

2022 RES ECF Study April 1, 2019 to March 31, 2021

140 Adeline Sub ECF analysis for 2022

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
05 140 006 00	2430 MERIE AVE	09/12/19	PTA	03-ARM'S LENGTH	\$125,000	\$53,800	43.04	\$17,726	\$107,274	\$82,231	1.305	1,322	\$81.15	140	2.6845	1 STORY	\$14,546
05 140 036 00	2500 CANDACE ST	06/18/20	WD	03-ARM'S LENGTH	\$139,000	\$61,100	43.96	\$18,488	\$120,512	\$92,619	1.301	1,107	\$108.86	140	2.3456	1 STORY	\$14,306
05 140 038 00	2472 CANDACE ST	08/09/19	PTA	03-ARM'S LENGTH	\$91,600	\$40,400	44.10	\$14,786	\$76,814	\$62,583	1.227	1,076	\$71.39	140	5.0301	1 STORY	\$14,286
Totals:					\$355,600	\$155,300			\$304,600	\$237,433			\$87.13		0.5189		
							Sale. Ratio =>	43.67			E.C.F. =>	1.283	Std. Deviation=>	0.0436			
							Std. Dev. =>	0.58			Ave. E.C.F. =>	1.278	Ave. Variance=>	3.3534	Coefficient of Var:=	2.624582821	

applied 1.283 ECF to 1 sty homes

n/c to other styles left at 1.100
this neighborhood increased with each sale

150 Highway Farms ECF analysis for 2022

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
05 150 035 00	912 DIXIE AVE	01/06/21	WD	03-ARM'S LENGTH	\$73,000	\$30,600	41.92	\$25,850	\$47,150	\$62,071	0.760	780	\$60.45	150	5.9689	1 STORY	\$23,850
05 150 050 00	931 DIXIE AVE	12/29/20	WD	03-ARM'S LENGTH	\$100,000	\$47,100	47.10	\$24,674	\$75,326	\$117,654	0.640	1,540	\$48.91	150	5.9689	2 STORY	\$24,073
Totals:					\$173,000	\$77,700			\$122,476	\$179,726			\$54.68		1.8460		
							Sale. Ratio =>	44.91			E.C.F. =>	0.681	Std. Deviation=>	0.08441			
							Std. Dev. =>	3.66			Ave. E.C.F. =>	0.700	Ave. Variance=>	5.9689	Coefficient of Var:=	8.527988867	

.700 ECF used for 150 Hwy Farms for 2022

15560 Home Orchards 155 & 160 for 2022

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
155 & 160 15560 Home Orchard ECF analysis																	
05 155 044 00	9291 BAYCREEK RD	10/05/20	WD	03-ARM'S LENGTH	\$165,000	\$56,500	34.24	\$32,153	\$132,847	\$88,666	1.498	960	\$138.38	15560	45.1750	1 STORY	\$29,081
05 155 053 00	3124 VIENNA RD	08/14/20	WD	03-ARM'S LENGTH	\$225,000	\$110,800	49.24	\$36,043	\$188,957	\$199,054	0.949	2,206	\$85.66	15560	9.7267	2 STORY	\$25,886
05 155 066 00	9665 BAYCREEK RD	04/27/20	WD	03-ARM'S LENGTH	\$135,000	\$74,600	55.26	\$31,854	\$103,146	\$125,288	0.823	1,856	\$55.57	15560	22.3275	BI-LEVEL	\$30,084
05 155 067 00	9715 BAYCREEK RD	07/24/20	WD	03-ARM'S LENGTH	\$163,000	\$81,300	49.88	\$37,558	\$125,442	\$137,045	0.915	1,554	\$80.72	15560	13.1208	1.50 STORY	\$27,018
Totals:					\$688,000	\$323,200			\$550,392	\$550,053			\$90.08		4.5926		
							Sale. Ratio =>	46.98			E.C.F. =>	1.001	Std. Deviation=>	0.30584			
							Std. Dev. =>	9.02			Ave. E.C.F. =>	1.047	Ave. Variance=>	22.5875	Coefficient of Var:=	21.58297364	

