642	1.058	2,249	\$171.03	R32	4.9727	SingleFamily	\$86,711	Land Table R32	401		
<b>Totals:</b>			<b>\$9,590,000</b>			<b>\$9,590,000</b>	<b>\$4,795,640</b>		<b>\$9,591,267</b>		<b>\$7,783,277</b>	<b>\$7,784,544</b>			<b>\$173.37</b>		<b>0.8223</b>						
								<b>Sale. Ratio =&gt;</b>	<b>50.01</b>					<b>E.C.F. =&gt;</b>	<b>1.000</b>	<b>Std. Deviation=&gt;</b>		<b>0.095999469</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.94</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.008</b>	<b>Ave. Variance=&gt;</b>		<b>7.0189</b>	<b>Coefficient of Var=&gt;</b>		<b>6.96282275</b>		

**R7D 2026 ECF**

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 Avg	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
EW-17-21-426-029	2590 AVERY CT	03/11/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,080	53.04	\$334,161	\$177,344	\$177,656	\$146,878	1.210	1,356	\$131.01	R7D	2.7884	Other	\$137,344	Land Table R7D	401
EW-17-21-426-034	1422 APPLE ORCHARD LN	09/24/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$153,330	60.13	\$306,657	\$110,858	\$144,142	\$146,119	0.986	970	\$148.60	R7D	25.0956	Ranch	\$108,431	Land Table R7D	401
EW-17-21-427-008	1719 APPLE ORCHARD LN	05/31/23	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$158,310	48.41	\$316,629	\$113,250	\$213,750	\$151,775	1.408	1,520	\$140.63	R7D	17.0902	Colonial/2Sty	\$113,250	Land Table R7D	401
EW-17-21-478-019	2349 ELLINGTON DR	06/09/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$147,270	54.34	\$294,542	\$89,436	\$181,564	\$153,064	1.186	1,326	\$136.93	R7D	5.1233	Ranch	\$84,334	Land Table R7D	401
EW-17-21-482-023	1382 TELLICOT ST	09/30/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$98,920	43.01	\$197,835	\$74,696	\$155,304	\$91,895	1.690	1,008	\$154.07	R7D	45.2591	Ranch	\$74,696	Land Table R7D	401
EW-17-21-487-011	2244 TERRAPIN ST	09/25/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$184,510	65.90	\$369,022	\$137,344	\$142,656	\$172,894	0.825	1,500	\$95.10	R7D	41.2322	SingleFamily	\$137,344	Land Table R7D	401
EW-17-22-302-019	1030 WAKITO ST	11/18/24	\$328,300	WD	03-ARM'S LENGTH	\$328,300	\$195,720	59.62	\$391,443	\$138,080	\$190,220	\$189,077	1.006	2,568	\$74.07	R7D	23.1383	Colonial/2Sty	\$137,344	Land Table R7D	401
EW-17-22-303-007	2552 WOODLAWN AVE	10/23/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$167,930	43.06	\$335,858	\$109,040	\$280,960	\$169,267	1.660	1,520	\$184.84	R7D	42.2432	Ranch	\$108,431	Land Table R7D	401
EW-17-22-303-008	2530 WOODLAWN AVE	06/06/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$215,130	64.22	\$430,260	\$140,343	\$194,657	\$216,356	0.900	1,744	\$111.62	R7D	33.7722	Ranch	\$137,344	Land Table R7D	401
EW-17-22-303-013	2599 ROSELAWN AVE	09/30/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,000	48.40	\$241,993	\$91,563	\$158,437	\$112,261	1.411	960	\$165.04	R7D	17.3896	Ranch	\$91,563	Land Table R7D	401
EW-17-22-307-016	2372 BRISBANE AVE	05/16/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,060	46.23	\$268,122	\$92,063	\$197,937	\$131,387	1.507	960	\$206.18	R7D	26.9087	Ranch	\$91,563	Land Table R7D	401
EW-17-22-307-019	2395 WOODLAWN AVE	04/28/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$151,950	53.32	\$303,897	\$112,521	\$172,479	\$142,818	1.208	1,200	\$143.73	R7D	2.9744	Ranch	\$108,431	Land Table R7D	401
EW-17-22-308-016	2435 ROSELAWN AVE	01/05/24	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$123,060	62.15	\$246,124	\$84,334	\$113,666	\$120,739	0.941	1,100	\$103.33	R7D	29.6008	Ranch	\$84,334	Land Table R7D	401
EW-17-22-308-019	2411 ROSELAWN AVE	07/28/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$117,100	45.92	\$234,204	\$84,334	\$170,666	\$111,843	1.526	1,075	\$158.76	R7D	28.8510	Ranch	\$84,334	Land Table R7D	401
EW-17-22-310-007	2430 TERRY DR	12/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$176,940	58.98	\$353,873	\$94,876	\$205,124	\$193,281	1.061	1,450	\$141.46	R7D	17.6157	Ranch	\$91,563	Land Table R7D	401
EW-17-22-327-003	2665 LOS ANGELES DR	08/27/24	\$264,500	WD	03-ARM'S LENGTH	\$264,500	\$148,520	56.15	\$297,041	\$99,059	\$165,441	\$147,748	1.120	1,352	\$122.37	R7D	11.7676	Ranch	\$98,804	Land Table R7D	401
EW-17-22-327-026	868 GLEN CT	09/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$154,780	53.37	\$309,551	\$94,050	\$195,950	\$160,822	1.218	1,767	\$110.89	R7D	1.8998	BiLevel	\$91,563	Land Table R7D	401
EW-17-22-329-006	847 MANZANO DR	10/15/24	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$117,790	60.10	\$235,579	\$85,275	\$110,725	\$112,167	0.987	1,050	\$105.45	R7D	25.0286	Ranch	\$84,334	Land Table R7D	401
EW-17-22-331-006	723 LOS ARBOLES DR	05/15/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$150,680	52.87	\$301,364	\$98,804	\$186,196	\$151,164	1.232	1,025	\$181.65	R7D	0.5682	Ranch	\$98,804	Land Table R7D	401
EW-17-22-331-009	754 LAGUNA DR	06/06/24	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$169,690	46.17	\$339,380	\$108,515	\$258,985	\$172,287	1.503	1,489	\$173.93	R7D	26.5787	BiLevel	\$108,431	Land Table R7D	401
EW-17-22-331-010	746 LAGUNA DR	12/13/24	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$151,000	41.60	\$302,009	\$108,431	\$254,569	\$144,461	1.762	1,369	\$185.95	R7D	52.4768	Other	\$108,431	Land Table R7D	401
EW-17-22-352-002	2352 WOODLAWN AVE	10/10/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$119,350	47.36	\$238,691	\$84,334	\$167,666	\$115,192	1.456	1,034	\$162.15	R7D	21.8109	Ranch	\$84,334	Land Table R7D	401
EW-17-22-352-011	2335 ROSELAWN AVE	06/28/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$133,770	43.86	\$267,547	\$93,261	\$211,739	\$130,064	1.628	1,077	\$196.60	R7D	39.0529	Ranch	\$91,563	Land Table R7D	401
EW-17-22-353-001	2386 ROSELAWN AVE	04/11/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$125,120	47.22	\$250,233	\$90,044	\$174,956	\$119,544	1.464	1,075	\$162.75	R7D	22.6099	Ranch	\$84,334	Land Table R7D	401
EW-17-22-376-006	811 LOS ARBOLES DR	11/13/24	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$131,960	53.00	\$263,921	\$109,368	\$139,632	\$115,338	1.211	1,075	\$129.89	R7D	2.6796	Ranch	\$108,431	Land Table R7D	401
EW-17-22-376-012	792 LAGUNA DR	02/21/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$236,480	63.91	\$472,968	\$109,993	\$260,007	\$270,877	0.960	2,772	\$93.80	R7D	27.7557	Other	\$108,431	Land Table R7D	401
EW-17-22-402-004	600 LOS ARBOLES DR	03/13/25	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$134,120	63.87	\$268,236	\$98,804	\$111,196	\$126,442	0.879	1,175	\$94.63	R7D	35.8004	Ranch	\$98,804	Land Table R7D	401
EW-17-22-404-006	2592 PALOMAS DR	04/12/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$171,940	62.52	\$343,877	\$125,298	\$149,702	\$163,119	0.918	1,921	\$77.93	R7D	31.9680	Other	\$125,298	Land Table R7D	401
EW-17-22-405-009	530 LAGUNA CT	07/17/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$181,200	59.41	\$362,402	\$137,344	\$167,656	\$115,954	0.998	1,854	\$90.43	R7D	23.9201	Other	\$137,344	Land Table R7D	401
EW-17-22-426-023	2555 MARCHAR DR	07/09/24	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$158,220	53.45	\$316,435	\$108,431	\$187,569	\$155,227	1.208	1,472	\$127.42	R7D	2.9075	Other	\$108,431	Land Table R7D	401
EW-17-22-427-028	324 VALLEY DR	08/14/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$212,890	56.02	\$425,770	\$79,515	\$300,485	\$258,399	1.163	1,511	\$198.86	R7D	7.4558	Ranch	\$79,515	Land Table R7D	401
EW-17-23-351-022	101 ETHEL CT	06/22/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$139,520	54.71	\$279,047	\$98,979	\$156,021	\$134,379	1.161	1,075	\$145.14	R7D	7.6378	Ranch	\$98,804	Land Table R7D	401
EW-17-23-351-023	2399 ETHEL DR	09/22/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$138,790	48.70	\$277,576	\$99,304	\$185,696	\$133,039	1.396	1,142	\$162.61	R7D	15.8374	Ranch	\$98,804	Land Table R7D	401
EW-17-23-351-041	2250 BRIAR RDG	10/12/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$285,630	60.77	\$571,268	\$101,619	\$368,381	\$350,484	1.051	2,020	\$182.37	R7D	18.6366	Colonial/2Sty	\$98,804	Land Table R7D	401
EW-17-27-127-018	870 ALBERTON ST	05/05/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$118,520	65.84	\$237,041	\$74,696	\$105,304	\$121,153	0.869	1,272	\$82.79	R7D	36.8247	BiLevel	\$74,696	Land Table R7D	401
EW-17-27-154-027	1679 WILKSHIRE ST	02/26/25	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$138,630	47.97	\$277,251	\$99,579	\$189,421	\$132,591	1.429	1,293	\$146.50	R7D	19.1182	Ranch	\$98,804	Land Table R7D	401
EW-17-27-156-033	1660 LAUDER LN	12/06/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,990	51.33	\$307,983	\$98,804	\$201,196	\$156,104	1.289	1,196	\$168.22	R7D	5.1432	Ranch	\$98,804	Land Table R7D	401
EW-17-27-157-023	1066 MCCOY DR	12/15/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$118,970	59.49	\$237,933	\$86,395	\$113,605	\$113,088	1.005	960	\$118.34	R7D	23.2858	Ranch	\$84,334	Land Table R7D	401
EW-17-27-179-019	853 ADELAIDE DR	12/17/24	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$107,320	40.81	\$214,631	\$79,300	\$183,700	\$100,993	1.819	936	\$196.26	R7D	58.1504	Ranch	\$74,696	Land Table R7D	401
EW-17-27-179-020	833 ADELAIDE DR	05/30/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,730	56.49	\$169,452	\$77,373	\$72,627	\$68,716	1.057	585	\$124.15	R7D	18.0508	Colonial/2Sty	\$74,696	Land Table R7D	401
EW-17-27-179-058	750 AMENIA ST	08/29/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$221,410	56.77	\$442,810	\$98,804	\$291,196	\$256,721	1.134	1,500	\$194.13	R7D	10.3139	Ranch	\$98,804	Land Table R7D	401
EW-17-27-179-066	1700 LADD RD	03/19/24	\$311,500	WD	03-ARM'S LENGTH	\$311,500	\$173,290	55.63	\$346,574	\$111,766	\$199,734	\$175,230	1.140	1,448	\$137.94	R7D	9.7589	TriLevel/Quad	\$108,431	Land Table R7D	401
EW-17-27-179-067	715 WOLVERINE DR	05/03/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$187,700	58.66	\$375,398	\$153,495	\$166,505	\$165,599	1.005	1,606	\$103.68	R7D	23.1959	SingleFamily	\$151,802	Land Table R7D	401
EW-17-27-180-055	874 LUCILLE DR	11/22/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$118,180	48.24	\$236,353	\$84,334	\$160,666	\$113,447	1.416	936	\$171.65	R7D	17.8792	BiLevel	\$84,334	Land Table R7D	401
EW-17-27-181-027	959 LUCILLE DR	09/22/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$220,500	68.29	\$441,007	\$101,360	\$218,640	\$253,468	0.863	1,868	\$117.04	R7D	37.4834	Ranch	\$98,804	Land Table R7D	401
EW-17-27-181-028	955 LUCILLE DR	09/11/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$139,690	47.35	\$279,374	\$134,138	\$160,862	\$108,385	1.484	1,129	\$142.48	R7D	24.6742	Ranch	\$125,298	Land Table R7D	401
EW-17-27-181-033	747 LUCILLE DR	04/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$202,770	67.59	\$405,543	\$108,431	\$191,569	\$221,725	0.864	1,824	\$105.03	R7D	37.3437	Colonial/2Sty	\$108,431	Land Table R7D	401
EW-17-27-229-007	2104 GLENCOVE RD	08/17/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$145,730	46.12	\$291,468	\$102,174	\$213,826	\$141,264	1.514	1,257	\$170.11	R7D	27.6232	Ranch	\$98,804	Land Table R7D	401
EW-17-27-229-009	2068 GLENCOVE RD	09/29/23	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$143,340	47.62	\$286,680	\$102,697	\$198,303	\$137,301	1.444	1,534	\$129.27	R7D	20.6868	Ranch	\$98,804	Land Table R7	

**R82 2026 ECF**

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
E -17-22-154-004	1015 SUPERIOR BLVD	06/13/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$126,480	41.47	\$252,953	\$99,042	\$205,958	\$133,768	1.540	1,327	\$155.21	R82	18.6235	Ranch	\$99,042	Land Table R82	401
E -17-22-154-028	1115 SUPERIOR BLVD	07/19/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,270	50.09	\$300,545	\$72,765	\$227,235	\$194,684	1.167	1,786	\$127.23	R82	18.6235	SingleFamily	\$72,765	Land Table R82	401
<b>Totals:</b>			<b>\$605,000</b>			<b>\$605,000</b>	<b>\$276,750</b>		<b>\$553,498</b>		<b>\$433,193</b>	<b>\$328,451</b>			<b>\$141.22</b>		<b>3.4540</b>				
							<b>Sale. Ratio =&gt;</b>	<b>45.74</b>				<b>E.C.F. =&gt;</b>	<b>1.319</b>		<b>Std. Deviation=&gt;</b>	<b>0.26337586</b>					
							<b>Std. Dev. =&gt;</b>	<b>6.10</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.353</b>		<b>Ave. Variance=&gt;</b>	<b>18.6235</b>	<b>Coefficient of Var=&gt;</b>	<b>13.7601585</b>			

**R89 2026 ECF**

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
E -17-23-326-046	2520 S COMMERCE RD	07/25/24	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$241,030	60.64	\$482,061	\$101,761	\$295,739	\$373,576	0.792	2,248	\$131.56	R89	26.5179	SingleFamily	\$101,761	Land Table R89	401
E -17-24-100-087	3147 KENICOTT DR	11/04/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$184,140	43.33	\$368,280	\$88,372	\$336,628	\$274,959	1.224	1,438	\$234.09	R89	16.7462	Ranch	\$87,377	Land Table R89	401
E -17-24-300-042	2305 SHALLOWBROOK	11/15/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$375,960	57.84	\$751,916	\$99,370	\$550,630	\$641,008	0.859	2,864	\$192.26	R89	19.7817	Colonial/2Sty	\$90,529	Land Table R89	401
E -17-33-151-005	2025 W WEST MAPLE RD	05/02/23	\$260,033	WD	03-ARM'S LENGTH	\$260,033	\$107,950	41.51	\$215,906	\$101,761	\$158,272	\$112,127	1.412	962	\$164.52	R89	35.4722	Ranch	\$101,761	Land Table R89	401
E -17-33-254-017	1910 CRIMSON RIDGE DR	08/03/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$299,990	50.85	\$599,977	\$101,241	\$488,759	\$489,918	0.998	2,463	\$198.44	R89	5.9188	Colonial/2Sty	\$86,759	Land Table R89	401
<b>Totals:</b>			<b>\$2,322,533</b>			<b>\$2,322,533</b>	<b>\$1,209,070</b>		<b>\$2,418,140</b>		<b>\$1,830,028</b>	<b>\$1,891,586</b>			<b>\$184.17</b>		<b>8.9367</b>				
							<b>Sale. Ratio =&gt;</b>	<b>52.06</b>				<b>E.C.F. =&gt;</b>	<b>0.967</b>		<b>Std. Deviation=&gt;</b>	<b>0.25827612</b>					
							<b>Std. Dev. =&gt;</b>	<b>8.49</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.057</b>		<b>Ave. Variance=&gt;</b>	<b>20.8874</b>	<b>Coefficient of Var=&gt;</b>	<b>19.76429527</b>			

