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2023 Residential Group 4004 East Branch Ausable River/Secondary Water ECF Analysis for 2024 Assessments														
Parcel Number	Street Address	Sale Date	Sale Price	Unit	Terms of Sale	Adj. Sale Price	Adj. Sale Price	Adj. Sale Price	Adj. Sale Price	Adj. Sale Price	Adj. Sale Price	Adj. Sale Price	Adj. Sale Price	Property Class
040-45-143-00-332-00	2948 PALMER PL	10/05/22	\$75,000	WD	03-ARMY'S LENGTH	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	401
040-44-028-10-260-01	3866 WINTERGREEN LN	07/22/22	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	401
040-44-032-03-020-20	719 WRIGHT RD	05/14/21	\$624,000	WD	18-MULTI PARCEL ARMY'S LENGTH	\$624,000	\$624,000	\$624,000	\$624,000	\$624,000	\$624,000	\$624,000	\$624,000	401
040-44-032-06-040-00	1963 W FARM LANE RD	12/07/22	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	401
040-45-005-10-110-00	577 S ROBERTS RD	07/09/21	\$350,000	WD	03-ARMY'S LENGTH	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	401
040-45-143-00-126-00	2939 RIVER PARK DR	04/12/22	\$199,500	WD	03-ARMY'S LENGTH	\$199,500	\$199,500	\$199,500	\$199,500	\$199,500	\$199,500	\$199,500	\$199,500	401
040-45-005-10-040-00	491 S ROBERTS RD	03/16/23	\$239,500	LC	03-ARMY'S LENGTH	\$239,500	\$239,500	\$239,500	\$239,500	\$239,500	\$239,500	\$239,500	\$239,500	401
040-45-005-10-060-00	519 S ROBERTS RD	06/10/22	\$230,000	WD	03-ARMY'S LENGTH	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	401
Totals:						\$2,069,300	\$2,069,300	\$2,069,300	\$2,069,300	\$2,069,300	\$2,069,300	\$2,069,300	\$2,069,300	
						Sale Price	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	Ratio	
						\$2,069,300	39.68	39.68	39.68	39.68	39.68	39.68	39.68	
						\$2,069,300	17.45	17.45	17.45	17.45	17.45	17.45	17.45	
						E.C.F. as Calculated		E.C.F. as Calculated		E.C.F. as Calculated		E.C.F. as Calculated		
						\$1,000,888		\$1,000,888		\$1,000,888		\$1,000,888		
						0.865		0.865		0.865		0.865		

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2023 Residential Group 4006 Lake Margrethe Group 3 ECF Analysis for 2024 Assessments																							
Parcel Number	Street Address	Sale Date	Sale Price	Insto	Term of Sale	Adj. Sale \$	Adj. when Sold	Ad Val. Sale	See Appraisal	Unit Yield	Blk. Rendita	Cont. Man. \$	ECF										
040-45-000-00-022-00	8218 ROYAL CT	09/23/21	\$159,000	WD	15-MULTI PARCEL AWM'S LENGTH	\$159,000	\$62,500	39.31	\$194,453	\$27,453	\$174,543	\$184,198	0.714										
040-45-760-12-005-00	1128 EUGLIO AVE	07/14/21	\$100,000	LC	03-AWM'S LENGTH	\$100,000	\$46,700	46.70	\$120,732	\$33,000	\$77,000	\$122,471	0.629										
040-45-760-12-005-00	1128 EUGLIO AVE	07/14/21	\$100,000	WD	03-AWM'S LENGTH	\$100,000	\$46,700	46.70	\$120,732	\$33,000	\$77,000	\$122,471	0.629										
040-45-760-11-037-00	10338 MARQUELLE AVE	03/09/21	\$48,000	WD	03-AWM'S LENGTH	\$48,000	\$25,800	53.67	\$59,908	\$17,492	\$57,508	\$95,747	0.634										
040-45-760-03-021-00	1080 MARQUELLE AVE	08/05/21	\$85,000	WD	03-AWM'S LENGTH	\$85,000	\$47,300	55.65	\$93,033	\$16,847	\$86,683	\$95,995	0.724										
040-45-760-03-021-00	1080 MARQUELLE AVE	08/05/21	\$85,000	WD	03-AWM'S LENGTH	\$85,000	\$47,300	55.65	\$93,033	\$16,847	\$86,683	\$95,995	0.724										
040-45-760-12-014-00	9311 BATTALION BLVD	08/23/21	\$100,000	WD	03-AWM'S LENGTH	\$100,000	\$38,400	38.40	\$130,022	\$14,991	\$88,029	\$107,008	0.789										