Used 1.001 for ECF for 2022 for Home Orchards

165 Keeneys Sub 2022

165 Keeneys Sub ECF for 2022

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
05 165 027 00	10386 MICHIGAN AV	03/06/20	WD	03-ARM'S LENGTH	\$192,000	\$84,700	44.11	\$45,958	\$146,042	\$145,764	1.002	2,108	\$69.28	165	8.5122	1 STORY	\$20,785
05 165 041 10	10414 HIGH ST	12/23/19	PTA	03-ARM'S LENGTH	\$223,000	\$109,700	49.19	\$26,693	\$196,307	\$230,475	0.852	1,934	\$101.50	165	6.5035	1 STORY	\$24,000
05 165 043 00	1824 CADY DR	03/26/20	WD	03-ARM'S LENGTH	\$190,500	\$90,200	47.35	\$25,764	\$164,736	\$183,714	0.897	1,908	\$86.34	165	2.0087	2 STORY	\$23,422
Totals:					\$605,500	\$284,600			\$507,085	\$559,952			\$85.71		1.1200		
							Sale. Ratio =>	47.00			E.C.F. =>	0.906	Std. Deviation=>	0.07707			
							Std. Dev. =>	2.57			Ave. E.C.F. =>	0.917	Ave. Variance=>	5.6748	Coefficient of Var:=	6.189907035	
											ECF	0.920					

ECF of .920 used for 2022

175 Maplewood Place 2022

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
05 008 026 00	9833 DIXIE HWY	02/27/20	WD	03-ARM'S LENGTH	\$151,500	\$42,700	28.18	\$15,258	\$136,242	\$85,326	1.597	1,442	\$94.48	175	12.6323	2 STORY	\$14,578
05 008 104 00	2017 CRESTON DR	12/14/20	WD	03-ARM'S LENGTH	\$175,000	\$51,500	29.43	\$24,241	\$150,759	\$93,989	1.604	960	\$157.04	175	13.3602	1 STORY	\$25,685
05 175 005 00	9921 LOR DEN DR	09/13/19	WD	03-ARM'S LENGTH	\$163,000	\$61,500	37.73	\$33,698	\$129,302	\$106,819	1.210	1,310	\$98.70	175	25.9924	1.75 STORY	\$31,786
Totals:					\$489,500	\$155,700			\$416,303	\$286,135			\$116.74		1.5479		
							Sale. Ratio =>	31.81			E.C.F. =>	1.455	Std. Deviation=>		0.22513		
							Std. Dev. =>	5.19			Ave. E.C.F. =>	1.470	Ave. Variance=>		17.3283	Coefficient of Var=>	11.78475288

.994 ECF for 2022

used MID neighborhood of .994

180 Marquette Ctr ECF analysis 2022

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
05 180 093 00	974 WATSON BLVD	09/28/20	03-AR		\$125,000	\$57,100	45.68	\$120,421	\$92,597	\$111,134	0.833	1,414	\$65.49	180	1.5833	1 STORY	\$28,925
05 180 096 00	992 WATSON BLVD	11/16/20	03-AR		\$81,660	\$39,400	48.25	\$80,868	\$51,144	\$63,576	0.804	904	\$56.58	180	4.4578	1 STORY	\$29,013
05 180 117 00	1001 WATSON BLVD	09/20/19	03-AR		\$55,000	\$29,000	52.73	\$56,411	\$33,587	\$47,616	0.705	728	\$46.14	180	14.3668	1 STORY	\$20,690
05 180 123 20	969 WATSON BLVD	10/09/19	03-AR		\$153,000	\$62,800	41.05	\$126,298	\$123,507	\$131,707	0.938	1,128	\$109.49	180	8.8702	1 STORY	\$22,770
05 180 136 00	1010 LOTUS DR	02/20/20	03-AR		\$194,900	\$75,600	38.79	\$153,919	\$169,973	\$175,499	0.969	1,960	\$86.72	180	11.9475	TRI-LEVEL	\$17,400
05 180 138 00	1030 LOTUS DR	10/15/20	03-AR		\$115,000	\$51,700	44.96	\$109,094	\$94,265	\$111,564	0.845	1,308	\$72.07	180	0.4098	1 STORY	\$15,726
Totals:					\$724,560	\$315,600		\$647,011	\$565,073	\$641,097			\$72.75		3.2380		
							Sale. Ratio =>	43.56			E.C.F. =>	0.881	Std. Deviation =>		0.094907928		
							Std. Dev. =>	4.99			Ave. E.C.F. =>	0.849	Ave. Variance =>		6.9392	Coefficient of Var =>	8.173071893