**R8E 2026 ECF**

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	
E -17-04-300-027	1891 FOUR OAKS	05/12/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$316,040	60.20	\$632,070	\$150,300	\$374,700	\$506,537	0.740	3,582	\$104.61	R8E	8.1217	Colonial/2Sty	\$150,300	Land Table R8E	401	
E -17-05-300-013	2893 OAK HILL TRL	01/10/24	\$721,000	WD	03-ARM'S LENGTH	\$721,000	\$374,530	51.95	\$749,066	\$191,695	\$529,305	\$586,706	0.902	3,003	\$176.26	R8E	8.1217	Colonial/2Sty	\$184,250	Land Table R8E	401	
<b>Totals:</b>			<b>\$1,246,000</b>			<b>\$1,246,000</b>	<b>\$690,570</b>		<b>\$1,381,136</b>		<b>\$904,005</b>	<b>\$1,093,243</b>			<b>\$140.43</b>		<b>0.5956</b>					
								<b>Sale. Ratio =&gt;</b>	<b>55.42</b>				<b>E.C.F. =&gt;</b>	<b>0.827</b>	<b>Std. Deviation=&gt;</b>		<b>0.11485824</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.84</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.821</b>	<b>Ave. Variance=&gt;</b>		<b>8.1217</b>	<b>Coefficient of Var=&gt;</b>	<b>9.893099098</b>			

**R8Q 2026 ECF**

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	
E -17-14-400-041	9451 NEWTON CT	05/10/23	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$139,490	47.85	\$278,976	\$45,100	\$246,400	\$194,088	1.270	1,424	\$173.03	R8Q	0.5095	Other	\$45,100	Land Table R8Q	401	
E -17-14-400-074	9443 LOUISE LN	05/31/24	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$229,690	48.10	\$459,370	\$117,337	\$360,163	\$283,845	1.269	1,962	\$183.57	R8Q	0.5749	Colonial/2Sty	\$113,400	Land Table R8Q	401	
E -17-14-451-006	4343 KELSEY FARM DR	10/03/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$156,280	43.41	\$312,553	\$29,700	\$330,300	\$234,733	1.407	1,784	\$185.15	R8Q	13.2510	TriLevel/Quad	\$29,700	Land Table R8Q	401	
E -17-14-453-013	4370 KELSEY FARM DR	12/11/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$166,330	51.98	\$332,657	\$39,600	\$280,400	\$243,201	1.153	1,352	\$207.40	R8Q	12.1666	Ranch	\$39,600	Land Table R8Q	401	
<b>Totals:</b>						<b>\$1,449,000</b>	<b>\$691,790</b>		<b>\$1,383,556</b>		<b>\$1,217,263</b>	<b>\$955,866</b>			<b>\$187.29</b>		<b>0.1157</b>					
								<b>Sale. Ratio =&gt;</b>	<b>47.74</b>				<b>E.C.F. =&gt;</b>	<b>1.273</b>	<b>Std. Deviation=&gt;</b>		<b>0.103955707</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.50</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.275</b>	<b>Ave. Variance=&gt;</b>		<b>6.6255</b>	<b>Coefficient of Var=&gt;</b>	<b>5.198000254</b>			

**R8Y 2026 ECF**

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
E -17-19-100-009	2434 WIXOM RD	07/07/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$163,590	44.21	\$327,184	\$86,122	\$283,878	\$215,234	1.319	1,872	\$151.64	R8Y	16.3164	Colonial/2Sty	\$86,122	Land Table R9B	401
E -17-19-100-074	2473 WILLOW WAY DR	07/22/24	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$410,050	55.41	\$820,102	\$115,915	\$624,085	\$628,738	0.993	3,126	\$199.64	R8Y	16.3164	SingleFamily	\$113,800	Land Table R9B	401
<b>Totals:</b>			<b>\$1,110,000</b>			<b>\$1,110,000</b>	<b>\$573,640</b>		<b>\$1,147,286</b>		<b>\$907,963</b>	<b>\$843,972</b>			<b>\$175.64</b>		<b>7.9942</b>				
							<b>Sale. Ratio =&gt;</b>	<b>51.68</b>				<b>E.C.F. =&gt;</b>	<b>1.076</b>		<b>Std. Deviation=&gt;</b>	<b>0.23074939</b>					
							<b>Std. Dev. =&gt;</b>	<b>7.92</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.156</b>		<b>Ave. Variance=&gt;</b>	<b>16.3164</b>	<b>Coefficient of Var=&gt;</b>	<b>14.11746284</b>			

**R91 2026 ECF**

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		
E -17-16-181-009	3755 BALMONY RD	09/07/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$140,070	50.93	\$280,137	\$93,768	\$181,232	\$156,613	1.157	1,400	\$129.45	R91	5.1388	Ranch	\$90,954	Land Table RQA	401		
E -17-16-183-022	3831 ELLISIA RD	09/11/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,830	48.94	\$293,650	\$95,948	\$204,052	\$166,136	1.228	1,712	\$119.19	R91	1.9635	Colonial/2Sty	\$95,184	Land Table RQA	401		
E -17-16-184-013	3855 CANUTE RD	05/31/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$139,580	42.95	\$279,151	\$90,954	\$234,046	\$158,149	1.480	1,519	\$154.08	R91	27.1324	BiLevel	\$90,954	Land Table RQA	401		
E -17-16-202-004	1715 WICKHAM	06/02/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$188,000	55.29	\$375,996	\$88,386	\$251,614	\$241,689	1.041	1,331	\$189.04	R91	16.7522	Colonial/2Sty	\$84,602	Land Table RQA	401		
E -17-16-203-044	4080 LONG LEAF	08/08/24	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$124,750	49.41	\$249,491	\$86,725	\$165,775	\$136,778	1.212	960	\$172.68	R91	0.3412	Ranch	\$86,725	Land Table RQA	401		
E -17-16-252-002	1855 LUNETTA CT	10/06/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$121,250	48.12	\$242,507	\$84,602	\$167,398	\$132,693	1.262	1,200	\$139.50	R91	5.2954	Ranch	\$84,602	Land Table RQA	401		
E -17-16-401-033	3531 OAK MEADOWS CT	05/20/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,640	46.01	\$331,279	\$90,954	\$269,046	\$201,954	1.332	1,536	\$175.16	R91	12.3629	SingleFamily	\$90,954	Land Table RQA	401		
E -17-21-201-038	3167 BENSTEIN RD	06/12/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$134,620	47.74	\$269,232	\$110,000	\$172,000	\$133,808	1.285	1,455	\$118.21	R91	7.6833	Bungalow	\$110,000	Land Table R9B	401		
E -17-21-201-054	3070 KANE CT	12/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$195,590	48.90	\$391,181	\$105,456	\$294,544	\$240,105	1.227	1,833	\$160.69	R91	1.8143	Colonial/2Sty	\$102,649	Land Table R9B	401		
E -17-21-201-064	2741 TALL PINES WAY	04/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$191,550	54.73	\$383,109	\$104,638	\$245,362	\$234,009	1.049	1,758	\$139.57	R91	16.0073	Ranch	\$102,649	Land Table R9B	401		
E -17-21-201-095	2740 TALL PINES WAY	09/12/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$182,410	53.65	\$364,829	\$89,457	\$250,543	\$231,405	1.083	1,656	\$151.29	R91	12.5884	Ranch	\$86,122	Land Table R9B	407		
E -17-21-201-095	2740 TALL PINES WAY	03/25/25	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$182,410	51.38	\$364,829	\$89,457	\$265,543	\$231,405	1.148	1,656	\$160.35	R91	6.1062	Ranch	\$86,122	Land Table R9B	407		
<b>Totals:</b>			<b>\$3,831,500</b>			<b>\$3,831,500</b>	<b>\$1,912,700</b>		<b>\$3,825,391</b>		<b>\$2,701,155</b>	<b>\$2,264,745</b>			<b>\$150.77</b>		<b>1.5890</b>						
								<b>Sale. Ratio =&gt;</b>	<b>49.92</b>					<b>E.C.F. =&gt;</b>	<b>1.193</b>	<b>Std. Deviation=&gt;</b>		<b>0.12585611</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.61</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.209</b>	<b>Ave. Variance=&gt;</b>		<b>9.4321</b>	<b>Coefficient of Var=&gt;</b>		<b>7.804275891</b>		

**RA3 2026 ECF**

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
E -17-01-155-005	1928 ALSUP AVE	04/20/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$164,300	50.55	\$328,600	\$92,130	\$232,870	\$195,430	1.192	1,588	\$146.64	RA3	3.0809	Ranch	\$83,369	Land Table R9B	401
E -17-01-156-004	1912 PORTLOCK AVE	05/19/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$191,190	49.02	\$382,387	\$88,410	\$301,590	\$242,956	1.241	2,110	\$142.93	RA3	8.0565	Colonial/2Sty	\$83,369	Land Table R9B	401
E -17-01-156-006	1952 PORTLOCK AVE	12/20/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$197,760	54.18	\$395,526	\$86,945	\$278,055	\$255,026	1.090	2,114	\$131.53	RA3	7.0468	Colonial/2Sty	\$83,369	Land Table R9B	401
E -17-01-301-018	1987 OAKSIDE CT	09/12/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$231,520	55.12	\$463,035	\$117,337	\$302,663	\$285,701	1.059	2,178	\$138.96	RA3	10.1400	BiLevel	\$113,800	Land Table R9B	401
E -17-01-302-007	8760 KRATAGE AVE	02/14/25	\$295,800	WD	03-ARM'S LENGTH	\$295,800	\$139,870	47.29	\$279,730	\$86,927	\$208,873	\$159,341	1.311	1,706	\$122.43	RA3	15.0083	Ranch	\$83,369	Land Table R9B	401
E -17-01-304-003	8801 KRATAGE AVE	12/27/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$166,540	54.60	\$333,083	\$88,300	\$216,700	\$202,300	1.071	1,708	\$126.87	RA3	8.9589	Ranch	\$88,300	Land Table R9B	401
<b>Totals:</b>			<b>\$2,100,800</b>			<b>\$2,100,800</b>	<b>\$1,091,180</b>		<b>\$2,182,361</b>		<b>\$1,540,751</b>	<b>\$1,340,754</b>			<b>\$134.90</b>		<b>1.1602</b>				
							<b>Sale. Ratio =&gt;</b>	<b>51.94</b>				<b>E.C.F. =&gt;</b>	<b>1.149</b>		<b>Std. Deviation=&gt;</b>	<b>0.10318758</b>					
							<b>Std. Dev. =&gt;</b>	<b>3.29</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.161</b>		<b>Ave. Variance=&gt;</b>	<b>8.7152</b>	<b>Coefficient of Var=&gt;</b>	<b>7.508125828</b>			

**RA4 2026 ECF**

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		
E -17-01-151-028	1838 PORTLOCK AVE	06/05/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,610	43.79	\$245,210	\$88,300	\$191,700	\$129,678	1.478	1,475	\$129.97	RA4	17.5260	CapeCod	\$88,300	Land Table R9B	401		
E -17-01-179-009	8665 OAKSIDE AVE	07/31/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$138,700	49.54	\$277,407	\$89,177	\$190,823	\$155,562	1.227	1,254	\$152.17	RA4	7.6352	Bungalow	\$86,122	Land Table R9B	401		
E -17-01-204-005	1543 GRINSHAW ST	01/30/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$115,140	55.89	\$230,277	\$92,522	\$113,478	\$113,847	0.997	1,367	\$83.01	RA4	30.6263	Ranch	\$88,300	Land Table R9B	401		
E -17-01-204-011	8415 CASCADE ST	12/03/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$216,400	50.33	\$432,798	\$102,649	\$327,351	\$272,850	1.200	1,443	\$226.85	RA4	10.3276	Ranch	\$102,649	Land Table R9B	401		
E -17-01-209-008	8336 LAGOON ST	02/06/25	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,130	41.12	\$230,262	\$88,300	\$191,700	\$117,324	1.634	988	\$194.03	RA4	33.0916	Ranch	\$88,300	Land Table R9B	401		
E -17-01-211-009	8319 LAGOON ST	10/27/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,730	41.73	\$179,452	\$88,300	\$126,700	\$75,332	1.682	912	\$138.93	RA4	37.8862	Ranch	\$88,300	Land Table R9B	401		
E -17-01-211-020	1720 UNION CIR	04/30/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$152,840	51.81	\$305,678	\$91,478	\$203,522	\$177,025	1.150	1,300	\$156.56	RA4	15.3340	Ranch	\$88,300	Land Table R9B	401		
E -17-01-304-020	2201 WISE CT	07/01/24	\$413,500	WD	03-ARM'S LENGTH	\$413,500	\$189,670	45.87	\$379,335	\$107,899	\$305,601	\$224,327	1.362	1,568	\$194.90	RA4	5.9279	Colonial/2Sty	\$102,649	Land Table R9B	401		
E -17-01-326-007	8606 GOLFSIDE DR	08/14/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$346,460	58.72	\$692,910	\$105,728	\$484,272	\$485,274	0.998	2,631	\$184.06	RA4	30.5086	Colonial/2Sty	\$102,649	Land Table R9B	401		
<b>Totals:</b>			<b>\$2,989,500</b>			<b>\$2,989,500</b>	<b>\$1,486,680</b>		<b>\$2,973,329</b>		<b>\$2,135,147</b>	<b>\$1,751,220</b>			<b>\$162.28</b>		<b>8.3787</b>						
								<b>Sale. Ratio =&gt;</b>	<b>49.73</b>					<b>E.C.F. =&gt;</b>	<b>1.219</b>	<b>Std. Deviation=&gt;</b>		<b>0.253514184</b>					
								<b>Std. Dev. =&gt;</b>	<b>6.16</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.303</b>	<b>Ave. Variance=&gt;</b>		<b>20.9848</b>	<b>Coefficient of Var=&gt;</b>		<b>16.10475189</b>		

**RA5 2026 ECF**

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	
E -17-01-227-022	1545 LARKSPUR ST	06/02/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,700	51.89	\$285,409	\$102,649	\$172,351	\$142,226	1.212	1,280	\$134.65	RA5	1.6619	Ranch	\$102,649	Land Table R9B	401	
E -17-01-228-019	8073 COOLEY LAKE RD	08/19/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$149,940	56.58	\$299,888	\$86,122	\$178,878	\$166,355	1.075	1,334	\$134.09	RA5	15.3153	Colonial/2Sty	\$86,122	Land Table R9B	401	
E -17-12-328-010	8516 EDGEWOOD PARK DR	07/23/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$143,760	47.13	\$287,518	\$89,079	\$215,921	\$154,427	1.398	1,514	\$142.62	RA5	16.9773	Ranch	\$88,300	Land Table R9B	401	
<b>Totals:</b>			<b>\$845,000</b>			<b>\$845,000</b>	<b>\$436,400</b>		<b>\$872,815</b>		<b>\$567,150</b>	<b>\$463,008</b>			<b>\$137.12</b>		<b>0.3507</b>					
								<b>Sale. Ratio =&gt;</b>	<b>51.64</b>				<b>E.C.F. =&gt;</b>	<b>1.225</b>	<b>Std. Deviation=&gt;</b>		<b>0.1621031</b>					
								<b>Std. Dev. =&gt;</b>	<b>4.72</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.228</b>	<b>Ave. Variance=&gt;</b>		<b>11.3182</b>	<b>Coefficient of Var=&gt;</b>	<b>9.213505287</b>			