040-45-760-20-028-00	10417 REGIMENTAL WAY	04/02/21	\$142,000	WD	15-MULTI PARCEL AWM'S LENGTH	\$142,000	\$55,400	38.77	\$141,867	\$16,671	\$106,239	\$131,825	0.806										
040-45-760-18-001-00	9476 ELDORADO ST	03/04/22	\$428,000	WD	03-AWM'S LENGTH	\$428,000	\$138,700	30.07	\$417,800	\$28,562	\$399,418	\$487,742	0.819										
040-45-760-01-001-00	10111 PORTAGE HTS AVE	06/09/21	\$218,000	WD	03-AWM'S LENGTH	\$218,000	\$95,000	29.82	\$211,244	\$26,358	\$191,642	\$231,687	0.827										
040-45-760-20-001-00	10111 PORTAGE HTS AVE	07/27/21	\$152,000	WD	03-AWM'S LENGTH	\$152,000	\$75,300	38.81	\$186,641	\$22,558	\$171,442	\$205,618	0.834										
040-45-760-20-013-00	9901 MAY CROWN AVE	04/20/21	\$158,000	WD	03-AWM'S LENGTH	\$158,000	\$71,400	27.24	\$115,228	\$20,506	\$111,484	\$141,762	0.915										
040-45-300-06-025-00	3330 MARGRETHE BLVD	12/20/22	\$140,000	WD	03-AWM'S LENGTH	\$140,000	\$47,000	33.57	\$133,069	\$17,750	\$115,319	\$78,835	0.915										
040-45-760-15-004-01	10244 REGIMENTAL WAY	06/19/21	\$12,000	WD	03-AWM'S LENGTH	\$12,000	\$47,000	32.31	\$116,974	\$17,750	\$122,250	\$166,822	1.046										
Totals:		\$2,029,400				\$2,029,400	\$725,700	32.31	\$26,284	\$12,628	\$19,872	\$17,113	1.161										
		Sale Ratio =>				\$1,755,075		\$1,128,388				800/901											
		Std. Dev. =>		11.29																			
												E.C.F. as Calculated => 0.815											
												Ann. E.C.F. => 0.825											

2023 Residential Group 4007 Subs/Lots Group 1 ECF Analysis for 2024 Assessments														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Adj. when Sold	Adj. Area	Land Area	Build. Area	Conveyance	ECF	Other Parcels in Sale	Property Class
040-45-860-00-001-00	1262 ROBINHOOD LN	01/12/28	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$62,100	59.14	\$140,872	\$14,267	\$86,783	\$141,597	\$141,597	401
040-45-860-00-002-00	1113 LITTLE JOHN AVE	10/25/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,400	26.17	\$131,815	\$20,703	\$99,297	\$176,264	\$176,264	401
040-45-860-00-003-00	872 NOTTINGHAM DR	09/30/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,200	34.77	\$139,140	\$15,896	\$114,104	\$140,050	\$140,050	401
040-45-861-00-045-00	874 ROBINHOOD LN	10/17/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,600	52.75	\$110,307	\$17,978	\$86,532	\$108,338	\$108,338	401
040-45-860-00-009-00	1001 ROBINHOOD LN	09/30/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,600	54.67	\$127,841	\$17,335	\$102,665	\$125,575	\$125,575	401
040-45-860-00-009-00	1295 LITTLE JOHN AVE	09/29/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,100	39.33	\$139,475	\$19,877	\$115,123	\$135,907	\$135,907	401
040-45-861-00-053-00	586 ROBIN HOOD LN	07/23/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,700	38.17	\$185,384	\$23,343	\$156,657	\$184,081	\$184,081	401
040-45-780-00-038-00	319 EVERGREEN DR	01/28/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$62,700	35.94	\$176,982	\$15,571	\$164,429	\$183,433	\$183,433	401
040-45-780-00-011-00	6571 NOTTINGHAM DR	02/18/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$67,100	31.85	\$187,242	\$16,227	\$178,773	\$194,335	\$194,335	401
040-42-912-09-430-00	1598 OLE DAM RD	06/10/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$76,600	32.82	\$182,998	\$17,816	\$162,184	\$176,278	\$176,278	401
040-45-780-00-038-00	309 EVERGREEN DR	07/06/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,600	37.72	\$180,207	\$19,546	\$149,454	\$146,478	\$146,478	401