Used .850 for 2022 ECF

182 and 18595 ECF study Morin Grove

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
05 182 017 00	2645 MORIN GROVE	01/08/20	PTA	03-ARM'S LENGTH	\$77,500	\$37,200	48.00	\$19,985	\$57,515	\$60,646	0.948	1,082	\$53.16	182	7.2406	1.75 STORY	\$18,874
05 182 020 00	2631 MORIN GROVE	10/15/20	WD	03-ARM'S LENGTH	\$148,000	\$51,400	34.73	\$17,556	\$130,444	\$91,995	1.418	1,440	\$90.59	182	39.7180	1.50 STORY	\$13,883
05 185 002 00	6371 GRANDVIEW DR	12/19/19	PTA	03-ARM'S LENGTH	\$157,000	\$68,800	43.82	\$32,361	\$124,639	\$139,987	0.890	1,489	\$83.71	18595	13.0413	2 STORY	\$29,558
05 190 014 00	2367 SUNNYFIELD DR	05/21/19	PTA	03-ARM'S LENGTH	\$169,900	\$79,800	46.97	\$31,198	\$138,702	\$167,837	0.826	1,699	\$81.64	18595	19.4360	1 STORY	\$27,713
Totals:					\$552,400	\$237,200			\$451,300	\$460,465			\$77.27		4.0676		
							Sale. Ratio =>	42.94			E.C.F. =>	0.980	Std. Deviation=>		0.26943		
							Std. Dev. =>	6.03			Ave. E.C.F. =>	1.021	Ave. Variance=>		19.8590	Coefficient of Var=>	19.45487192

Used ECF of .980 for 2022

184 E Morin Pt Lakefront

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	
05 184 043 00	3131 MORIN POINT	10/22/19	WD	03-ARM'S LENGTH	\$267,000	\$106,400	39.85	\$89,943	\$177,057	\$139,632	1.268	2,346	\$75.47	184 E	2 STORY	\$83,366	
05 184 046 00	3121 MORIN POINT	06/22/19	WD	03-ARM'S LENGTH	\$206,000	\$92,900	45.10	\$37,133	\$168,867	\$149,113	1.132	1,944	\$86.87	184 E	2 STORY	\$30,777	
05 184 050 00	3103 MORIN POINT	11/25/20	WD	03-ARM'S LENGTH	\$135,000	\$52,100	38.59	\$39,991	\$95,009	\$66,144	1.436	960	\$98.97	184 E	1 STORY	\$30,755	
05 184 073 00	2857 MORIN POINT	11/18/20	WD	03-ARM'S LENGTH	\$218,000	\$120,900	55.46	\$66,633	\$151,367	\$181,418	0.834	1,960	\$77.23	184 E	1 STORY	\$66,633	
Totals:					\$826,000	\$372,300			\$592,300	\$536,306			\$84.63				
							Sale. Ratio =>	45.07			E.C.F. =>	1.104	Std. Deviation=>		0.2547		
							Std. Dev. =>	7.68			Ave. E.C.F. =>	1.168	Ave. Variance=>		#REF!	#REF!	

Used 1.104 ECF for 2022

184 W Morin PT canal front

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
05 184 095 00	2746 MORIN POINT I	06/30/20	WD	03-ARM'S LENGTH	\$117,200	\$46,300	39.51	\$28,526	\$88,674	\$104,210	0.851	1,242	\$71.40	184 W	1.50 STORY	\$26,892
Totals:					\$117,200	\$46,300			\$88,674	\$104,210			\$71.40			
							Sale. Ratio =>	39.51			E.C.F. =>	0.851	Std. Deviation=>		#DIV/0!	
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.851	Ave. Variance=>		#REF!	#REF!