**RA7 2026 ECF**

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		
E -17-01-427-012	8150 MARSHALSEA DR	04/12/24	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$273,220	54.00	\$546,445	\$85,062	\$420,938	\$344,316	1.223	2,268	\$185.60	RA7	8.9859	Colonial/2Sty	\$83,369	Land Table R9B	401		
E -17-01-430-006	8000 FARRANT DR	06/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$158,660	51.18	\$317,311	\$86,122	\$223,878	\$172,529	1.298	1,720	\$130.16	RA7	1.4770	Ranch	\$86,122	Land Table R9B	401		
E -17-12-229-022	8165 WILLOW RD	07/21/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$104,530	55.75	\$209,051	\$83,630	\$103,870	\$93,598	1.110	998	\$104.08	RA7	20.2646	Ranch	\$83,369	Land Table R9B	401		
E -17-12-231-002	2517 MASSENA ST	09/15/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,750	46.71	\$163,494	\$85,451	\$89,549	\$58,241	1.538	768	\$116.60	RA7	22.5164	Ranch	\$83,369	Land Table R9B	401		
E -17-12-231-003	2527 MASSENA ST	02/03/25	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$107,040	43.69	\$214,081	\$83,369	\$161,631	\$97,546	1.657	1,128	\$143.29	RA7	34.4573	Ranch	\$83,369	Land Table R9B	401		
E -17-12-231-039	2610 GREENLAWN AVE	10/05/23	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$196,520	51.38	\$393,047	\$88,300	\$294,200	\$227,423	1.294	1,806	\$162.90	RA7	1.8771	Other	\$88,300	Land Table R9B	401		
E -17-12-233-010	2610 EDGEMERE AVE	02/26/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$119,700	50.94	\$239,407	\$85,461	\$149,539	\$114,885	1.302	1,424	\$105.01	RA7	1.0755	Other	\$83,369	Land Table R9B	401		
E -17-12-476-002	3231 UNION LAKE RD	09/18/24	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$189,570	46.69	\$379,142	\$119,817	\$286,183	\$193,526	1.479	2,048	\$139.74	RA7	16.6388	Ranch	\$116,215	Land Table RL1	401		
E -17-12-476-012	3260 MELMOOR ST	07/24/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$162,350	55.98	\$324,701	\$101,610	\$188,390	\$166,486	1.132	1,020	\$184.70	RA7	18.0827	Ranch	\$100,367	Land Table RL1	401		
E -17-12-477-018	3280 CHAMBOURNE ST	05/03/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$240,450	61.65	\$480,905	\$102,382	\$287,618	\$282,480	1.018	2,624	\$109.61	RA7	29.4205	Colonial/2Sty	\$100,367	Land Table RL1	401		
E -17-12-478-029	8076 ELDORA BLVD	11/21/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$201,320	58.69	\$402,634	\$110,932	\$232,068	\$217,688	1.066	2,212	\$104.91	RA7	24.6337	Other	\$110,932	Land Table RL1	401		
E -17-12-479-025	3236 EDGEMERE AVE	03/28/24	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$113,290	44.96	\$226,587	\$110,932	\$141,068	\$86,310	1.634	860	\$164.03	RA7	32.2045	Ranch	\$110,932	Land Table RL1	401		
<b>Totals:</b>			<b>\$3,722,000</b>			<b>\$3,722,000</b>	<b>\$1,948,400</b>		<b>\$3,896,805</b>		<b>\$2,578,932</b>	<b>\$2,055,028</b>			<b>\$137.55</b>		<b>5.7457</b>						
								<b>Sale. Ratio =&gt;</b>	<b>52.35</b>					<b>E.C.F. =&gt;</b>	<b>1.255</b>	<b>Std. Deviation=&gt;</b>		<b>0.219625765</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.63</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.312</b>	<b>Ave. Variance=&gt;</b>		<b>17.6362</b>	<b>Coefficient of Var=&gt;</b>		<b>13.43815285</b>		

**RAB 2026 ECF**

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		
E-17-01-327-013	8536 HUMMINGBIRD DR	08/15/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$274,750	53.35	\$549,508	\$91,286	\$423,714	\$511,980	0.828	2,612	\$162.22	RAB	4.5283	Colonial/2Sty	\$83,369	Land Table R9B	401		
E-17-01-328-009	8599 HUMMINGBIRD DR	10/10/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$274,190	51.25	\$548,382	\$91,842	\$443,158	\$510,101	0.869	2,675	\$165.67	RAB	0.4116	Colonial/2Sty	\$88,300	Land Table R9B	401		
E-17-01-328-022	2052 WARBLER CT	05/17/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$238,570	46.78	\$477,136	\$86,013	\$423,987	\$437,009	0.970	2,307	\$183.78	RAB	9.7321	Colonial/2Sty	\$83,369	Land Table R9B	401		
E-17-01-378-002	8692 GOLF LANE DR	02/01/24	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$245,420	53.59	\$490,849	\$90,813	\$367,187	\$446,968	0.822	2,232	\$164.51	RAB	5.1375	Colonial/2Sty	\$88,300	Land Table R9B	401		
E-17-01-402-023	8296 KINGFISHER CT	02/12/25	\$525,000	QC	03-ARM'S LENGTH	\$525,000	\$267,590	50.97	\$535,182	\$88,300	\$436,700	\$499,310	0.875	2,516	\$173.57	RAB	0.1726	Colonial/2Sty	\$88,300	Land Table R9B	401		
E-17-01-402-023	8296 KINGFISHER CT	02/11/25	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$267,590	50.97	\$535,182	\$88,300	\$436,700	\$499,310	0.875	2,516	\$173.57	RAB	0.1726	Colonial/2Sty	\$88,300	Land Table R9B	401		
<b>Totals:</b>			<b>\$3,068,000</b>			<b>\$3,068,000</b>	<b>\$1,568,110</b>		<b>\$3,136,239</b>		<b>\$2,531,446</b>	<b>\$2,904,676</b>			<b>\$170.55</b>		<b>0.1374</b>						
								<b>Sale. Ratio =&gt;</b>	<b>51.11</b>					<b>E.C.F. =&gt;</b>	<b>0.872</b>	<b>Std. Deviation=&gt;</b>		<b>0.053261719</b>					
								<b>Std. Dev. =&gt;</b>	<b>2.45</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.873</b>	<b>Ave. Variance=&gt;</b>		<b>3.3591</b>	<b>Coefficient of Var=&gt;</b>	<b>3.848286693</b>			

**RB2 2026 ECF**

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		
E -17-02-177-022	643 CRANBOURNE ST	02/07/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$121,600	46.77	\$243,191	\$89,513	\$170,487	\$122,942	1.387	960	\$177.59	RB2	6.4021	Ranch	\$89,513	Land Table RB2	401		
E -17-02-181-011	651 ANNAPOLIS ST	11/03/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$103,860	46.78	\$207,721	\$82,543	\$139,457	\$100,142	1.393	1,120	\$124.52	RB2	6.9885	Ranch	\$80,563	Land Table RB2	401		
E -17-02-182-021	682 CRANBOURNE ST	01/16/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$133,360	54.43	\$266,717	\$89,513	\$155,487	\$141,763	1.097	1,056	\$147.24	RB2	22.5894	Ranch	\$89,513	Land Table RB2	401		
E -17-02-182-022	622 CRANBOURNE ST	05/13/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,470	44.67	\$276,930	\$90,860	\$219,140	\$148,856	1.472	1,428	\$153.46	RB2	14.9459	BiLevel	\$89,513	Land Table RB2	401		
E -17-02-182-025	861 ELSMERE ST	08/23/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$102,810	54.11	\$205,614	\$93,989	\$96,011	\$89,300	1.075	1,352	\$71.01	RB2	24.7550	Ranch	\$93,989	Land Table RB2	401		
E -17-03-201-070	10469 COOLEY LAKE RD	06/18/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$144,470	48.64	\$288,949	\$89,513	\$207,487	\$159,549	1.300	960	\$216.13	RB2	2.2241	Ranch	\$89,513	Land Table RB2	401		
E -17-03-201-081	10373 COOLEY LAKE RD	02/19/25	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$136,790	40.23	\$273,585	\$104,077	\$235,923	\$135,606	1.740	1,118	\$211.02	RB2	41.7061	Ranch	\$102,941	Land Table RB2	401		
E -17-03-204-009	6069 HUXLEY ST	10/12/23	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$183,260	43.74	\$366,526	\$120,843	\$298,157	\$196,546	1.517	1,842	\$161.87	RB2	19.4279	Colonial/2Sty	\$120,843	Land Table RB2	401		
E -17-03-204-010	6132 NADEAU ST	07/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$121,480	51.69	\$242,967	\$92,516	\$142,484	\$120,361	1.184	970	\$146.89	RB2	13.8894	Ranch	\$89,513	Land Table RB2	401		
E -17-03-227-001	5970 HUXLEY ST	08/14/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$172,800	50.09	\$345,602	\$123,731	\$221,269	\$177,497	1.247	1,665	\$132.89	RB2	7.6093	BiLevel	\$102,941	Land Table RB2	401		
E -17-03-278-013	5959 CARROLL LAKE RD	01/31/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$0	0.00	\$288,686	\$89,513	\$185,487	\$159,338	1.164	1,420	\$130.62	RB2	15.8594	Ranch	\$89,513	Land Table RB2	1		
E -17-03-278-014	5959 CARROLL LAKE RD	01/31/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$155,530	56.56	\$311,064	\$111,891	\$163,109	\$159,338	1.024	1,420	\$114.87	RB2	29.9038	Ranch	\$111,891	Land Table RB2	401		
E -17-03-283-007	311 CHARLEVOIX ST	12/18/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$167,030	50.62	\$334,064	\$91,061	\$238,939	\$194,402	1.229	2,640	\$90.51	RB2	9.3607	RaisedRanch	\$89,513	Land Table RB2	401		
E -17-03-283-008	305 CHARLEVOIX ST	08/29/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,990	50.41	\$241,983	\$80,563	\$159,437	\$129,136	1.235	1,008	\$158.17	RB2	8.8058	Ranch	\$80,563	Land Table RB2	401		
E -17-03-284-011	150 W GRAND TRAVERSE ST	05/05/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$136,730	47.98	\$273,457	\$89,513	\$195,487	\$147,155	1.328	1,384	\$141.25	RB2	0.5739	Other	\$89,513	Land Table RB2	401		
E -17-03-476-004	5375 BARKLEY ST	12/23/24	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$130,010	41.47	\$260,011	\$90,181	\$223,319	\$135,864	1.644	1,110	\$201.19	RB2	32.0994	Ranch	\$89,513	Land Table RB2	401		
E -17-03-478-002	5385 CARROLL LAKE RD	07/02/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,870	47.32	\$269,730	\$102,941	\$182,059	\$133,431	1.364	1,726	\$105.48	RB2	4.1739	SingleFamily	\$102,941	Land Table RB2	401		
E -17-03-478-005	5353 CARROLL LAKE RD	06/07/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$128,750	45.98	\$257,504	\$81,194	\$198,806	\$141,048	1.409	960	\$207.09	RB2	8.6790	Ranch	\$80,563	Land Table RB2	401		
<b>Totals:</b>			<b>\$5,146,500</b>			<b>\$5,146,500</b>	<b>\$2,332,810</b>		<b>\$4,954,301</b>		<b>\$3,432,545</b>	<b>\$2,592,277</b>			<b>\$149.54</b>		<b>0.1441</b>						
								<b>Sale. Ratio =&gt;</b>	<b>45.33</b>					<b>E.C.F. =&gt;</b>	<b>1.324</b>	<b>Std. Deviation=&gt;</b>		<b>0.19163801</b>					
								<b>Std. Dev. =&gt;</b>	<b>12.19</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.323</b>	<b>Ave. Variance=&gt;</b>		<b>14.9996</b>	<b>Coefficient of Var=&gt;</b>	<b>11.34015885</b>			

**RB4 2026 ECF**

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
E -17-02-304-006	5424 CARROLL LAKE RD	06/09/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$115,840	49.29	\$231,678	\$80,590	\$154,410	\$109,484	1.410	918	\$168.20	RB4	7.5101	Ranch	\$79,688	Land Table RB4	401
E -17-02-304-024	5409 SPOKANE ST	07/19/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$137,610	49.15	\$275,228	\$90,899	\$189,101	\$133,572	1.416	960	\$196.98	RB4	8.0485	Ranch	\$86,499	Land Table RB4	401
E -17-02-304-025	5414 CARROLL LAKE RD	04/25/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$154,950	48.42	\$309,892	\$93,334	\$226,666	\$156,926	1.444	1,493	\$151.82	RB4	10.9171	Ranch	\$93,334	Land Table RB4	401
E -17-02-309-005	5604 BLACKMOOR ST	04/26/24	\$287,400	WD	03-ARM'S LENGTH	\$287,400	\$139,470	48.53	\$278,945	\$102,439	\$184,961	\$127,903	1.446	1,786	\$103.56	RB4	11.0864	Ranch	\$102,439	Land Table RB4	401
E -17-02-351-014	306 HARPHAM ST	06/21/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$149,030	51.57	\$298,055	\$95,704	\$193,296	\$146,631	1.318	960	\$201.35	RB4	1.6995	Ranch	\$93,334	Land Table RB4	401
E -17-03-429-015	320 W BEECHDALE ST	08/16/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$126,810	55.13	\$253,612	\$94,784	\$135,216	\$115,093	1.175	980	\$137.98	RB4	16.0397	Ranch	\$93,334	Land Table RB4	401
E -17-03-431-004	485 W BEECHDALE ST	04/16/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$246,000	55.91	\$491,999	\$93,334	\$346,666	\$288,888	1.200	1,493	\$232.19	RB4	13.5238	Ranch	\$93,334	Land Table RB4	401
E -17-03-431-019	349 W BEECHDALE ST	08/09/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$119,130	55.41	\$238,260	\$86,499	\$128,501	\$109,972	1.168	1,232	\$104.30	RB4	16.6750	Colonial/2Sty	\$86,499	Land Table RB4	401
E -17-03-433-038	5337 WESTON CT	02/02/24	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$185,820	48.91	\$371,633	\$86,499	\$293,401	\$206,619	1.420	1,752	\$167.47	RB4	8.4770	Other	\$86,499	Land Table RB4	401
E -17-03-451-007	660 W WISE RD	12/15/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$159,570	50.66	\$319,137	\$97,588	\$217,412	\$160,543	1.354	1,545	\$140.72	RB4	1.8990	Other	\$93,334	Land Table RB4	401
<b>Totals:</b>			<b>\$2,991,300</b>			<b>\$2,991,300</b>	<b>\$1,534,230</b>		<b>\$3,068,439</b>		<b>\$2,069,630</b>	<b>\$1,555,630</b>			<b>\$160.46</b>		<b>0.4828</b>				
							<b>Sale. Ratio =&gt;</b>	<b>51.29</b>				<b>E.C.F. =&gt;</b>	<b>1.330</b>		<b>Std. Deviation=&gt;</b>	<b>0.113521827</b>					
							<b>Std. Dev. =&gt;</b>	<b>3.05</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.335</b>		<b>Ave. Variance=&gt;</b>	<b>9.5876</b>	<b>Coefficient of Var=&gt;</b>	<b>7.180436877</b>			

**RB5 2026 ECF**

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
E -17-02-207-007	9533 CHAUMONT DR	09/15/23	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$196,880	49.59	\$393,765	\$82,492	\$314,508	\$246,066	1.278	1,805	\$174.24	RB5	4.5565	SingleFamily	\$82,492	Land Table RB5	401
E -17-02-226-020	9170 CHAUMONT DR	05/15/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$97,970	44.74	\$195,943	\$73,809	\$145,191	\$96,549	1.504	956	\$151.87	RB5	18.0100	Ranch	\$73,809	Land Table RB5	401
E -17-02-227-010	1687 BIRCHTON ST	05/23/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$141,870	48.42	\$283,747	\$88,392	\$204,608	\$154,431	1.325	1,864	\$109.77	RB5	0.1205	TriLevel/Quad	\$82,492	Land Table RB5	401
E -17-02-227-021	9015 GITTINS BLVD	06/28/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$213,650	57.74	\$427,297	\$81,904	\$288,096	\$273,038	1.055	1,980	\$145.50	RB5	26.8562	Colonial/2Sty	\$78,152	Land Table RB5	401
E -17-02-227-045	1667 BIRCHTON ST	04/05/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,490	43.75	\$174,985	\$76,987	\$123,013	\$77,469	1.588	864	\$142.38	RB5	26.4192	Ranch	\$73,809	Land Table RB5	401
E -17-02-228-006	1782 BIRCHTON ST	07/07/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$141,240	52.12	\$282,487	\$82,492	\$188,508	\$158,099	1.192	1,488	\$126.69	RB5	13.1369	Colonial/2Sty	\$82,492	Land Table RB5	401
<b>Totals:</b>			<b>\$1,750,000</b>			<b>\$1,750,000</b>	<b>\$879,100</b>		<b>\$1,758,224</b>		<b>\$1,263,924</b>	<b>\$1,005,651</b>			<b>\$141.74</b>		<b>6.6890</b>				
							<b>Sale. Ratio =&gt;</b>	<b>50.23</b>				<b>E.C.F. =&gt;</b>	<b>1.257</b>		<b>Std. Deviation=&gt;</b>	<b>0.196822091</b>					
							<b>Std. Dev. =&gt;</b>	<b>5.13</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.324</b>		<b>Ave. Variance=&gt;</b>	<b>14.8499</b>	<b>Coefficient of Var=&gt;</b>	<b>11.21836904</b>			

**RCC 2026 ECF**

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
E -17-03-451-056	734 HUMMERSIDE CT	05/19/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$251,430	49.30	\$502,864	\$92,627	\$417,373	\$416,484	1.002	2,637	\$158.28	RCC	6.6300	Colonial/2Sty	\$92,627	Land Table RCC	401
E -17-03-451-070	5287 LANCASTER LN	09/08/23	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$245,250	54.74	\$490,491	\$116,576	\$331,424	\$379,609	0.873	2,201	\$150.58	RCC	6.2768	Colonial/2Sty	\$96,830	Land Table RCC	401
E -17-03-451-099	5654 LANCASTER LN	06/28/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$293,400	48.10	\$586,806	\$95,313	\$514,687	\$498,978	1.031	2,785	\$184.81	RCC	9.5649	Contemporary	\$93,878	Land Table RCC	401
E -17-03-453-009	750 DEVON CT	07/01/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$280,040	46.67	\$560,086	\$95,935	\$504,065	\$471,219	1.070	2,573	\$195.91	RCC	13.3870	Contemporary	\$92,627	Land Table RCC	401
E -17-03-453-015	775 KENTBROOK DR	03/14/25	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$275,730	65.65	\$551,463	\$92,627	\$327,373	\$465,823	0.703	2,738	\$119.57	RCC	23.3051	Colonial/2Sty	\$92,627	Land Table RCC	401
<b>Totals:</b>			<b>\$2,588,000</b>			<b>\$2,588,000</b>	<b>\$1,345,850</b>		<b>\$2,691,710</b>		<b>\$2,094,922</b>	<b>\$2,232,114</b>			<b>\$161.83</b>		<b>0.2703</b>				
							<b>Sale. Ratio =&gt;</b>	<b>52.00</b>				<b>E.C.F. =&gt;</b>	<b>0.939</b>		<b>Std. Deviation=&gt;</b>	<b>0.149764627</b>					
							<b>Std. Dev. =&gt;</b>	<b>7.76</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.936</b>		<b>Ave. Variance=&gt;</b>	<b>11.8327</b>	<b>Coefficient of Var=&gt;</b>	<b>12.64404535</b>			