040-45-860-00-027-00	6528 NOTTINGHAM DR	09/07/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,100	34.50	\$184,885	\$20,847	\$139,388	\$143,605	\$143,605	401
040-42-001-09-010-01	635 LITTLE JOHN AVE	02/17/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,400	35.52	\$98,838	\$25,298	\$59,702	\$89,670	\$89,670	401
Totals:														
			\$1,872,500			\$1,872,500	\$764,200	39.03	\$1,918,078	\$1,079,038	\$1,891,596		\$981.86	
												ECF, as Calculated => 0.888		
												Avg. ECF => 0.893		
												Sale Ratio => 9.60		
												Std. Dev. => 9.60		

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2023 Residential Group 4009 Subs/Lots Group 3 ECF Analysis for 2024 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Adj/Adj. Sale	Cur Appraisal	Land + Yard	Bldg. Residual	Con'tem. \$	E.C.F.	5/20/11	Other Parcels in Sale	Property Class
040-45-240-00-050-00	182 N ROBERTS RD	10/27/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$64,300	\$7.41	\$149,190	\$35,908	\$76,091	\$146,547	0.541	\$51.69		401
040-45-240-00-029-00	4871 HELEN DR	11/08/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$59,600	45.15	\$155,728	\$35,324	\$86,676	\$143,386	0.647	\$54.21		401
040-45-380-00-006-00	108 N PARK DR	04/30/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$53,100	34.84	\$160,380	\$24,585	\$126,405	\$165,999	0.761	\$112.86		401
040-45-240-00-039-00	4900 HELEN DR	06/04/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$53,100	35.64	\$156,301	\$24,036	\$124,964	\$164,101	0.762	\$65.84		401
040-45-240-00-012-00	185 S ROBERTS RD	01/04/23	\$125,000	MAC	03-ARM'S LENGTH	\$125,000	\$46,400	35.45	\$139,518	\$22,276	\$112,724	\$145,462	0.775	\$98.53		401
040-45-520-00-015-00	186 MUSTY WAY	09/08/23	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$89,200	34.56	\$126,674	\$25,107	\$99,899	\$126,262	0.791	\$77.98		401
040-45-540-00-027-00	4690 WARNER DR	10/27/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$72,200	27.59	\$125,895	\$20,213	\$197,287	\$248,630	0.827	\$105.30		401
040-45-520-00-013-00	202 MUSTY WAY	06/07/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$72,200	39.67	\$172,226	\$24,085	\$152,615	\$177,596	0.861	\$105.02		401
040-44-031-14-034-00	5345 NORTHWOOD DR	06/28/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,800	30.33	\$212,638	\$43,347	\$192,653	\$211,596	0.936	\$121.86		401
Totals:			\$1,595,500			\$1,595,500	\$694,500		\$1,632,402	\$43,347	\$1,362,733	\$1,662,078		\$49.88		
														E.C.F. as Calculated => 0.784		
														Avn. E.C.F. => 0.773		
														Sale Ratio => 37.89		
														Std. Dev. => 8.28		

2023 Residential Group 4010 Sub/Lots Group 4 ECF Analysis for 2024 Assessments													
Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Area when Sold	Adj./Total Sale	Cur. Appraisal	Land & Yrd.	Bldg. Residual	Cost Min. \$	ECF
040-42-012-10-000-00	6930 W M72 HWY	07/30/21	\$159,000	MAL	03-ARMY'S LENGTH	\$159,000	36.23	\$204,334	\$48,853	\$10,447	\$246,404	\$246,404	0.447
040-45-980-00-014-00	102 WOODLEAF DR	05/07/21	\$131,000	WD	03-ARMY'S LENGTH	\$131,000	31.91	\$149,141	\$37,881	\$9,419	\$177,116	\$177,116	0.529
040-45-980-00-009-00	122 WOODLEAF DR	08/19/21	\$133,000	WD	03-ARMY'S LENGTH	\$133,000	34.96	\$147,416	\$49,101	\$9,899	\$185,808	\$185,808	0.538
040-45-420-05-006-00	6195 LIBBY RD	06/11/21	\$135,000	WD	03-ARMY'S LENGTH	\$135,000	36.59	\$151,613	\$36,132	\$9,868	\$183,013	\$183,013	0.540