Used .851 ECF for 184 W for 2022

200 Ottawa Shores neighborhood 2022 ECF analysis

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value
05 200 056 00	6409 EDGEWATER DI	02/28/20	CD	\$115,000	\$71,800	62.43	\$123,842	\$29,941	\$85,059	\$82,010	1.037	943	\$90.20	200	\$22,804
Totals:				\$115,000	\$71,800		\$123,842		\$85,059	\$82,010			\$90.20		
						Sale. Ratio =>	62.43			E.C.F. =>	1.037	Std. Deviation=>		#DIV/0!	
						Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.037	Ave. Variance=>		#REF!	

ECF 1.037 used for 2022

205 Ottawa Shores ECF 2022

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	
205 Ottawa Shores Replat ECF analysis																
05 200 011 00	6480 EDGEWATER DI	05/29/19	WD	\$135,000	\$65,900	48.81	\$44,031	\$90,969	\$147,618	0.616	1,846	\$49.28	205	22.9362	1 STORY	\$42,996
05 205 009 00	3701 BAY RD	09/14/20	PTA	\$171,000	\$56,300	32.92	\$44,641	\$126,359	\$112,122	1.127	1,046	\$120.80	205	28.1368	1 STORY	\$44,641
05 205 014 00	6386 INNER DR	08/02/19	WD	\$209,000	\$89,200	42.68	\$91,561	\$117,439	\$147,982	0.794	1,956	\$60.04	205	5.2006	BI-LEVEL	\$89,561
Totals:				\$515,000				\$334,767	\$407,723			\$76.71		2.4542		
						Sale. Ratio =>	0.00			E.C.F. =>	0.821	Std. Deviation		0.259306344		
						Std. Dev. =>	8.01			Ave. E.C.F. =>	0.846	Ave. Variance		18.7579	Coefficien	22.18272172

Used .821 for Ottawa Shores replat 205

235 Terminal Place ECF analysis 2022

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	uilding Sty	
05 235 001 00	8012 DIXIE HWY	05/30/19	WD	03-ARM'S LENGTH	\$210,000	\$79,800	38.00	\$209,300	\$36,849	\$173,151	\$137,302	1.261	235	1.75 STORY	
05 235 005 00	1364 CLAIRMONT	05/29/20	WD	03-ARM'S LENGTH	\$202,000	\$78,900	39.06	\$210,928	\$25,399	\$176,601	\$147,714	1.196	235	BI-LEVEL	
05 235 024 00	1371 CLAIRMONT	12/13/19	PTA	03-ARM'S LENGTH	\$111,000	\$46,500	41.89	\$128,611	\$9,432	\$101,568	\$94,888	1.070	235	1.50 STORY	
Totals:					\$523,000	\$205,200		\$548,839		\$451,320	\$379,904				
							Sale. Ratio =>	39.24			E.C.F. =>	1.188	0.096889049		
							Std. Dev. =>	2.01			Ave. E.C.F. =>	1.176			

1.188 used for Term Place for 2022

FRL Section 2,3,4,5,6

Parcel Number	Street Address	Instr.	ms of !	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
05 104 019 00	2646 SHALLOW CREE	WD	03-AR	\$114,000	\$50,200	44.04	\$101,179	\$9,826	\$104,174	\$125,141	0.832	1,166	\$89.34	FRL	0.0000	1 STORY	\$8,326
Totals:				\$114,000	\$50,200		\$101,179		\$104,174	\$125,141			\$89.34		0.0000		
						Sale. Ratio =>	44.04			E.C.F. =>	0.832	Std. Deviation=>		#DIV/0!			
						Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.832	Ave. Variance=>		0.0000	Coefficient of Var=>	0	