**RD3 2026 ECF**

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		
E -17-04-152-007	2007 JASON DR	05/15/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$349,600	56.39	\$699,202	\$128,885	\$491,115	\$663,159	0.741	4,027	\$121.96	RD3	9.3040	Colonial/2Sty	\$118,950	Land Table R8E	401		
E -17-04-176-002	2020 GOLFCREST DR	06/07/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$255,280	51.78	\$510,564	\$124,262	\$368,738	\$449,188	0.821	2,767	\$133.26	RD3	1.2710	SingleFamily	\$107,300	Land Table R8E	401		
E -17-04-179-004	1909 JASON DR	09/25/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$241,930	46.53	\$483,863	\$92,249	\$427,751	\$455,365	0.939	2,660	\$160.81	RD3	10.5750	SingleFamily	\$88,450	Land Table R8E	401		
<b>Totals:</b>			<b>\$1,633,000</b>			<b>\$1,633,000</b>	<b>\$846,810</b>		<b>\$1,693,629</b>		<b>\$1,287,604</b>	<b>\$1,567,713</b>			<b>\$138.68</b>		<b>1.2282</b>						
								<b>Sale. Ratio =&gt;</b>	<b>51.86</b>					<b>E.C.F. =&gt;</b>	<b>0.821</b>	<b>Std. Deviation=&gt;</b>		<b>0.1000024</b>					
								<b>Std. Dev. =&gt;</b>	<b>4.93</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.834</b>	<b>Ave. Variance=&gt;</b>		<b>7.0500</b>	<b>Coefficient of Var=&gt;</b>	<b>8.457195959</b>			

**RD5 2026 ECF**

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	
E -17-04-402-001	5370 BRIDGE TRL W	03/10/25	\$520,000	OTH	03-ARM'S LENGTH	\$520,000	\$279,750	53.80	\$559,506	\$131,241	\$388,759	\$506,823	0.767	2,821	\$137.81	RD5	10.2160	Contemporary	\$114,033	Land Table RD5	401	
E -17-04-402-015	1868 J ANTHONY POINTE LN	04/03/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$258,020	54.90	\$516,047	\$115,700	\$354,300	\$473,783	0.748	2,850	\$124.32	RD5	12.1402	Contemporary	\$114,033	Land Table RD5	401	
E -17-04-451-008	1887 WOOD PARKE LN	08/11/23	\$658,500	WD	03-ARM'S LENGTH	\$658,500	\$286,840	43.56	\$573,670	\$134,746	\$523,754	\$519,437	1.008	2,638	\$198.54	RD5	13.9100	Colonial/2Sty	\$106,676	Land Table RD5	401	
E -17-04-451-038	5270 BRIDGE TRL W	07/01/24	\$635,500	WD	03-ARM'S LENGTH	\$635,500	\$282,860	44.51	\$565,710	\$115,787	\$519,713	\$532,453	0.976	2,644	\$196.56	RD5	10.6861	Colonial/2Sty	\$114,033	Land Table RD5	401	
E -17-04-451-039	5280 BRIDGE TRL W	03/17/25	\$631,000	WD	03-ARM'S LENGTH	\$631,000	\$261,400	41.43	\$522,796	\$117,208	\$513,792	\$479,986	1.070	2,245	\$228.86	RD5	20.1220	Ranch	\$114,033	Land Table RD5	401	
E -17-04-452-006	5334 BRIDGE TRL E	12/12/24	\$527,889	WD	03-ARM'S LENGTH	\$527,889	\$260,220	49.29	\$520,444	\$116,415	\$411,474	\$478,141	0.861	2,826	\$145.60	RD5	0.8641	Colonial/2Sty	\$114,033	Land Table RD5	401	
E -17-04-452-010	5294 BRIDGE TRL E	02/12/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$332,500	55.42	\$665,002	\$114,033	\$485,967	\$652,034	0.745	3,560	\$136.51	RD5	12.3903	Colonial/2Sty	\$114,033	Land Table RD5	401	
E -17-04-453-004	1970 BRIDGE POINTE DR	05/30/23	\$545,900	WD	03-ARM'S LENGTH	\$545,900	\$291,820	53.46	\$583,641	\$106,676	\$439,224	\$564,456	0.778	2,870	\$153.04	RD5	9.1074	Colonial/2Sty	\$106,676	Land Table RD5	401	
<b>Totals:</b>			<b>\$4,588,789</b>			<b>\$4,588,789</b>	<b>\$2,253,410</b>		<b>\$4,506,816</b>		<b>\$3,636,983</b>	<b>\$4,207,112</b>			<b>\$165.16</b>		<b>0.4727</b>					
								<b>Sale. Ratio =&gt;</b>	<b>49.11</b>				<b>E.C.F. =&gt;</b>	<b>0.864</b>	<b>Std. Deviation=&gt;</b>		<b>0.13101452</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.65</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.869</b>	<b>Ave. Variance=&gt;</b>		<b>11.1795</b>	<b>Coefficient of Var=&gt;</b>	<b>12.8616628</b>			

**REB 2026 ECF**

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	
E -17-06-429-003	5566 PLANTATION DR	10/25/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$341,020	54.56	\$682,047	\$106,653	\$518,347	\$710,363	0.730	3,662	\$141.55	REB	7.1370	Colonial/2Sty	\$100,594	Land Table REB	401	
E -17-06-429-004	5546 PLANTATION DR	02/24/25	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$319,270	46.95	\$638,537	\$100,594	\$579,406	\$664,127	0.872	2,835	\$204.38	REB	7.1370	Colonial/2Sty	\$100,594	Land Table REB	401	
<b>Totals:</b>			<b>\$1,305,000</b>			<b>\$1,305,000</b>	<b>\$660,290</b>		<b>\$1,320,584</b>		<b>\$1,097,753</b>	<b>\$1,374,490</b>			<b>\$172.96</b>		<b>0.2401</b>					
								<b>Sale. Ratio =&gt;</b>	<b>50.60</b>				<b>E.C.F. =&gt;</b>	<b>0.799</b>	<b>Std. Deviation=&gt;</b>		<b>0.10093178</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.38</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.801</b>	<b>Ave. Variance=&gt;</b>		<b>7.1370</b>	<b>Coefficient of Var=&gt;</b>	<b>8.909357876</b>			

**RH1 2026 ECF**

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		
E -17-07-176-007	4815 TRIWOOD DR	03/07/25	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$167,470	37.63	\$334,943	\$91,380	\$353,620	\$220,419	1.604	2,096	\$168.71	RH1	46.6228	Colonial/2Sty	\$91,380	Land Table RH1	401		
E -17-07-177-013	4829 DRIFTWOOD DR	08/04/23	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$139,810	44.60	\$279,618	\$91,380	\$222,120	\$170,351	1.304	1,450	\$153.19	RH1	16.5815	Ranch	\$91,380	Land Table RH1	401		
E -17-07-302-005	4208 STONE MEADOWS CT	02/21/25	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$288,370	46.14	\$576,745	\$90,584	\$534,416	\$439,965	1.215	2,241	\$238.47	RH1	7.6599	Ranch	\$87,047	Land Table RF4	407		
E -17-07-302-015	4281 STONE MEADOWS CT	07/27/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$371,980	60.48	\$743,959	\$93,345	\$521,655	\$588,791	0.886	2,635	\$197.97	RH1	25.2104	Bungalow	\$91,400	Land Table RF4	407		
E -17-07-428-001	4560 LYNNE LN	11/06/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$185,440	44.68	\$370,880	\$105,806	\$309,194	\$239,886	1.289	1,508	\$205.04	RH1	15.0840	Ranch	\$105,806	Land Table RH1	401		
E -17-07-451-018	4394 RAVINEWOOD DR	08/16/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$264,190	62.16	\$528,389	\$96,190	\$328,810	\$391,130	0.841	2,214	\$148.51	RH1	29.7414	Ranch	\$96,190	Land Table RH1	401		
E -17-08-126-043	3005 E COMMERCE RD	06/18/24	\$519,412	WD	03-ARM'S LENGTH	\$519,412	\$263,110	50.66	\$526,222	\$100,998	\$418,414	\$384,818	1.087	2,048	\$204.30	RH1	5.0777	Ranch	\$100,998	Land Table RH1	401		
E -17-08-155-001	4720 LEDGEWOOD DR	07/24/23	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$194,340	47.69	\$388,687	\$91,380	\$316,120	\$269,056	1.175	1,696	\$186.39	RH1	3.6842	Ranch	\$91,380	Land Table RH1	401		
E -17-08-155-010	3115 RAVINEWOOD DR	12/02/23	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$227,110	45.43	\$454,215	\$106,810	\$393,090	\$314,394	1.250	2,353	\$167.06	RH1	11.2231	BiLevel	\$96,190	Land Table RH1	401		
E -17-08-179-005	2991 RAVINEWOOD DR	04/28/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$214,230	56.38	\$428,457	\$92,743	\$287,257	\$303,814	0.946	2,215	\$129.69	RH1	19.2576	Colonial/2Sty	\$91,380	Land Table RH1	401		
E -17-08-202-002	5114 WINEWOOD LN	05/10/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$236,540	57.69	\$473,076	\$91,380	\$318,620	\$345,426	0.922	2,260	\$140.98	RH1	21.5684	SingleFamily	\$91,380	Land Table RH1	401		
<b>Totals:</b>			<b>\$5,055,312</b>			<b>\$5,055,312</b>	<b>\$2,552,590</b>		<b>\$5,105,191</b>		<b>\$4,003,316</b>	<b>\$3,668,050</b>			<b>\$176.39</b>		<b>4.6679</b>						
								<b>Sale. Ratio =&gt;</b>	<b>50.49</b>					<b>E.C.F. =&gt;</b>	<b>1.091</b>	<b>Std. Deviation=&gt;</b>		<b>0.22926647</b>					
								<b>Std. Dev. =&gt;</b>	<b>7.80</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.138</b>	<b>Ave. Variance=&gt;</b>		<b>18.3374</b>	<b>Coefficient of Var=&gt;</b>		<b>16.11253681</b>		

**RJ1 2026 ECF**

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	
E -17-10-401-008	774 POLVADERA ST	05/15/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$258,470	53.85	\$516,934	\$105,515	\$374,485	\$334,487	1.120	2,760	\$135.68	RJ1	1.7116	Ranch	\$105,515	Land Table RJ1	401	
E -17-10-405-015	749 POLVADERA ST	05/26/23	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$157,130	48.95	\$314,264	\$100,240	\$220,760	\$174,003	1.269	1,400	\$157.69	RJ1	13.2016	SingleFamily	\$100,240	Land Table RJ1	401	
E -17-10-431-019	4422 RONDELAY ST	07/13/23	\$265,000	MLC	03-ARM'S LENGTH	\$265,000	\$147,620	55.71	\$295,231	\$116,637	\$148,363	\$145,198	1.022	1,452	\$102.18	RJ1	11.4901	SingleFamily	\$116,064	Land Table RJ1	401	
<b>Totals:</b>			<b>\$1,066,000</b>			<b>\$1,066,000</b>	<b>\$563,220</b>		<b>\$1,126,429</b>		<b>\$743,608</b>	<b>\$653,689</b>			<b>\$131.85</b>		<b>0.0861</b>					
								<b>Sale. Ratio =&gt;</b>	<b>52.83</b>			<b>E.C.F. =&gt;</b>	<b>1.138</b>	<b>Std. Deviation=&gt;</b>		<b>0.124345</b>						
								<b>Std. Dev. =&gt;</b>	<b>3.49</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.137</b>	<b>Ave. Variance=&gt;</b>		<b>8.8011</b>	<b>Coefficient of Var=&gt;</b>		<b>7.74268664</b>			

**RJ2 2026 ECF**

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
E-17-10-177-011	4720 WHITLOW BLVD	06/13/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$143,420	41.09	\$286,831	\$81,990	\$267,010	\$152,298	1.753	1,472	\$181.39	RJ2	40.7895	BiLevel	\$80,784	Land Table RJ2	401
E-17-10-177-017	4845 SUNDEW ST	09/20/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$140,930	59.97	\$281,866	\$85,270	\$149,730	\$146,168	1.024	1,456	\$102.84	RJ2	32.0942	Ranch	\$85,270	Land Table RJ2	401
E-17-10-178-001	4920 SUNDEW ST	10/06/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$135,200	53.02	\$270,405	\$83,042	\$171,958	\$139,303	1.234	1,554	\$110.66	RJ2	11.0897	Ranch	\$80,784	Land Table RJ2	401
E-17-10-178-002	4902 SUNDEW ST	04/23/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$146,870	49.79	\$293,740	\$85,260	\$209,740	\$155,004	1.353	1,176	\$178.35	RJ2	0.7818	Ranch	\$80,784	Land Table RJ2	401
E-17-10-178-026	4703 HALBERD ST	03/04/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$137,210	49.89	\$274,424	\$84,417	\$190,583	\$141,269	1.349	1,577	\$120.85	RJ2	0.3766	Ranch	\$80,784	Land Table RJ2	401
E-17-10-255-004	730 COMMERCIAL ST	03/03/25	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$109,780	42.88	\$219,563	\$89,755	\$166,245	\$97,876	1.699	1,098	\$151.41	RJ2	35.3213	Bungalow	\$89,755	Land Table RJ2	401
E-17-10-279-006	4792 BROADWAY ST	10/17/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$149,580	61.05	\$299,153	\$85,270	\$159,730	\$159,021	1.004	1,582	\$100.97	RJ2	34.0852	Other	\$85,270	Land Table RJ2	401
<b>Totals:</b>			<b>\$1,910,000</b>			<b>\$1,910,000</b>	<b>\$962,990</b>		<b>\$1,925,982</b>	<b>\$1,314,996</b>	<b>\$990,939</b>			<b>\$135.21</b>		<b>1.8292</b>					
						<b>Sale. Ratio =&gt;</b>	<b>50.42</b>			<b>E.C.F. =&gt;</b>	<b>1.327</b>	<b>Std. Deviation=&gt;</b>		<b>0.295153851</b>							
						<b>Std. Dev. =&gt;</b>	<b>7.66</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.345</b>	<b>Ave. Variance=&gt;</b>		<b>22.0769</b>	<b>Coefficient of Var=&gt;</b>		<b>16.41024785</b>				

**RJ3 2026 ECF**

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	
E -17-10-328-045	4620 VANDALIA ST	11/14/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$153,710	46.58	\$307,415	\$106,411	\$223,589	\$166,018	1.347	1,237	\$180.75	RJ3	0.6911	Other	\$106,411	Land Table RJ3	401	
E -17-10-332-031	890 SHERBROOKE ST	06/24/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$200,030	48.79	\$400,059	\$106,442	\$303,558	\$241,660	1.256	2,066	\$146.93	RJ3	9.7548	Other	\$100,796	Land Table RJ3	401	
E -17-10-376-016	1034 SHERBROOKE ST	12/20/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$188,940	51.06	\$377,879	\$112,010	\$257,990	\$218,822	1.179	1,499	\$172.11	RJ3	17.4691	Ranch	\$112,010	Land Table RJ3	401	
<b>Totals:</b>			<b>\$1,845,000</b>			<b>\$1,845,000</b>	<b>\$861,730</b>		<b>\$1,723,459</b>		<b>\$785,137</b>	<b>\$626,501</b>			<b>\$164.13</b>		<b>1.4705</b>					
								<b>Sale. Ratio =&gt;</b>	<b>46.71</b>				<b>E.C.F. =&gt;</b>	<b>1.253</b>	<b>Std. Deviation=&gt;</b>		<b>0.140773478</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.36</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.261</b>	<b>Ave. Variance=&gt;</b>		<b>11.1660</b>	<b>Coefficient of Var=&gt;</b>	<b>8.248584969</b>			