040-45-980-00-013-00	104 WOODLEAF DR	04/04/22	\$120,000	WD	03-ARMY'S LENGTH	\$120,000	33.33	\$132,046	\$34,162	\$8,538	\$155,125	\$155,125	0.553
040-45-420-05-006-00	6355 ATTUNSON RD	10/15/21	\$171,000	WD	03-ARMY'S LENGTH	\$171,000	33.68	\$184,521	\$28,207	\$14,793	\$247,724	\$247,724	0.576
040-42-012-10-000-00	6266 OLD LAKE RD	03/21/22	\$105,000	LC	03-ARMY'S LENGTH	\$105,000	34.86	\$108,467	\$39,855	\$65,545	\$100,369	\$100,369	0.599
040-45-420-05-001-00	6265 ATTUNSON RD	03/20/22	\$197,600	WD	03-ARMY'S LENGTH	\$197,600	29.15	\$204,334	\$48,853	\$14,747	\$246,404	\$246,404	0.604
040-45-420-05-001-00	6344 ATTUNSON RD	05/21/21	\$94,500	WD	03-ARMY'S LENGTH	\$94,500	28.57	\$96,878	\$30,001	\$54,999	\$105,985	\$105,985	0.609
040-45-420-02-021-00	6344 ATTUNSON RD	10/14/21	\$105,000	WD	03-ARMY'S LENGTH	\$105,000	32.67	\$106,659	\$29,829	\$75,171	\$121,759	\$121,759	0.617
040-45-420-01-010-00	6247 OLD LAKE RD	02/16/23	\$145,000	WD	03-ARMY'S LENGTH	\$145,000	35.17	\$137,234	\$50,763	\$94,317	\$137,038	\$137,038	0.688
040-45-420-01-025-00	6440 RICHARD RD	06/21/22	\$278,000	WD	03-ARMY'S LENGTH	\$278,000	39.90	\$296,566	\$37,654	\$241,246	\$346,929	\$346,929	0.685
040-45-420-05-006-00	6195 LIBBY RD	12/20/22	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	31.88	\$151,613	\$36,132	\$128,868	\$183,013	\$183,013	0.704
040-45-420-06-004-00	6355 ALIX RD	06/20/22	\$141,000	WD	03-ARMY'S LENGTH	\$141,000	26.45	\$116,839	\$40,272	\$100,723	\$137,182	\$137,182	0.734
040-45-420-05-007-00	6195 LIBBY RD	09/20/23	\$80,000	WD	03-ARMY'S LENGTH	\$80,000	20.11	\$60,892	\$31,211	\$56,789	\$75,564	\$75,564	0.752
040-45-420-02-025-00	6280 ATTUNSON RD	09/13/23	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	26.38	\$112,981	\$52,656	\$97,344	\$127,298	\$127,298	0.765
040-45-420-03-002-00	6285 ATTUNSON RD	08/04/22	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	26.92	\$108,481	\$31,775	\$98,225	\$121,563	\$121,563	0.808
Totals:						\$2,431,000	\$786,100	\$2,460,015	\$1,786,558	\$2,877,295	\$3,877,295	\$3,877,295	\$82.40
										ECF as Calculated =>		0.621	
										Ave. ECF =>		0.633	
										Scale Ratio =>			
										Std. Dev. =>			

ECF as Calculated => 0.621
Ave. ECF => 0.633

2023 Residential Group 4011 Sub/Lots Group 5 ECF Analysis for 2024 Assessments														
Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Adi. when Sold	Adj./Adj. Sale	Our Appraisal	Land's Yrd	Bldg. Regional	Cost Max \$	L.C.F.	Property City
040-45-281-00-550-00	178 ALEXIA LN	09/16/72	\$15,000	WD	03-ARMY'S LENGTH	\$15,000	\$9,100	60.67	\$29,694	\$10,899	\$4,107	\$20,697	0.198	Other Parcels in Sale
040-45-283-00-116-00	107 JASON PL	04/06/72	\$57,000	M/LC	18-MULTI PARCEL ARMY'S LENGTH	\$57,000	\$35,400	62.11	\$74,185	\$24,895	\$32,195	\$79,871	0.409	040-45-283-00-117-00
040-45-200-02-005-00	210 SCOTT ST	01/19/72	\$40,000	M/LC	03-ARMY'S LENGTH	\$40,000	\$17,500	43.75	\$46,943	\$10,127	\$29,873	\$59,573	0.501	040-45-283-00-118-00
040-45-283-00-113-00	101 JASON PL	01/25/73	\$62,000	M/LC	03-ARMY'S LENGTH	\$62,000	\$25,400	40.97	\$61,011	\$14,102	\$47,898	\$75,995	0.651	040-45-283-00-119-00
040-45-283-00-115-00	101 JASON PL	01/25/73	\$55,000	M/LC	03-ARMY'S LENGTH	\$55,000	\$24,800	45.09	\$67,781	\$18,813	\$46,187	\$75,296	0.709	040-45-283-00-120-00
040-45-283-00-017-00	690 GLENWOOD CT	04/25/72	\$139,900	WD	03-ARMY'S LENGTH	\$139,900	\$74,600	53.39	\$100,264	\$24,596	\$117,304	\$185,093	0.711	040-45-283-00-121-00