Used .832 for FRL

MID ECF analysis for 2022

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	isd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	uilding Sty	Land Value
05 016 001 00	9739 BAYCREEK RD	08/26/19	CD	\$119,900	\$51,700	43.12	\$121,931	\$33,077	\$86,823	\$93,531	0.928	936		MID W 1 STORY	\$28,185
05 016 029 00	2687 VIENNA RD	09/11/20	WD	\$240,000	\$83,700	34.88	\$182,022	\$17,292	\$222,708	\$173,400	1.284	2,199		MID W 2 STORY	\$12,246
05 017 027 00	2331 MANHATTAN	06/12/20	WD	\$173,000	\$76,300	44.10	\$163,168	\$5,864	\$167,136	\$165,583	1.009	1,730		MID W 1.50 STOR	\$4,992
05 017 035 00	9557 SUMMIT ST	10/15/19	WD	\$160,000	\$58,700	36.69	\$142,776	\$29,455	\$130,545	\$119,285	1.094	2,276		MID W 2 STORY	\$29,455
05 017 102 00	9749 DIXIE HWY	08/12/20	WD	\$185,000	\$87,300	47.19	\$184,284	\$18,250	\$166,750	\$174,773	0.954	2,160		MID W 2 STORY	\$15,861
05 019 013 00	8571 TELEGRAPH RD	10/06/20	WD	\$140,000	\$73,500	52.50	\$153,327	\$64,703	\$75,297	\$93,288	0.807	1,419		MID W 1 STORY	\$48,200
05 019 024 00	880 DEAN RD	12/12/19	PTA	\$255,000	\$91,200	35.76	\$215,242	\$47,816	\$207,184	\$176,238	1.176	1,826		MID W 1 STORY	\$26,000
05 021 040 00	2735 SUBSTATION RI	08/16/19	PTA	\$150,000	\$103,500	69.00	\$221,547	\$26,393	\$123,607	\$216,838	0.570	2,312		MID W 1 STORY	\$23,192
05 021 044 00	2645 SUBSTATION RI	08/31/20	WD	\$167,500	\$61,800	36.90	\$136,489	\$36,391	\$131,109	\$111,220	1.179	1,728		MID W MFG HOM	\$29,700
05 021 062 00	2870 DEAN RD	08/23/19	WD	\$74,000	\$32,400	43.78	\$78,434	\$12,480	\$61,520	\$69,425	0.886	825		MID W 1 STORY	\$12,480
05 021 064 00	2850 DEAN RD	12/31/19	PTA	\$167,000	\$71,800	42.99	\$171,014	\$13,078	\$153,922	\$166,248	0.926	2,016		MID W 2 STORY	\$13,078
Totals:				\$1,831,400	\$791,900		\$1,770,234		\$1,526,601	\$1,559,829					
						Sale. Ratio =>	43.24			E.C.F. =>	0.979	0.199323488			
						Std. Dev. =>	9.82			Ave. E.C.F. =>	0.983				

ECF of .979 used as analyzed for 2022

NE ECF for 2022

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	isd. when Sol	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
05 003 015 00	11049 VICTORY RD	08/10/20	MLC	\$136,000	\$42,200	31.03	\$86,919	\$7,148	\$128,852	\$61,838	2.084	1,236	\$104.25	NE	77.3463	1 STORY	\$6,648
05 003 026 10	3620 COUSINO RD	10/26/20	WD	\$175,000	\$0	0.00	\$299,973	\$19,968	\$155,032	\$217,058	0.714	1,840	\$84.26	NE	59.5998	1 STORY	\$19,968
05 004 025 00	10761 DIXIE HWY	09/26/19	WD	\$158,500	\$53,700	33.88	\$153,744	\$14,838	\$143,662	\$107,679	1.334	1,300	\$110.51	NE	2.3929	1 STORY	\$14,088
05 009 006 10	2837 2837 LUNA PIEI	10/23/20	WD	\$240,000	\$0	0.00	\$159,189	\$30,249	\$209,751	\$147,360	1.423	2,662	\$78.79	NE	11.3152	1 STORY	\$30,000
05 009 014 30	2377 LAKESIDE RD	07/31/20	WD	\$179,900	\$63,500	35.30	\$123,373	\$29,640	\$150,260	\$110,274	1.363	1,248	\$120.40	NE	5.2365	1 STORY	\$25,596
05 010 063 10	9950 BAYCREEK RD	01/29/21	WD	\$185,000	\$85,300	46.11	\$161,661	\$16,039	\$168,961	\$121,859	1.387	1,476	\$114.47	NE	7.6284	1 STORY	\$10,128
05 010 068 00	3318 ERIE RD	03/16/20	WD	\$179,900	\$78,600	43.69	\$228,180	\$12,638	\$167,262	\$167,087	1.001	1,486	\$112.56	NE	30.9191	1 STORY	\$10,464
05 010 073 00	3730 ERIE RD	12/17/20	WD	\$200,000	\$108,200	54.10	\$215,752	\$37,136	\$162,864	\$138,462	1.176	1,920	\$84.83	NE	13.4004	1 STORY	\$31,032
Totals:				\$1,454,300	\$431,500		\$1,428,791		\$1,286,644	\$1,071,618			\$101.26		10.9584		
						Sale. Ratio =>	29.67			E.C.F. =>	1.201	Std. Deviation=>		0.39442			
						Std. Dev. =>	20.25			Ave. E.C.F. =>	1.310	Ave. Variance=>		25.9798	Coefficient of Var:= 19.82829841		