**RK2 2026 ECF**

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
E -17-01-304-016	8740 WISE RD	09/06/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$190,320	50.08	\$380,640	\$110,019	\$269,981	\$205,016	1.317	1,693	\$159.47	RK2	2.7935	Other	\$110,019	Land Table R8K	401
E -17-02-101-010	6137 BOROWY DR	12/27/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$260,000	49.48	\$257,279	\$164,667	\$128,640	\$122,686	1.342	1,092	\$150.79	RK2	5.3235	Ranch	\$93,522	Land Table R8K	401
E -17-02-101-015	271 ANNISON DR	05/30/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$149,350	50.63	\$298,699	\$96,625	\$198,375	\$153,086	1.296	1,300	\$152.60	RK2	0.6894	Ranch	\$93,522	Land Table R8K	401
E -17-02-101-016	6115 BOROWY DR	09/30/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$167,290	50.69	\$334,582	\$107,535	\$222,465	\$172,005	1.293	1,300	\$171.13	RK2	0.4418	Ranch	\$93,522	Land Table R8K	401
E -17-10-302-001	1338 PENARTH ST	04/03/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$136,400	48.71	\$272,806	\$91,697	\$188,303	\$137,204	1.372	1,264	\$148.97	RK2	8.3490	Other	\$90,169	Land Table RJ7	401
E -17-10-303-010	4697 NEWCROFT ST	04/20/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,180	44.68	\$232,366	\$90,257	\$169,743	\$107,658	1.577	1,104	\$153.75	RK2	28.7739	Ranch	\$90,169	Land Table RJ7	401
E -17-10-303-013	4647 NEWCROFT ST	12/11/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$177,570	47.99	\$355,142	\$100,969	\$269,031	\$192,555	1.397	2,214	\$121.51	RK2	10.8219	Ranch	\$95,179	Land Table RJ7	401
E -17-10-304-002	4682 NEWCROFT ST	04/05/23	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$155,530	54.38	\$311,057	\$90,948	\$195,052	\$166,749	1.170	1,436	\$135.83	RK2	11.9211	Ranch	\$90,169	Land Table RJ7	401
E -17-10-305-001	4580 CHADSWORTH ST	06/02/23	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$134,000	47.43	\$267,990	\$91,761	\$190,739	\$133,507	1.429	1,384	\$137.82	RK2	13.9740	Other	\$90,169	Land Table RJ7	401
E -17-10-426-018	235 TAMWORTH CT	08/25/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$249,140	60.77	\$498,275	\$99,500	\$310,500	\$302,102	1.028	2,024	\$153.41	RK2	26.1146	CapeCod	\$99,500	Land Table R8F	401
E -17-10-478-015	294 ORIOLE RD	09/30/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$186,560	57.40	\$373,126	\$90,642	\$234,358	\$214,003	1.095	1,800	\$130.20	RK2	19.3828	Colonial/2Sty	\$90,169	Land Table RJ7	401
E -17-10-478-031	168 ORIOLE RD	04/26/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,030	41.55	\$216,066	\$92,437	\$167,563	\$108,030	1.789	1,080	\$155.15	RK2	50.0145	Ranch	\$90,169	Land Table RJ7	401
E -17-10-478-032	146 ORIOLE RD	08/29/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,230	49.04	\$284,458	\$91,178	\$198,822	\$146,424	1.358	1,628	\$122.13	RK2	6.8906	Other	\$90,169	Land Table RJ7	401
E -17-10-479-025	118 CARDINAL AVE	06/21/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$95,260	48.85	\$190,527	\$90,169	\$104,831	\$76,029	1.379	976	\$107.41	RK2	8.9890	SingleFamily	\$90,169	Land Table RJ7	401
E -17-10-480-021	4205 S COMMERCE RD	10/31/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$119,080	58.09	\$238,169	\$95,179	\$109,821	\$108,326	1.014	1,082	\$101.50	RK2	27.5140	Bungalow	\$95,179	Land Table RJ7	401
E -17-11-328-001	9685 VISTA LN	10/11/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,720	45.19	\$221,443	\$84,072	\$160,928	\$104,069	1.546	1,098	\$146.56	RK2	25.7416	Ranch	\$83,964	Land Table RK2	401
E -17-11-328-025	9605 VISTA LN	01/12/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,830	49.94	\$289,650	\$85,798	\$204,202	\$154,433	1.322	1,008	\$202.58	RK2	3.3323	Ranch	\$83,964	Land Table RK2	401
E -17-11-332-025	9526 GARDEN TER	07/10/24	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$136,090	51.16	\$272,174	\$88,835	\$177,165	\$138,893	1.276	988	\$179.32	RK2	1.3395	Ranch	\$88,835	Land Table RK2	401
E -17-11-334-006	3206 CHENOA ST	01/25/24	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$118,070	52.59	\$236,131	\$83,964	\$140,536	\$115,278	1.219	958	\$146.70	RK2	6.9838	Ranch	\$83,964	Land Table RK2	401
E -17-11-334-026	9590 LISTERIA ST	07/19/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,740	55.91	\$335,487	\$93,699	\$206,301	\$183,173	1.126	1,411	\$146.21	RK2	16.2678	Ranch	\$93,699	Land Table RK2	401
E -17-11-337-004	3233 CHENOA ST	02/15/24	\$381,100	WD	03-ARM'S LENGTH	\$381,100	\$238,540	62.59	\$477,089	\$83,964	\$297,136	\$297,822	0.998	2,042	\$145.51	RK2	29.1247	CapeCod	\$83,964	Land Table RK2	401
E -17-11-337-005	3243 CHENOA ST	07/08/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$109,740	45.73	\$219,477	\$79,099	\$160,901	\$106,347	1.513	1,008	\$159.62	RK2	22.4038	Ranch	\$79,099	Land Table RK2	401
E -17-11-337-008	3275 CHENOA ST	01/19/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$163,500	54.50	\$326,990	\$79,099	\$220,901	\$187,796	1.176	1,198	\$184.39	RK2	11.2663	Colonial/2Sty	\$79,099	Land Table RK2	401
E -17-11-340-014	3295 RIO VISTA ST	05/31/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$132,500	47.32	\$265,003	\$83,964	\$196,036	\$137,151	1.429	1,467	\$133.63	RK2	14.0404	Ranch	\$83,964	Land Table RK2	401
E -17-11-340-015	3302 NEWTON RD	10/04/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$138,650	56.59	\$277,308	\$83,964	\$161,036	\$146,473	1.099	1,700	\$94.73	RK2	18.9517	Ranch	\$83,964	Land Table RK2	401
E -17-11-340-015	3302 NEWTON RD	02/25/25	\$218,400	SD	03-ARM'S LENGTH	\$218,400	\$138,650	63.48	\$277,308	\$83,964	\$134,436	\$146,473	0.918	1,700	\$79.08	RK2	37.1121	Ranch	\$83,964	Land Table RK2	401
E -17-11-340-020	3200 NEWTON RD	08/30/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$173,270	57.76	\$346,546	\$83,964	\$216,036	\$198,926	1.086	1,604	\$134.69	RK2	20.2930	Other	\$83,964	Land Table RK2	401
E -17-11-340-021	3238 NEWTON RD	11/13/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$80,370	45.15	\$160,738	\$85,604	\$92,396	\$56,920	1.623	696	\$132.75	RK2	33.4326	Bungalow	\$83,964	Land Table RK2	401
E -17-11-340-023	3245 RIO VISTA ST	01/18/24	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$178,340	59.85	\$356,673	\$83,964	\$214,036	\$206,598	1.036	1,560	\$137.20	RK2	25.2940	Colonial/2Sty	\$83,964	Land Table RK2	401
E -17-11-376-026	9681 LISTERIA ST	12/23/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,070	48.02	\$288,134	\$90,513	\$209,487	\$149,713	1.399	1,480	\$141.55	RK2	11.0315	Ranch	\$88,835	Land Table RK2	401
E -17-11-405-007	3171 NEWTON RD	05/12/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$75,901	54.36	\$168,520	\$79,099	\$67,743	\$120	1.120	840	\$90.36	RK2	16.8520	Ranch	\$79,099	Land Table RK2	401
E -17-11-405-018	3161 NEWTON RD	08/21/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$107,150	53.58	\$214,292	\$86,334	\$113,666	\$96,938	1.173	1,075	\$105.74	RK2	11.6378	Ranch	\$83,964	Land Table RK2	401
E -17-11-406-009	3119 ARBUTUS ST	10/18/24	\$392,846	WD	03-ARM'S LENGTH	\$392,846	\$238,880	60.81	\$477,767	\$96,251	\$296,595	\$289,027	1.026	2,537	\$116.91	RK2	26.2760	TriLevel/Quad	\$93,699	Land Table RK2	401
E -17-11-407-022	3100 BROOKNEAL ST	05/22/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$138,760	47.85	\$277,526	\$83,964	\$206,036	\$146,638	1.405	1,368	\$150.61	RK2	11.6123	Ranch	\$83,964	Land Table RK2	401
E -17-11-408-013	3158 FOX BLVD	09/24/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$148,870	55.14	\$297,734	\$85,704	\$184,296	\$160,629	1.147	1,437	\$128.25	RK2	14.1602	Bungalow	\$83,964	Land Table RK2	401
E -17-11-410-015	3160 MANDRAKE ST	06/27/24	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$175,420	53.00	\$350,831	\$83,964	\$247,036	\$202,172	1.222	1,308	\$188.87	RK2	6.7033	Ranch	\$83,964	Land Table RK2	401
E -17-11-412-016	3223 ARBUTUS ST	07/10/24	\$372,500	WD	03-ARM'S LENGTH	\$372,500	\$198,580	53.31	\$397,159	\$83,964	\$288,536	\$237,269	1.216	1,420	\$203.19	RK2	7.2872	Colonial/2Sty	\$83,964	Land Table RK2	401
E -17-11-413-016	3223 TWINLEAF ST	05/19/23	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$107,640	50.54	\$215,281	\$92,588	\$120,412	\$92,949	1.295	1,092	\$110.27	RK2	0.6516	Ranch	\$88,835	Land Table RK2	401
E -17-11-426-009	3106 MAPLEDALE ST	07/01/24	\$394,500	WD	03-ARM'S LENGTH	\$394,500	\$217,150	55.04	\$434,301	\$88,217	\$306,283	\$262,185	1.168	1,510	\$202.84	RK2	12.0748	Ranch	\$83,964	Land Table RK2	401
E -17-11-426-016	3114 MAPLEDALE ST	02/14/25	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$99,900	41.97	\$199,801	\$83,964	\$154,036	\$87,755	1.755	912	\$168.90	RK2	46.6347	Ranch	\$83,964	Land Table RK2	401
E -17-11-430-009	3274 ADELE TER	12/14/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$108,730	57.23	\$217,454	\$83,964	\$106,036	\$101,129	1.049	1,176	\$90.17	RK2	24.0419	Ranch	\$83,964	Land Table RK2	401
E -17-11-430-013	3216 ADELE TER	06/14/24	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$182,860	47.37	\$365,718	\$93,500	\$292,500	\$206,226	1.418	2,237	\$130.76	RK2	12.9405	Ranch	\$88,835	Land Table RK2	401
E -17-11-430-014	9137 PITTSFIELD ST	08/30/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$116,160	48.42	\$232,316	\$92,510	\$147,390	\$105,914	1.392	959	\$153.69	RK2	10.2662	Ranch	\$88,835	Land Table RK2	401
E -17-11-453-016	3252 FOX BLVD	09/13/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,000	49.66	\$143,992	\$81,713	\$63,287	\$47,181	1.341	720	\$87.90	RK2	5.2421	Ranch	\$79,099	Land Table RK2	401
E -17-11-453-030	3327 BROOKNEAL ST	05/06/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$113,680	46.40	\$227,364	\$85,704	\$159,296	\$107,318	1.484	1,092	\$145.88	RK2	19.5391	Ranch	\$83,964	Land Table RK2	401
E -17-11-453-037	3279 BROOKNEAL ST	06/30/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,580	50.19	\$301,169	\$83,964	\$216,036	\$164,549	1.313	1,224	\$176.50	RK2	2.3952	Other	\$83,964	Land Table RK2	401
E -17-11-454-007	3305 FOX BLVD	10/07/24	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$157,080	52.10	\$314,151	\$83,964	\$217,536	\$174,384	1.247	1,560	\$139.45	RK2	4.1490	BiLevel	\$83,964	Land Table RK2	401
E -17-11-454-015	3359 FOX BLVD	04/06/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,990	54.50	\$217,979	\$79,099	\$120,901	\$105,212	1.149	1,032	\$117.15	RK2	13.9827	Ranch	\$79,099	Land Table RK2	401
E -17-11-454-026	3270 ROYAL ST	02/13/25	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$76,040	46.08	\$152,071	\$79,099	\$85,901	\$55,282	1.554	768	\$111.85	RK2	26.4931	Ranch	\$79,099	Land Table RK2	401
E -17-11-455-003	3235 ROYAL ST	11/22/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$88,970	49.46	\$177,933	\$85,405	\$94,495	\$70,097									

**RL1 2026 ECF**

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	
E -17-12-126-019	8634 BUFFALO DR	09/17/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$180,810	54.79	\$361,618	\$105,650	\$224,350	\$193,038	1.162	1,560	\$143.81	RL1	16.7124	Colonial/2Sty	\$105,650	Land Table RL1	401	
E -17-12-127-005	8733 BUFFALO DR	03/14/25	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$139,530	46.20	\$279,052	\$105,650	\$196,350	\$130,771	1.501	1,497	\$131.16	RL1	17.2150	Other	\$105,650	Land Table RL1	401	
E -17-12-127-015	8639 BUFFALO DR	06/14/24	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$158,750	46.97	\$317,509	\$105,650	\$232,350	\$159,773	1.454	1,916	\$121.27	RL1	12.4918	BiLevel	\$105,650	Land Table RL1	401	
E -17-12-128-015	8655 WAR BONNET DR	11/20/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$149,710	48.29	\$299,418	\$106,661	\$203,339	\$145,367	1.399	1,512	\$134.48	RL1	6.9463	Colonial/2Sty	\$105,650	Land Table RL1	401	
E -17-12-129-003	8765 BUCKSKIN DR	10/17/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$160,220	48.55	\$320,436	\$109,572	\$220,428	\$159,023	1.386	1,550	\$142.21	RL1	5.6810	Colonial/2Sty	\$105,650	Land Table RL1	401	
E -17-12-176-009	2805 PINTO DR	12/20/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$167,250	52.59	\$334,509	\$113,680	\$204,320	\$166,538	1.227	1,661	\$123.01	RL1	10.2463	Other	\$110,932	Land Table RL1	401	
E -17-12-176-010	2821 PINTO DR	09/14/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$170,350	53.23	\$340,704	\$111,840	\$208,160	\$172,597	1.206	2,040	\$102.04	RL1	12.3288	TriLevel/Quad	\$110,932	Land Table RL1	401	
E -17-12-176-016	2760 ORENDA ST	10/21/24	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$150,070	49.61	\$300,133	\$112,333	\$190,167	\$141,629	1.343	1,724	\$110.31	RL1	1.3381	Other	\$110,932	Land Table RL1	401	
E -17-12-177-004	2727 ORENDA ST	09/20/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$149,590	45.33	\$299,180	\$111,453	\$218,547	\$141,574	1.544	1,024	\$213.42	RL1	21.4363	Ranch	\$110,932	Land Table RL1	401	
E -17-12-177-015	2752 RED ARROW DR	07/16/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$218,880	53.39	\$437,759	\$111,519	\$298,481	\$246,033	1.213	2,519	\$118.49	RL1	11.6158	Other	\$110,932	Land Table RL1	401	
E -17-12-179-001	2711 RED ARROW DR	08/19/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$164,160	58.63	\$328,319	\$110,130	\$169,870	\$164,547	1.032	1,596	\$106.43	RL1	29.6981	Ranch	\$105,650	Land Table RL1	401	
E -17-12-427-025	3110 GREENLAWN AVE	05/24/23	\$264,500	WD	03-ARM'S LENGTH	\$264,500	\$133,590	50.51	\$267,185	\$101,912	\$162,588	\$124,640	1.304	1,133	\$143.50	RL1	2.4874	Ranch	\$100,367	Land Table RL1	401	
E -17-12-427-030	3138 GREENLAWN AVE	05/11/23	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$111,490	44.42	\$222,986	\$100,619	\$150,381	\$92,283	1.630	980	\$153.45	RL1	30.0235	Ranch	\$100,367	Land Table RL1	401	
E -17-12-427-032	3146 GREENLAWN AVE	04/25/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,430	50.90	\$218,864	\$100,367	\$114,633	\$89,364	1.283	888	\$129.09	RL1	4.6571	Ranch	\$100,367	Land Table RL1	401	
E -17-12-427-043	3115 MASSENA ST	05/12/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$121,290	49.51	\$242,589	\$116,215	\$128,785	\$95,305	1.351	812	\$158.60	RL1	2.1966	Ranch	\$116,215	Land Table RL1	401	
E -17-12-428-007	3129 GREENLAWN AVE	08/27/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,770	48.37	\$251,542	\$107,642	\$152,358	\$108,522	1.404	925	\$164.71	RL1	7.4606	Ranch	\$105,650	Land Table RL1	401	
E -17-12-451-005	8438 ARLIS ST	07/12/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,490	51.75	\$206,984	\$116,215	\$83,785	\$68,453	1.224	816	\$102.68	RL1	10.5358	Ranch	\$116,215	Land Table RL1	401	
E -17-12-451-027	8310 ARLIS ST	11/13/23	\$222,225	WD	03-ARM'S LENGTH	\$222,225	\$126,690	57.01	\$253,381	\$105,650	\$116,575	\$111,411	1.046	1,092	\$106.75	RL1	28.2981	Ranch	\$105,650	Land Table RL1	401	
E -17-12-454-014	8223 ARLIS ST	03/12/24	\$254,500	WD	03-ARM'S LENGTH	\$254,500	\$116,240	45.67	\$232,475	\$100,468	\$154,032	\$99,553	1.547	1,068	\$144.22	RL1	21.7907	Ranch	\$100,367	Land Table RL1	401	
<b>Totals:</b>			<b>\$5,482,725</b>			<b>\$5,482,725</b>	<b>\$2,757,310</b>		<b>\$5,514,643</b>		<b>\$3,429,499</b>	<b>\$2,610,420</b>			<b>\$134.19</b>		<b>1.5559</b>					
									<b>Sale. Ratio =&gt;</b>	<b>50.29</b>			<b>E.C.F. =&gt;</b>	<b>1.314</b>	<b>Std. Deviation=&gt;</b>		<b>0.165392197</b>					
									<b>Std. Dev. =&gt;</b>	<b>3.95</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.329</b>	<b>Ave. Variance=&gt;</b>		<b>13.3242</b>	<b>Coefficient of Var=&gt;</b>		<b>10.02322848</b>		