040-45-280-00-007-00	4079 W PINECREST RD	07/12/72	\$122,000	LC	03-ARMY'S LENGTH	\$122,000	\$24,600	20.16	\$100,264	\$24,596	\$79,734	\$100,264	0.834	040-45-283-00-122-00
Totals:						\$500,900	\$176,900	35.32	\$440,316	\$134,095	\$87,904	\$156,744	0.540	\$53.18
Sale Ratio =>													ECF as Calculated =>	0.640
Std. Dev. =>													Avg. L.C.F. =>	0.598
15.47														

2023 Residential Group 4012 Sub/Lots Group 6 ECF Analysis for 2024 Assessments																
Parcel Number	Street Address	Sold Date	Sale Price	Instr.	Terms of Sale	Ad. Sale	Ad. with Comm.	Ad. w/Full Sale	Est. Annual Sale	Est. Annual Yield	Billie Residual	Cont. Item 5	ECF	Split Int.	Other Parcels to Sale	Property Class
040-45-14-003-016-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-017-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-018-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-019-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-020-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-021-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-022-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-023-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-024-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-025-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-026-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-027-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-028-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-029-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-030-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-031-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-032-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-033-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-034-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-035-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-036-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-037-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-038-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-039-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-040-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-041-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-042-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-043-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-044-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-045-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-046-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-047-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-048-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-049-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-050-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-051-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-052-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-053-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-054-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-055-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-056-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-057-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-058-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-059-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-060-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-061-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-062-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-063-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-064-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-065-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-066-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-067-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-068-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-069-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-070-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	401