**RNW 2026 ECF**

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
E -17-05-276-001	2305 VERNA LN	12/09/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$200,030	47.07	\$400,064	\$77,508	\$347,492	\$324,177	1.072	1,695	\$205.01	RNW	5.9353	Ranch	\$77,508	Land Table KE2	407
E -17-06-101-021	4115 FOREST EDGE DR	09/17/24	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$307,970	54.12	\$615,941	\$58,034	\$510,966	\$560,711	0.911	2,960	\$172.62	RNW	10.1285	Colonial/2Sty	\$55,666	Land Table KF5	407
E -17-06-102-005	4080 FOREST EDGE DR	08/25/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$219,940	52.37	\$439,878	\$55,666	\$364,334	\$386,143	0.944	2,024	\$180.01	RNW	6.9046	Colonial/2Sty	\$55,666	Land Table KF5	407
E -17-06-127-021	6020 NORTHBROOK CT	07/24/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$288,920	56.10	\$577,835	\$79,404	\$435,596	\$500,936	0.870	2,600	\$167.54	RNW	14.3003	Colonial/2Sty	\$56,461	Land Table KF5	407
E -17-06-127-026	3940 FOREST EDGE DR	06/02/23	\$553,500	WD	03-ARM'S LENGTH	\$553,500	\$324,530	58.63	\$649,058	\$89,938	\$463,562	\$561,930	0.825	3,038	\$152.59	RNW	18.7621	Colonial/2Sty	\$57,257	Land Table KF5	407
E -17-06-176-005	3986 HEATHERWOOD DR	05/26/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$243,690	55.38	\$487,387	\$153,000	\$287,000	\$336,067	0.854	2,396	\$119.78	RNW	15.8572	Colonial/2Sty	\$153,000	Land Table R8F	401
E -17-06-176-018	3993 DUN ROVIN CT	03/01/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$254,780	53.64	\$509,561	\$62,949	\$412,051	\$448,856	0.918	2,375	\$173.50	RNW	9.4565	Colonial/2Sty	\$55,666	Land Table KF5	407
E -17-06-178-007	5705 FORD RD	12/20/24	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$217,560	45.71	\$435,127	\$89,270	\$386,730	\$347,595	1.113	1,870	\$206.81	RNW	10.0021	Colonial/2Sty	\$86,500	Land Table R8F	401
E -17-06-200-030	6070 FORD RD	05/03/23	\$433,500	WD	03-ARM'S LENGTH	\$433,500	\$229,470	52.93	\$458,931	\$80,915	\$352,585	\$379,916	0.928	2,736	\$128.87	RNW	8.4506	Bungalow	\$80,000	Land Table R8F	401
E -17-06-200-043	4480 COOLEY LAKE RD	08/14/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$338,460	56.41	\$676,919	\$169,071	\$430,929	\$510,400	0.844	3,094	\$139.28	RNW	16.8271	SingleFamily	\$162,000	Land Table R8F	401
E -17-06-200-072	4854 COOLEY LAKE CT	10/17/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$205,950	39.99	\$411,905	\$159,813	\$355,187	\$253,359	1.402	1,599	\$222.13	RNW	38.9346	Ranch	\$157,500	Land Table R8F	401
E -17-06-200-082	4884 COOLEY LAKE CT	03/26/25	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$169,710	40.89	\$339,429	\$82,124	\$332,876	\$258,598	1.287	2,188	\$152.14	RNW	27.4666	Ranch	\$80,000	Land Table R8F	401
E -17-06-251-001	3890 STONERIDGE CT	10/26/23	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$231,930	51.43	\$463,868	\$118,716	\$332,284	\$346,886	0.958	2,062	\$161.15	RNW	5.4663	Colonial/2Sty	\$115,361	Land Table KF2	407
E -17-06-251-003	3830 STONERIDGE CT	06/14/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$259,620	50.41	\$519,232	\$117,615	\$397,385	\$403,635	0.985	2,269	\$175.14	RNW	2.8052	Colonial/2Sty	\$115,361	Land Table KF2	407
E -17-06-300-023	5265 RIVERS EDGE DR	05/02/24	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$261,710	49.19	\$523,426	\$116,769	\$415,231	\$438,701	1.016	2,582	\$160.82	RNW	0.3411	Colonial/2Sty	\$111,200	Land Table R8F	401
E -17-06-300-050	4240 E COMMERCE RD	02/09/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$184,830	49.95	\$369,653	\$186,350	\$183,650	\$184,224	0.997	1,440	\$127.53	RNW	1.5684	Ranch	\$186,350	Land Table R8F	401
E -17-06-329-009	5375 INVERRARY LN	12/20/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$245,480	54.55	\$490,959	\$87,993	\$362,007	\$404,991	0.894	2,710	\$133.58	RNW	11.8703	Colonial/2Sty	\$87,047	Land Table RF4	401
E -17-06-329-010	5365 INVERRARY LN	09/13/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$267,480	55.73	\$534,969	\$98,897	\$381,103	\$438,263	0.870	2,501	\$152.38	RNW	14.2992	Colonial/2Sty	\$95,752	Land Table RF4	401
E -17-06-351-004	5270 PAULA CREST DR	09/06/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$243,280	51.22	\$486,556	\$80,695	\$394,305	\$407,901	0.967	2,182	\$180.71	RNW	4.5898	Ranch	\$80,695	Land Table KF4	407
E -17-06-351-008	5255 PAULA CREST DR	06/21/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$244,390	54.31	\$488,785	\$80,695	\$369,305	\$410,141	0.900	2,340	\$157.82	RNW	11.2133	SingleFamily	\$80,695	Land Table KF4	407
E -17-06-379-001	4061 INVERRARY CT	04/24/23	\$621,670	WD	03-ARM'S LENGTH	\$621,670	\$361,240	58.11	\$722,471	\$98,002	\$523,668	\$627,607	0.834	2,771	\$188.98	RNW	17.8179	Colonial/2Sty	\$87,047	Land Table RF4	407
E -17-06-379-001	4061 INVERRARY CT	03/03/25	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$361,240	48.49	\$722,471	\$98,002	\$646,998	\$627,607	1.031	2,771	\$233.49	RNW	1.8329	Colonial/2Sty	\$87,047	Land Table RF4	407
E -17-06-402-016	5557 STARWOOD DR	01/09/25	\$476,900	WD	03-ARM'S LENGTH	\$476,900	\$210,080	44.05	\$420,158	\$109,326	\$367,574	\$312,394	1.177	2,309	\$159.19	RNW	16.4069	Colonial/2Sty	\$84,942	Land Table KF4	407
E -17-06-402-028	5462 LEAFWOOD DR	08/31/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$164,530	37.82	\$329,062	\$95,901	\$339,099	\$234,333	1.447	1,980	\$171.26	RNW	43.4516	Colonial/2Sty	\$82,695	Land Table RF4	401
E -17-07-151-014	4720 S DUCK LAKE RD	04/07/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$141,160	50.96	\$282,324	\$62,269	\$214,731	\$221,161	0.971	1,251	\$171.65	RNW	4.1640	Ranch	\$60,000	Land Table R8F	401
E -17-07-151-018	4250 WHITE OAK TRL	12/06/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$168,860	42.75	\$337,716	\$69,600	\$325,400	\$269,463	1.208	1,496	\$217.51	RNW	19.5018	Ranch	\$69,600	Land Table R8F	401
E -17-07-279-008	4748 RAVINEWOOD DR	06/14/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$202,270	42.14	\$404,549	\$82,695	\$397,305	\$323,471	1.228	2,104	\$188.83	RNW	21.5687	Colonial/2Sty	\$82,695	Land Table RF4	401
E -17-07-279-011	4784 RAVINEWOOD DR	08/31/23	\$440,317	WD	03-ARM'S LENGTH	\$440,317	\$248,670	56.48	\$497,339	\$88,353	\$351,964	\$411,041	0.856	2,703	\$130.21	RNW	15.6293	Contemporary	\$87,047	Land Table RF4	401
E -17-07-326-013	4577 DRIFTWOOD DR	07/21/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$266,580	46.36	\$533,154	\$107,785	\$467,215	\$427,507	1.093	2,681	\$174.27	RNW	8.0316	Ranch	\$95,600	Land Table R8F	401
E -17-08-276-004	4942 FAIRGROVE LN	08/31/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$257,410	50.47	\$514,823	\$108,108	\$401,892	\$408,759	0.983	2,527	\$159.04	RNW	2.9367	Colonial/2Sty	\$101,848	Land Table KF1	407
E -17-09-104-003	5015 GREENVIEW DR	04/14/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$228,330	49.64	\$456,656	\$103,768	\$356,232	\$354,661	1.004	2,436	\$146.24	RNW	0.8139	Colonial/2Sty	\$101,848	Land Table KF1	407
E -17-09-104-012	5022 WALDON WOODS DR	10/31/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$259,560	48.97	\$519,111	\$109,790	\$420,210	\$411,378	1.021	2,480	\$169.44	RNW	0.8902	Colonial/2Sty	\$101,848	Land Table KF1	407
E -17-09-105-004	4994 GREENVIEW DR	06/11/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$221,910	57.64	\$443,819	\$101,355	\$283,645	\$344,185	0.824	2,100	\$135.07	RNW	18.8461	Colonial/2Sty	\$101,355	Land Table KF1	407
E -17-09-105-013	4897 FOOTHILLS DR	12/18/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$217,570	46.79	\$435,143	\$101,355	\$363,645	\$335,465	1.084	1,833	\$198.39	RNW	7.1434	Colonial/2Sty	\$101,355	Land Table KF1	407
E -17-09-106-003	4923 WALDON WOODS DR	05/15/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$225,500	53.06	\$450,992	\$101,848	\$323,152	\$350,899	0.921	2,257	\$143.18	RNW	9.1640	Colonial/2Sty	\$101,848	Land Table KF1	407
E -17-09-151-041	4904 GREENVIEW DR	06/28/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$260,560	46.12	\$521,116	\$108,078	\$456,922	\$415,114	1.101	2,231	\$204.81	RNW	8.8148	Colonial/2Sty	\$101,848	Land Table KF1	407
E -17-09-151-042	4884 GREENVIEW DR	10/21/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$228,090	47.52	\$456,189	\$103,340	\$376,660	\$354,622	1.062	2,305	\$163.41	RNW	4.9577	Colonial/2Sty	\$103,340	Land Table KF1	407
E -17-09-154-001	4901 FAIRGROVE LN	02/03/25	\$536,000	WD	03-ARM'S LENGTH	\$536,000	\$237,090	44.23	\$474,173	\$101,355	\$434,645	\$374,691	1.160	2,511	\$173.10	RNW	14.7440	Colonial/2Sty	\$101,355	Land Table KF1	407
E -17-09-154-014	2245 FAIRGROVE CT	08/12/24	\$442,500	WD	03-ARM'S LENGTH	\$442,500	\$232,950	52.64	\$465,899	\$101,848	\$340,652	\$365,880	0.931	2,237	\$152.28	RNW	8.1520	Colonial/2Sty	\$101,848	Land Table KF1	407

**Totals: \$18,804,387 \$18,804,387 \$9,433,330 \$18,866,648 \$14,906,187 \$15,043,666 \$167.94 2.1706**

**Sale. Ratio => 50.17 E.C.F. => 0.991 Std. Deviation=> 0.15283633**

**Std. Dev. => 5.32 Ave. E.C.F. => 1.013 Ave. Variance=> 11.7961 Coefficient of Var=> 11.6496225**

**RP1 2026 ECF**

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		
E -17-16-180-011	3893 CHERYL DR	04/28/23	\$414,000	WD	03-ARM'S LENGTH	\$414,000	\$196,570	47.48	\$393,133	\$106,836	\$307,164	\$226,322	1.357	1,556	\$197.41	RP1	13.6071	Ranch	\$106,836	Land Table RP1	401		
E -17-16-181-021	3740 CHERYL DR	08/04/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$161,470	53.82	\$322,944	\$103,684	\$196,316	\$173,328	1.133	1,330	\$147.61	RP1	8.8503	Ranch	\$101,981	Land Table RP1	401		
E -17-16-181-023	3710 CHERYL DR	04/08/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$170,010	48.57	\$340,025	\$104,154	\$245,846	\$186,459	1.318	1,367	\$179.84	RP1	9.7367	Ranch	\$101,981	Land Table RP1	401		
E -17-16-186-003	3773 CHERYL DR	05/31/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$152,510	61.00	\$305,022	\$101,981	\$148,019	\$160,507	0.922	1,284	\$115.28	RP1	29.8932	Ranch	\$101,981	Land Table RP1	401		
E -17-16-186-006	3733 CHERYL DR	07/03/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,490	49.46	\$370,983	\$103,157	\$271,843	\$211,720	1.284	1,284	\$211.72	RP1	6.2843	Ranch	\$101,981	Land Table RP1	401		
E -17-16-278-009	1440 KNOB HILL ST	10/22/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$151,400	44.53	\$302,807	\$103,666	\$236,334	\$157,424	1.501	1,482	\$159.47	RP1	28.0131	Bungalow	\$101,981	Land Table RP1	401		
E -17-16-376-023	2150 SUNNYBROOK RD	04/22/24	\$478,000	WD	03-ARM'S LENGTH	\$478,000	\$267,140	55.89	\$534,282	\$111,694	\$366,306	\$334,062	1.097	2,482	\$147.59	RP1	12.4608	Colonial/2Sty	\$111,694	Land Table RP1	401		
E -17-16-376-025	2140 SUNNYBROOK RD	09/09/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$407,890	54.39	\$815,780	\$144,079	\$605,921	\$530,989	1.141	3,052	\$198.53	RP1	8.0012	Ranch	\$117,750	Land Table R8T	401		
E -17-21-226-012	3129 WOODBURY ST	05/20/24	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$219,610	50.84	\$439,228	\$115,323	\$316,677	\$256,051	1.237	1,542	\$205.37	RP1	1.5642	Colonial/2Sty	\$106,836	Land Table RP1	401		
<b>Totals:</b>			<b>\$3,689,000</b>			<b>\$3,689,000</b>	<b>\$1,912,090</b>			<b>\$3,824,204</b>	<b>\$2,694,426</b>	<b>\$2,236,862</b>			<b>\$173.65</b>		<b>1.6573</b>						
								<b>Sale. Ratio =&gt;</b>	<b>51.83</b>					<b>E.C.F. =&gt;</b>	<b>1.205</b>	<b>Std. Deviation=&gt;</b>		<b>0.169478849</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.01</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.221</b>	<b>Ave. Variance=&gt;</b>		<b>13.1568</b>	<b>Coefficient of Var=&gt;</b>		<b>10.77424694</b>		

**RPA 2026 ECF**

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		
E -17-15-233-015	112 LONGSPUR LN	08/21/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$127,910	50.16	\$255,825	\$110,723	\$144,277	\$124,765	1.156	1,416	\$101.89	RPA	1.0317	Ranch	\$109,150	Land Table RPA	401		
E -17-15-252-011	4020 WATUGA ST	07/23/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$330,050	48.18	\$660,094	\$120,710	\$564,290	\$463,787	1.217	2,276	\$247.93	RPA	4.9997	Ranch	\$119,071	Land Table RPA	401		
E -17-15-254-005	3995 WATUGA ST	01/21/25	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$426,960	49.94	\$853,915	\$118,848	\$736,152	\$632,044	1.165	3,531	\$208.48	RPA	0.1988	Colonial/2Sty	\$109,350	Land Table R8T	401		
E -17-15-328-011	3575 BUSS DR	10/24/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,060	48.69	\$292,116	\$102,447	\$197,553	\$163,086	1.211	1,070	\$184.63	RPA	4.4638	Ranch	\$99,227	Land Table RPA	401		
E -17-15-328-020	3555 BUSS DR	04/14/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$155,460	47.83	\$310,918	\$109,150	\$215,850	\$173,489	1.244	1,424	\$151.58	RPA	7.7465	BiLevel	\$109,150	Land Table RPA	401		
E -17-15-378-005	3310 BUSS DR	05/10/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$183,270	51.63	\$366,536	\$104,773	\$250,227	\$225,076	1.112	2,076	\$120.53	RPA	5.4958	Ranch	\$104,188	Land Table RPA	401		
E -17-16-351-016	2298 GLEN IRIS DR	05/13/24	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$117,150	44.71	\$234,308	\$25,279	\$236,721	\$179,733	1.317	1,495	\$158.34	RPA	15.0369	Ranch	\$24,300	Land Table R8T	401		
E -17-16-351-017	3389 GLEN IRIS DR	09/27/23	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$315,310	57.34	\$630,622	\$56,423	\$493,477	\$493,722	1.000	1,977	\$249.61	RPA	16.7201	Colonial/2Sty	\$54,000	Land Table R8T	401		
E -17-16-351-017	3389 GLEN IRIS DR	05/21/24	\$589,000	WD	03-ARM'S LENGTH	\$589,000	\$315,310	53.53	\$630,622	\$56,423	\$532,577	\$493,722	1.079	1,977	\$269.39	RPA	8.8007	Colonial/2Sty	\$54,000	Land Table R8T	401		
<b>Totals:</b>			<b>\$4,175,900</b>			<b>\$4,175,900</b>	<b>\$2,117,480</b>		<b>\$4,234,956</b>		<b>\$3,371,124</b>	<b>\$2,949,424</b>			<b>\$188.04</b>		<b>2.3727</b>						
								<b>Sale. Ratio =&gt;</b>	<b>50.71</b>					<b>E.C.F. =&gt;</b>	<b>1.143</b>	<b>Std. Deviation=&gt;</b>		<b>0.094826252</b>					
								<b>Std. Dev. =&gt;</b>	<b>3.64</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.167</b>	<b>Ave. Variance=&gt;</b>		<b>7.1660</b>	<b>Coefficient of Var=&gt;</b>		<b>6.142086591</b>		

**RQ4 2026 ECF**

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		
E -17-09-153-001	4900 JUNIPER DR	11/06/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$287,100	52.20	\$574,192	\$122,309	\$427,691	\$370,396	1.155	2,050	\$208.63	RQ4	1.0751	Ranch	\$121,954	Land Table RQ4	401		
E -17-09-153-002	4862 JUNIPER DR	06/11/24	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$318,720	46.87	\$637,441	\$122,592	\$557,408	\$422,007	1.321	2,413	\$231.00	RQ4	15.5412	Colonial/2Sty	\$121,954	Land Table RQ4	401		
E -17-16-351-024	3449 PINE HAVEN RD	12/01/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,010	50.91	\$336,021	\$96,938	\$233,062	\$195,970	1.189	1,512	\$154.14	RQ4	2.3838	Other	\$93,469	Land Table RQ4	401		
E -17-16-454-009	1824 MORGAN RD	05/10/24	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$201,700	57.30	\$403,397	\$122,289	\$229,711	\$230,416	0.997	1,680	\$136.73	RQ4	16.8499	Ranch	\$122,289	Land Table RQ4	401		
<b>Totals:</b>			<b>\$1,912,000</b>			<b>\$1,912,000</b>	<b>\$975,530</b>		<b>\$1,951,051</b>		<b>\$1,447,872</b>	<b>\$1,218,789</b>			<b>\$182.63</b>		<b>2.2522</b>						
								<b>Sale. Ratio =&gt;</b>	<b>51.02</b>					<b>E.C.F. =&gt;</b>	<b>1.188</b>	<b>Std. Deviation=&gt;</b>		<b>0.133202166</b>					
								<b>Std. Dev. =&gt;</b>	<b>4.30</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.165</b>	<b>Ave. Variance=&gt;</b>		<b>8.9625</b>	<b>Coefficient of Var=&gt;</b>		<b>7.690247993</b>		

**RR6 2026 ECF**

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
E -17-09-201-008	2110 APPLEBROOK DR	02/14/25	\$523,000	WD	03-ARM'S LENGTH	\$523,000	\$262,810	50.25	\$525,621	\$85,181	\$437,819	\$506,253	0.865	2,845	\$153.89	RR6	1.9809	Colonial/2Sty	\$85,181	Land Table RR6	401
E -17-09-202-010	2008 APPLEBROOK DR	07/02/24	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$341,870	51.80	\$683,738	\$95,739	\$564,261	\$675,861	0.835	3,798	\$148.57	RR6	4.9755	Colonial/2Sty	\$85,181	Land Table RR6	401
E -17-09-226-006	1750 FENWICK DR	05/01/23	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$303,510	53.34	\$607,024	\$85,181	\$483,819	\$599,820	0.807	2,895	\$167.12	RR6	7.8024	Colonial/2Sty	\$85,181	Land Table RR6	401
E -17-09-226-007	1760 FENWICK DR	06/26/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$327,530	51.18	\$655,061	\$85,181	\$554,819	\$655,035	0.847	2,931	\$189.29	RR6	3.7625	Colonial/2Sty	\$85,181	Land Table RR6	401
E -17-09-226-033	5120 PARKGATE DR	08/29/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$306,960	52.03	\$613,918	\$98,619	\$491,381	\$592,298	0.830	3,053	\$160.95	RR6	5.5014	SingleFamily	\$85,181	Land Table RR6	401
E -17-09-227-005	5055 PARKGATE DR	09/16/24	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$360,830	53.86	\$721,651	\$89,457	\$580,543	\$726,660	0.799	3,077	\$188.67	RR6	8.5712	Colonial/2Sty	\$85,181	Land Table RR6	401
E -17-09-227-011	4969 PARKGATE DR	12/07/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$358,580	50.15	\$717,160	\$88,083	\$626,917	\$723,077	0.867	3,543	\$176.95	RR6	1.7619	Colonial/2Sty	\$85,181	Land Table RR6	401
E -17-09-277-001	2251 APPLEBROOK DR	05/30/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$287,300	44.20	\$574,603	\$92,838	\$557,162	\$553,753	1.006	3,212	\$173.46	RR6	12.1524	Colonial/2Sty	\$89,053	Land Table RR6	401
E -17-09-277-010	2159 APPLEBROOK DR	08/02/24	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$338,910	46.11	\$677,819	\$112,115	\$622,885	\$650,235	0.958	3,560	\$174.97	RR6	7.3307	Colonial/2Sty	\$85,181	Land Table RR6	401
E -17-09-278-018	5013 KNOLLCREST CT	02/06/24	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$293,220	53.90	\$586,446	\$90,915	\$453,085	\$569,576	0.795	2,928	\$154.74	RR6	8.9154	Colonial/2Sty	\$89,053	Land Table RR6	401
E -17-09-278-032	5012 KNOLLCREST CT	06/26/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$290,390	47.60	\$580,776	\$96,865	\$513,135	\$556,220	0.923	3,173	\$161.72	RR6	3.7908	Colonial/2Sty	\$89,053	Land Table RR6	401
E -17-09-278-053	1791 APPLEBROOK DR	01/06/25	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$299,910	48.37	\$599,826	\$109,930	\$510,070	\$563,099	0.906	2,679	\$190.40	RR6	2.1195	Colonial/2Sty	\$89,053	Land Table RR6	401
E -17-09-278-056	1761 APPLEBROOK DR	12/17/24	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$310,160	43.99	\$620,324	\$86,728	\$618,272	\$613,329	1.008	2,910	\$212.46	RR6	12.3428	Colonial/2Sty	\$85,181	Land Table RR6	401
E -17-09-278-062	1701 APPLEBROOK DR	08/22/23	\$805,000	WD	03-ARM'S LENGTH	\$805,000	\$415,930	51.67	\$831,857	\$113,652	\$691,348	\$825,523	0.837	4,238	\$163.13	RR6	4.7165	Colonial/2Sty	\$89,053	Land Table RR6	401
E -17-09-376-045	2099 SLEETH RD	05/28/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$318,630	46.18	\$637,259	\$96,797	\$593,203	\$621,221	0.955	3,068	\$193.35	RR6	7.0267	Colonial/2Sty	\$96,797	Land Table RR6	401
E -17-09-477-011	4489 PHILIP LN	11/27/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$308,070	50.50	\$616,143	\$81,309	\$528,691	\$614,752	0.860	2,924	\$180.81	RR6	2.4625	Colonial/2Sty	\$81,309	Land Table RR6	401
E -17-09-478-016	4362 DARLENE DR	04/10/23	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$297,330	52.25	\$594,660	\$91,514	\$477,486	\$578,329	0.826	2,665	\$179.17	RR6	5.9001	Colonial/2Sty	\$89,053	Land Table RR6	401
E -17-09-479-003	4458 PHILIP LN	07/25/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$264,570	44.47	\$529,133	\$90,036	\$504,964	\$504,709	1.001	2,977	\$169.62	RR6	11.5873	Colonial/2Sty	\$89,053	Land Table RR6	401
<b>Totals:</b>		#####				#####	\$5,686,510		\$11,373,019		\$9,809,860	\$11,129,746			\$174.40		0.3223				
							Sale. Ratio =>		49.45			E.C.F. =>	0.881		Std. Deviation=>	0.073140531					
							Std. Dev. =>		3.37			Ave. E.C.F. =>	0.885		Ave. Variance=>	6.2611	Coefficient of Var=>	7.077677579			

**RV3 2026 ECF**

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		
E-17-16-352-014	2116 GLEN IRIS CT	05/29/24	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$193,790	55.38	\$387,577	\$102,125	\$247,775	\$234,507	1.057	1,666	\$148.72	RV3	5.6678	Ranch	\$95,184	Land Table RQA	401		
E-17-16-378-010	1900 GLEN IRIS DR	01/10/24	\$282,777	OTH	03-ARM'S LENGTH	\$282,777	\$177,670	62.83	\$355,335	\$88,833	\$193,944	\$217,553	0.891	2,192	\$88.48	RV3	22.1774	Other	\$88,833	Land Table RQA	401		
E-17-16-378-010	1900 GLEN IRIS DR	02/20/25	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$177,670	49.22	\$355,335	\$88,833	\$272,167	\$217,553	1.251	2,192	\$124.16	RV3	13.7785	Other	\$88,833	Land Table RQA	401		
E-17-16-379-007	1982 TILEY CIR	12/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$172,050	49.16	\$344,099	\$90,417	\$259,583	\$207,087	1.253	1,576	\$164.71	RV3	14.0240	Colonial/2Sty	\$88,833	Land Table RQA	401		
E-17-21-276-004	3068 BENSTEIN RD	07/19/24	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$301,910	60.62	\$603,819	\$122,052	\$375,948	\$393,279	0.956	2,070	\$181.62	RV3	15.7323	Ranch	\$122,052	Land Table RV3	401		
E-17-21-276-008	3036 BENSTEIN RD	04/24/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,360	54.20	\$254,726	\$114,906	\$120,094	\$114,139	1.052	900	\$133.44	RV3	6.1080	Ranch	\$110,428	Land Table RV3	401		
E-17-21-276-009	3026 BENSTEIN RD	02/21/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$144,300	50.63	\$288,609	\$123,208	\$161,792	\$135,021	1.198	1,400	\$115.57	RV3	8.5016	Bungalow	\$122,052	Land Table RV3	401		
E-17-21-276-054	2949 WOODBURY ST	12/20/24	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$132,960	49.70	\$265,924	\$118,276	\$149,224	\$120,529	1.238	900	\$165.80	RV3	12.4821	Ranch	\$110,428	Land Table RV3	401		
E-17-21-276-067	2894 BENSTEIN RD	04/11/24	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$163,340	50.73	\$326,680	\$119,751	\$202,249	\$168,922	1.197	1,066	\$189.73	RV3	8.4040	Ranch	\$116,241	Land Table RV3	401		
E-17-21-276-076	2713 WOODBURY ST	05/26/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$173,660	59.88	\$347,317	\$113,346	\$176,654	\$190,997	0.925	1,616	\$109.32	RV3	18.8349	SingleFamily	\$113,346	Land Table RV3	401		
E-17-21-277-074	1540 GLENGARY RD	09/20/23	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$168,370	49.96	\$336,741	\$133,011	\$203,989	\$166,310	1.227	1,478	\$138.02	RV3	11.3302	SingleFamily	\$130,781	Land Table RV3	401		
<b>Totals:</b>			<b>\$3,578,177</b>			<b>\$3,578,177</b>	<b>\$1,933,080</b>			<b>\$3,866,162</b>	<b>\$2,363,419</b>	<b>\$2,165,897</b>			<b>\$141.78</b>		<b>2.2058</b>						
								<b>Sale. Ratio =&gt;</b>	<b>54.02</b>					<b>E.C.F. =&gt;</b>	<b>1.091</b>	<b>Std. Deviation=&gt;</b>		<b>0.140610472</b>					
								<b>Std. Dev. =&gt;</b>	<b>5.11</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.113</b>	<b>Ave. Variance=&gt;</b>		<b>12.4583</b>	<b>Coefficient of Var=&gt;</b>		<b>11.19084535</b>		