040-45-14-003-071-00	304 W JONES LAKE RD	07/07/21	\$26,500	WD	19-MULTI PARCEL AMN'S LENGTH	\$46,500	\$33,700	\$47,000	\$35,309	\$24.94%	\$5,532	\$35,835	0.229	\$14,572	040-45-144-00-172-00	

2023 Residential Group 4013 Sub/Lots Group 7 ECF Analysis for 2024 Assessments														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Adj. when Sold	Adj./Full Sale	Cur. Appraisal	Land + Yard	Blgd. (Residual)	Cont. Mos. 5	ECF	Property Class
040-45-000-00-009-00	4950 GEMINI LN	09/27/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$53,900	71.87	\$82,200	\$22,800	\$52,840	\$81,376	0.842	401
040-45-250-00-001-00	201 CASCADE LN	04/02/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$42,300	36.65	\$171,191	\$14,446	\$155,554	\$214,425	0.725	401
040-45-100-00-022-00	305 S STEPHAN BRIDGE RD	10/29/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$41,100	28.72	\$141,559	\$15,161	\$139,839	\$172,911	0.751	401
040-45-250-00-025-00	218 BERRY PATCH CIR	06/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$53,700	34.20	\$144,868	\$14,552	\$142,448	\$178,271	0.799	401
040-45-210-00-005-00	177 W NORTH DOWNS INVER RD	09/24/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$37,600	34.00	\$97,769	\$13,402	\$97,198	\$115,413	0.842	401
Totals:			\$657,000			\$657,000	\$250,600		\$637,287		\$577,179	\$762,157		
							Sale Ratio =>	38.11					E.C.F. as Calculated =>	0.757
							Std. Dev. =>	17.27					Ave. E.C.F. =>	0.752

2023 Residential Group 4014 Subs/Lots Group B ECF Analysis for 2024 Assessments											
Parcel Number	Street Address	Sub	Lot	Area of Lot	Area of Sub	Area of Sub	Area of Sub	Area of Sub	Area of Sub	Area of Sub	Area of Sub
Parcel Number	Street Address	Sub	Lot	Area of Lot	Area of Sub	Area of Sub	Area of Sub	Area of Sub	Area of Sub	Area of Sub	Area of Sub
040-45-820-00-030-00	1783 BLUEBERRY HILL	09/02/21	129,000	WD	09-ARMS LENGTH	\$129,000	\$74,800	56.43	\$247,904	\$16,342	\$162,858
040-45-820-00-031-00	2403 SUNSET STRIP	07/11/22	\$150,000	WD	09-ARMS LENGTH	\$150,000	\$78,100	56.43	\$186,135	\$13,151	\$136,984
040-45-820-00-031-00	2403 SUNSET STRIP	09/03/21	\$150,000	WD	09-ARMS LENGTH	\$150,000	\$78,100	56.43	\$186,135	\$13,151	\$136,984
040-45-820-00-036-00	1793 BLUEBERRY HILL	09/03/21	\$140,000	WD	09-ARMS LENGTH	\$140,000	\$93,300	24.21	\$137,202	\$17,258	\$120,944
040-45-820-00-036-00	1793 BLUEBERRY HILL	07/25/22	\$270,000	WD	09-ARMS LENGTH	\$270,000	\$151,100	28.59	\$247,904	\$36,142	\$211,762
040-45-900-00-042-00	86 BLACK BEAR DR	07/25/22	\$270,000	WD	09-ARMS LENGTH	\$270,000	\$151,100	28.59	\$247,904	\$36,142	\$211,762
040-45-820-00-031-00	2795 SUNSET STRIP	02/10/23	\$215,000	WD	09-ARMS LENGTH	\$215,000	\$126,000	28.00	\$186,132	\$18,494	\$167,638
040-45-820-00-044-00	2949 BLUEBERRY HILL	02/17/23	\$215,000	WD	09-ARMS LENGTH	\$215,000	\$126,000	30.42	\$177,665	\$24,058	\$153,607
Totals:				\$1,393,900		\$1,393,900	\$747,000	30.42	\$1,417,622	\$123,241	\$1,294,381
										E.C.F. as Calculated => 0.815	
										Avg. E.C.F. => 0.827	