**RW1 2026 ECF**

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
E-17-22-101-007	3177 BRISBANE AVE	08/29/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$96,840	60.53	\$193,677	\$83,842	\$76,158	\$84,488	0.901	1,153	\$66.05	RW1	42.6144	Bungalow	\$83,842	Land Table RW1	401
E-17-22-102-005	3192 BRISBANE AVE	03/03/25	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$83,950	45.87	\$167,908	\$83,842	\$99,158	\$64,666	1.533	760	\$130.47	RW1	20.5838	Ranch	\$83,842	Land Table RW1	401
E-17-22-102-009	3172 BRISBANE AVE	11/30/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$97,090	58.84	\$194,175	\$83,842	\$81,158	\$84,872	0.956	968	\$83.84	RW1	37.1300	Ranch	\$83,842	Land Table RW1	401
E-17-22-102-019	3187 WOODLAWN AVE	01/30/25	\$100,000	QC	03-ARM'S LENGTH	\$100,000	\$106,690	106.69	\$213,373	\$83,842	\$16,158	\$99,639	0.162	1,328	\$12.17	RW1	116.5380	Ranch	\$83,842	Land Table RW1	401
E-17-22-103-009	3186 WOODLAWN AVE	02/15/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,170	49.51	\$168,332	\$86,389	\$83,611	\$63,033	1.326	764	\$109.44	RW1	0.1083	Ranch	\$83,842	Land Table RW1	401
E-17-22-103-018	3195 FISHER AVE	07/14/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$100,490	57.42	\$200,973	\$85,156	\$89,844	\$89,090	1.008	898	\$100.05	RW1	31.9082	Ranch	\$83,842	Land Table RW1	401
E-17-22-103-018	3195 FISHER AVE	08/01/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$100,490	52.89	\$200,973	\$85,156	\$104,844	\$89,090	1.177	898	\$116.75	RW1	15.0713	Ranch	\$83,842	Land Table RW1	401
E-17-22-103-027	3106 WOODLAWN AVE	12/06/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$90,190	42.54	\$180,382	\$87,017	\$124,983	\$71,819	1.740	864	\$144.66	RW1	41.2699	Ranch	\$83,842	Land Table RW1	401
E-17-22-104-025	3149 ROSELAWN AVE	09/11/24	\$235,046	WD	03-ARM'S LENGTH	\$235,046	\$106,000	45.10	\$212,000	\$83,842	\$151,204	\$98,583	1.534	864	\$175.00	RW1	20.6227	Ranch	\$83,842	Land Table RW1	401
E-17-22-105-024	3161 TERRY AVE	03/13/24	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$98,210	48.14	\$196,413	\$86,732	\$117,268	\$84,370	1.390	848	\$138.29	RW1	6.2380	Ranch	\$83,842	Land Table RW1	401
E-17-22-105-035	3148 ROSELAWN AVE	10/15/24	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$102,840	45.30	\$205,672	\$88,922	\$138,078	\$89,808	1.537	864	\$159.81	RW1	20.9940	Ranch	\$88,922	Land Table RW1	401
E-17-22-105-036	3140 ROSELAWN AVE	10/30/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$89,470	40.67	\$178,942	\$83,842	\$136,158	\$73,154	1.861	900	\$151.29	RW1	53.3711	Ranch	\$83,842	Land Table RW1	401
E-17-22-107-014	3025 BRISBANE AVE	07/31/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$91,230	48.02	\$182,457	\$86,231	\$103,769	\$74,020	1.402	864	\$120.10	RW1	7.4360	Ranch	\$83,842	Land Table RW1	401
E-17-22-107-015	3015 BRISBANE AVE	10/01/24	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$94,090	40.73	\$188,183	\$83,842	\$147,158	\$80,262	1.833	864	\$170.32	RW1	50.5918	Ranch	\$83,842	Land Table RW1	401
E-17-22-108-002	3074 BRISBANE AVE	12/11/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$88,170	41.01	\$176,349	\$83,842	\$131,158	\$71,159	1.843	1,096	\$119.67	RW1	51.5617	Bungalow	\$83,842	Land Table RW1	401
E-17-22-110-047	3015 ROSELAWN AVE	08/23/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,460	43.32	\$194,918	\$83,842	\$141,158	\$85,443	1.652	864	\$163.38	RW1	32.4526	Ranch	\$83,842	Land Table RW1	401
E-17-22-110-051	3010 FISHER AVE	02/12/25	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$100,120	43.91	\$200,243	\$100,481	\$127,519	\$76,740	1.662	848	\$150.38	RW1	33.4157	Ranch	\$99,082	Land Table RW1	401
E-17-22-111-059	920 SUPERIOR CT	12/04/23	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$190,780	57.12	\$381,565	\$116,612	\$217,388	\$203,810	1.067	1,102	\$197.27	RW1	26.0924	Ranch	\$104,164	Land Table RW1	401
E-17-22-112-023	3030 TERRY AVE	12/05/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$179,830	49.27	\$359,653	\$106,717	\$258,283	\$194,566	1.327	1,328	\$194.49	RW1	0.0063	Colonial/2Sty	\$104,164	Land Table RW1	401
E-17-22-151-002	2975 BRISBANE AVE	11/22/24	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$75,590	43.82	\$151,181	\$87,160	\$85,340	\$49,247	1.733	756	\$112.88	RW1	40.5355	Ranch	\$83,842	Land Table RW1	401
E-17-22-151-011	2843 BRISBANE AVE	07/10/24	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$121,940	44.36	\$243,887	\$94,362	\$180,538	\$115,019	1.570	968	\$186.51	RW1	24.2088	Ranch	\$94,002	Land Table RW1	401
E-17-22-152-002	2976 BRISBANE AVE	04/23/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$105,490	50.72	\$210,970	\$88,076	\$119,924	\$94,534	1.269	981	\$122.25	RW1	5.8962	Other	\$83,842	Land Table RW1	401
E-17-22-152-041	2861 WOODLAWN AVE	09/08/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$128,610	49.28	\$257,211	\$86,371	\$174,629	\$131,415	1.329	1,248	\$139.93	RW1	0.1287	Ranch	\$86,371	Land Table RW1	401
E-17-22-153-007	2910 WOODLAWN AVE	07/05/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$103,040	44.22	\$206,076	\$89,599	\$143,401	\$89,599	1.600	975	\$147.08	RW1	27.2954	Ranch	\$88,922	Land Table RW1	401
E-17-22-153-029	2825 FISHER AVE	06/24/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$98,580	46.94	\$197,158	\$96,491	\$113,509	\$77,436	1.466	790	\$143.68	RW1	13.8295	Ranch	\$94,002	Land Table RW1	401
E-17-23-176-003	1465 COMMERCE PINES DR	07/07/23	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$173,850	55.21	\$347,693	\$88,013	\$226,887	\$199,754	1.136	1,652	\$137.34	RW1	19.1712	Other	\$88,013	Land Table RX2	401
E-17-23-177-008	1495 SPRUCE DR	08/23/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$183,390	58.22	\$366,780	\$88,013	\$226,987	\$214,436	1.059	1,904	\$119.22	RW1	26.9015	Colonial/2Sty	\$88,013	Land Table RX2	401
E-17-23-177-019	1655 SPRUCE DR	10/28/24	\$357,750	WD	03-ARM'S LENGTH	\$357,750	\$217,290	60.74	\$434,575	\$84,012	\$273,738	\$269,664	1.015	1,971	\$138.88	RW1	31.2437	Colonial/2Sty	\$84,012	Land Table RX2	401
E-17-23-177-020	1663 SPRUCE DR	07/12/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$185,940	50.94	\$371,881	\$84,012	\$280,988	\$221,438	1.269	1,860	\$151.07	RW1	5.8619	Colonial/2Sty	\$84,012	Land Table RX2	401
E-17-23-178-010	1492 SPRUCE DR	08/14/24	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$197,750	50.45	\$395,502	\$90,369	\$301,631	\$234,718	1.285	1,432	\$210.64	RW1	4.2465	Ranch	\$88,013	Land Table RX2	401
E-17-23-178-016	1662 SPRUCE DR	10/17/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$159,130	50.52	\$318,256	\$84,012	\$230,988	\$180,188	1.282	1,508	\$153.18	RW1	4.5615	Ranch	\$84,012	Land Table RX2	401
E-17-23-200-012	2789 WELCH RD	06/28/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$157,300	44.94	\$314,595	\$149,127	\$200,873	\$127,283	1.578	1,332	\$150.81	RW1	25.0614	Ranch	\$149,127	Land Table RX2	401
E-17-23-402-002	1861 SPRUCE DR	08/02/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$312,580	67.95	\$625,164	\$92,014	\$367,986	\$410,115	0.897	2,413	\$152.50	RW1	43.0271	Colonial/2Sty	\$92,014	Land Table RX2	401
E-17-23-476-037	2000 MATTHEW ST	09/08/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$232,860	56.80	\$465,722	\$125,050	\$284,950	\$262,055	1.087	1,684	\$169.21	RW1	24.0179	Ranch	\$111,820	Land Table RX2	401
E-17-23-476-071	2001 MATTHEW ST	10/13/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$222,630	48.93	\$445,263	\$89,536	\$365,464	\$273,636	1.336	1,814	\$201.47	RW1	0.8039	Ranch	\$88,013	Land Table RX2	401
E-17-24-100-046	3185 JENNELLA DR	09/22/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,690	45.88	\$307,383	\$73,612	\$261,388	\$179,824	1.454	1,248	\$209.45	RW1	12.6033	Ranch	\$70,201	Land Table RY2	401
E-17-24-101-006	3255 GREEN OAK DR	07/17/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$185,620	50.85	\$371,238	\$70,201	\$294,799	\$231,567	1.273	1,950	\$151.18	RW1	5.4483	Colonial/2Sty	\$70,201	Land Table RY2	401
E-17-24-103-005	3246 KENICOTT DR	04/22/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$194,520	52.57	\$389,042	\$71,969	\$298,031	\$243,902	1.222	1,629	\$182.95	RW1	10.5617	Ranch	\$70,201	Land Table RY2	401
E-17-25-103-001	2200 QUAIL RUN DR	06/08/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$204,510	52.57	\$409,012	\$70,201	\$318,799	\$260,624	1.223	1,696	\$187.97	RW1	10.4330	SingleFamily	\$70,201	Land Table RW1	401
E-17-25-103-001	2200 QUAIL RUN DR	09/23/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$204,510	52.44	\$409,012	\$70,201	\$319,799	\$260,624	1.227	1,696	\$188.56	RW1	10.0493	SingleFamily	\$70,201	Land Table RY2	401
E-17-28-126-018	1965 MAGNOLIA DR	12/12/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$258,900	52.84	\$517,791	\$75,768	\$414,232	\$343,364	1.206	2,430	\$170.47	RW1	12.1151	CapeCod	\$75,768	Land Table K21	401
<b>Totals:</b>			<b>\$11,462,096</b>			<b>\$11,462,096</b>	<b>\$5,875,830</b>		<b>\$11,751,580</b>		<b>\$7,829,936</b>	<b>\$6,249,054</b>			<b>\$147.09</b>		<b>7.4566</b>				
							<b>Sale. Ratio =&gt;</b>	<b>51.26</b>				<b>E.C.F. =&gt;</b>	<b>1.253</b>		<b>Std. Deviation=&gt;</b>	<b>0.32046777</b>					
							<b>Std. Dev. =&gt;</b>	<b>10.80</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.328</b>		<b>Ave. Variance=&gt;</b>	<b>23.5612</b>	<b>Coefficient of Var=&gt;</b>	<b>17.74792202</b>			

**RX3 2026 ECF**

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	
E -17-13-205-003	8243 HEARTHSTONE CT	08/07/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$251,710	55.32	\$503,418	\$86,319	\$368,681	\$386,203	0.955	2,404	\$153.36	RX3	15.9634	Colonial/2Sty	\$86,319	Land Table RM1	401	
E -17-13-205-007	8282 WOODSPUR DR	10/15/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$252,160	48.03	\$504,328	\$86,319	\$438,681	\$387,045	1.133	2,841	\$154.41	RX3	1.9145	SingleFamily	\$86,319	Land Table RM1	401	
E -17-13-251-008	8325 WOODSPUR DR	09/12/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$320,490	57.75	\$640,974	\$86,319	\$468,681	\$513,569	0.913	2,952	\$158.77	RX3	20.1670	SingleFamily	\$86,319	Land Table RM1	401	
E -17-13-351-006	4253 ARBOUR DR	03/28/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$162,050	40.51	\$324,103	\$86,319	\$313,681	\$220,170	1.425	1,806	\$173.69	RX3	31.0455	Other	\$86,319	Land Table RM1	401	
E -17-13-353-004	4350 ARBOUR DR	04/18/24	\$487,800	WD	03-ARM'S LENGTH	\$487,800	\$253,300	51.93	\$506,609	\$90,103	\$397,697	\$385,654	1.031	2,220	\$179.14	RX3	8.3037	Colonial/2Sty	\$86,319	Land Table RM1	401	
E -17-23-201-007	3133 W RIDGE CT	09/22/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$256,090	55.07	\$512,173	\$105,117	\$359,883	\$376,904	0.955	1,965	\$183.15	RX3	15.9424	Colonial/2Sty	\$103,904	Land Table RX3	401	
E -17-23-202-004	1915 W RIDGE DR	07/29/24	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$211,560	50.49	\$423,111	\$103,904	\$315,096	\$295,562	1.066	1,915	\$164.54	RX3	4.8174	Colonial/2Sty	\$103,904	Land Table RX3	401	
E -17-23-229-002	3270 VIKING DR	02/09/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$177,950	40.44	\$355,892	\$106,699	\$333,301	\$230,734	1.445	1,636	\$203.73	RX3	33.0258	Ranch	\$99,181	Land Table RX3	401	
E -17-23-251-006	1625 COMMERCE PINES CIR	04/17/23	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$197,720	51.62	\$395,431	\$107,875	\$275,125	\$266,256	1.033	1,779	\$154.65	RX3	8.0953	Ranch	\$103,904	Land Table RX3	401	
E -17-23-253-001	1700 COMMERCE PINES CIR	01/13/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$191,330	46.67	\$382,669	\$107,572	\$302,428	\$254,719	1.187	1,737	\$174.11	RX3	7.3034	Ranch	\$103,904	Land Table RX3	401	
<b>Totals:</b>			<b>\$4,539,800</b>			<b>\$4,539,800</b>	<b>\$2,274,360</b>		<b>\$4,548,708</b>		<b>\$3,573,254</b>	<b>\$3,316,817</b>			<b>\$169.95</b>		<b>3.6951</b>					
								<b>Sale. Ratio =&gt;</b>	<b>50.10</b>			<b>E.C.F. =&gt;</b>	<b>1.077</b>	<b>Std. Deviation=&gt;</b>		<b>0.188117</b>						
								<b>Std. Dev. =&gt;</b>	<b>5.93</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.114</b>	<b>Ave. Variance=&gt;</b>		<b>14.6578</b>	<b>Coefficient of Var=&gt;</b>		<b>13.15471002</b>			

**RZ1 2026 ECF**

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	
E-17-25-151-005	2330 N PONTIAC TRL	06/06/23	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$140,580	51.31	\$281,165	\$84,125	\$189,875	\$157,129	1.208	1,398	\$135.82	RZ1	5.7886	Other	\$79,115	Land Table RZ1	401	
E-17-25-151-005	2330 N PONTIAC TRL	09/13/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$140,580	54.07	\$281,165	\$84,125	\$175,875	\$157,129	1.119	1,398	\$125.80	RZ1	14.6985	Other	\$79,115	Land Table RZ1	401	
E-17-25-176-008	2553 N TRAIL RD	11/29/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$201,240	55.90	\$402,484	\$80,793	\$279,207	\$256,532	1.088	2,390	\$116.82	RZ1	17.7895	Other	\$79,115	Land Table RZ1	401	
E-17-25-177-004	2558 N TRAIL RD	04/14/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$134,420	56.01	\$268,849	\$79,832	\$160,168	\$150,731	1.063	1,814	\$88.30	RZ1	20.3680	BiLevel	\$75,348	Land Table RZ1	401	
E-17-25-177-013	2540 N TRAIL CT	08/30/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$125,510	45.64	\$251,015	\$80,131	\$194,869	\$136,271	1.430	1,728	\$112.77	RZ1	16.3723	Other	\$79,115	Land Table RZ1	401	
E-17-25-177-014	2524 N TRAIL CT	05/24/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,730	45.15	\$293,467	\$79,115	\$245,885	\$170,935	1.438	1,814	\$135.55	RZ1	17.2188	BiLevel	\$79,115	Land Table RZ1	401	
E-17-25-178-012	1796 BIG TRAIL RD	10/15/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$143,080	44.71	\$286,168	\$80,250	\$239,750	\$164,209	1.460	1,818	\$131.88	RZ1	19.3744	BiLevel	\$79,115	Land Table RZ1	401	
E-17-25-178-024	2605 LITTLE TRAIL RD	08/21/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$129,760	37.61	\$259,511	\$91,706	\$253,294	\$133,816	1.893	1,728	\$146.58	RZ1	62.6569	BiLevel	\$90,418	Land Table RZ1	401	
E-17-25-301-010	1625 ROBELL DR	11/15/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,790	45.93	\$275,577	\$91,611	\$208,389	\$146,703	1.420	1,496	\$139.30	RZ1	15.4192	Ranch	\$90,418	Land Table RZ1	401	
E-17-25-451-009	1101 LAURA LN	12/30/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$164,690	50.67	\$329,378	\$79,115	\$245,885	\$199,572	1.232	1,418	\$173.40	RZ1	3.4223	Colonial/2Sty	\$79,115	Land Table RZ1	401	
E-17-25-452-001	1390 LAURA LN	05/18/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$142,270	59.28	\$284,540	\$79,732	\$160,268	\$163,324	0.981	1,190	\$134.68	RZ1	28.4996	Ranch	\$79,115	Land Table RZ1	401	
E-17-26-226-015	1723 HOLLINGSWORTH DR	05/25/23	\$323,900	WD	03-ARM'S LENGTH	\$323,900	\$169,870	52.45	\$339,734	\$96,557	\$227,343	\$193,921	1.172	1,742	\$130.51	RZ1	9.3938	Ranch	\$94,704	Land Table RI2	401	
E-17-26-227-003	1836 HOLLINGSWORTH DR	06/16/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$185,130	56.96	\$370,260	\$94,704	\$230,296	\$219,742	1.048	1,715	\$134.28	RZ1	21.8256	Ranch	\$94,704	Land Table RI2	401	
E-17-26-227-014	1765 ALTON CIR	08/09/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,840	50.13	\$265,675	\$107,774	\$157,226	\$125,918	1.249	1,400	\$112.30	RZ1	1.7647	Ranch	\$98,650	Land Table RI2	401	
E-17-26-229-001	1934 HOLLINGSWORTH DR	09/08/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$140,790	49.06	\$281,587	\$100,002	\$186,998	\$144,805	1.291	1,200	\$155.83	RZ1	2.5095	Ranch	\$98,650	Land Table RI2	401	
E-17-26-229-015	1842 LERENE DR	09/11/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$167,170	47.63	\$334,348	\$101,881	\$249,119	\$185,380	1.344	1,372	\$181.57	RZ1	7.7540	Ranch	\$98,650	Land Table RI2	401	
E-17-26-229-017	1826 LERENE DR	10/31/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$180,010	55.39	\$360,023	\$98,153	\$226,847	\$208,828	1.086	2,091	\$108.49	RZ1	17.9999	Colonial/2Sty	\$94,704	Land Table RI2	401	
E-17-26-230-005	1932 ALTON CIR	04/18/23	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$147,160	46.42	\$294,312	\$102,391	\$214,609	\$153,047	1.402	1,580	\$135.83	RZ1	13.5956	Other	\$98,650	Land Table RI2	401	
E-17-26-230-022	2165 METZNER RD	08/02/24	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$157,480	47.79	\$314,954	\$98,921	\$230,579	\$172,275	1.338	1,587	\$145.29	RZ1	7.2148	Ranch	\$94,704	Land Table RI2	401	
E-17-26-230-026	2109 WELCH RD	05/01/23	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$153,210	46.01	\$306,426	\$100,992	\$232,008	\$163,823	1.416	1,301	\$178.33	RZ1	14.9925	Ranch	\$94,704	Land Table RI2	401	
E-17-26-230-030	2015 WELCH RD	06/17/24	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$162,570	52.95	\$325,144	\$96,256	\$210,744	\$182,526	1.155	1,636	\$128.82	RZ1	11.1691	Other	\$94,704	Land Table RI2	401	
E-17-26-276-013	2103 METZNER RD	05/12/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$120,410	51.24	\$240,813	\$95,893	\$139,107	\$115,566	1.204	936	\$148.62	RZ1	6.2587	Ranch	\$94,704	Land Table RI2	401	
E-17-26-277-017	2093 N PONTIAC TRL	01/31/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$153,720	55.10	\$307,448	\$96,372	\$182,628	\$168,322	1.085	1,248	\$146.34	RZ1	18.1296	Ranch	\$94,704	Land Table RI2	401	
<b>Totals:</b>			<b>\$6,941,400</b>			<b>\$6,941,400</b>	<b>\$3,477,010</b>		<b>\$6,954,043</b>		<b>\$4,840,969</b>	<b>\$3,870,504</b>			<b>\$136.83</b>		<b>1.5553</b>					
									<b>Sale. Ratio =&gt;</b>	<b>50.09</b>				<b>E.C.F. =&gt;</b>	<b>1.251</b>	<b>Std. Deviation=&gt;</b>		<b>0.20023584</b>				
									<b>Std. Dev. =&gt;</b>	<b>5.11</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.266</b>	<b>Ave. Variance=&gt;</b>		<b>15.4007</b>	<b>Coefficient of Var=&gt;</b>		<b>12.16209017</b>	