Used 1.201 ECF for 1 Sty

NE Sec 2,3,4,9,10 ECF for 2022

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
05 010 013 01	3561 LUNA PIER RD	08/10/20	WD	03-ARM'S LENGTH	\$170,000	\$90,200	53.06	\$182,451	\$100,498	\$69,502	\$96,415	0.721	1,834	\$37.90		NE	22.7688	1.75 STORY
05 010 073 00	3730 ERIE RD	12/17/20	WD	03-ARM'S LENGTH	\$200,000	\$108,200	54.10	\$215,752	\$37,136	\$162,864	\$138,462	1.176	1,920	\$84.83		NE	22.7688	1 STORY
Totals:					\$370,000	\$198,400		\$398,203		\$232,366	\$234,877			\$61.36		4.0760		
						Sale. Ratio =>	53.62			E.C.F. =>	0.989	Std. Devia		0.321998913				
						Std. Dev. =>	0.74			Ave. E.C.F. =>	0.949	Ave. Varia		22.7688	Coefficient of Va: 24.00379689			

Used .989 for all other styles

NW SECTION ECF analysis for 2022 1.104

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	isd. when Sol	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
05 006 061 30	10862 MINX RD	06/19/20	WD	\$280,000	\$127,200	45.43	\$266,101	\$53,459	\$226,541	\$218,993	1.034	2,072	\$109.33	NW	17.6315	1 STORY	\$45,877
05 007 005 00	10025 STRASBURG R	07/08/19	WD	\$125,000	\$46,800	37.44	\$104,341	\$19,220	\$105,780	\$87,663	1.207	1,092	\$96.87	NW	14.6191	1 STORY	\$17,480
05 007 008 10	9949 STRASBURG RD	01/15/21	WD	\$190,000	\$77,500	40.79	\$163,839	\$22,287	\$167,713	\$142,982	1.173	1,244	\$134.82	NW	11.2495	1 STORY	\$14,496
05 007 024 00	1348 ERIE RD	01/22/20	WD	\$120,000	\$59,400	49.50	\$131,130	\$48,099	\$71,901	\$85,511	0.841	1,176	\$61.14	NW	21.9631	1 STORY	\$45,455
05 008 001 10	10321 DIXIE HWY	01/31/20	WD	\$135,000	\$49,700	36.81	\$110,507	\$13,629	\$121,371	\$99,771	1.216	1,440	\$84.29	NW	4.4881	1 STORY	\$11,500
05 005 048 50	2211 RAUCH RD	09/22/20	WD	\$306,500	\$121,700	39.71	\$252,309	\$27,555	\$278,945	\$231,467	1.205	1,977	\$141.10	NW	3.4083	1.25 STORY	\$20,470
05 005 048 30	2229 RAUCH RD	06/18/20	WD	\$243,000	\$101,200	41.65	\$207,704	\$20,709	\$222,291	\$192,580	1.154	2,066	\$107.59	NW	27.6150	1.50 STORY	\$17,490
05 006 066 50	10954 MINX RD	03/06/20	WD	\$205,000	\$83,800	40.88	\$189,863	\$28,776	\$176,224	\$165,898	1.062	1,482	\$118.91	NW	#VALUE!	1.50 STORY	\$25,000
05 006 035 00	11230 CEMETERY RD	11/25/19	WD	\$211,900	\$73,900	34.87	\$166,344	\$23,032	\$188,868	\$147,592	1.280	1,732	\$109.05	NW	40.1531	1.75 STORY	\$10,442
05 008 029 00	9815 DIXIE HWY	08/28/20	WD	\$130,000	\$77,100	59.31	\$159,545	\$23,000	\$107,000	\$140,623	0.761	2,038	\$52.50	NW	#REF!	1.75 STORY	\$23,000
05 007 001 30	1401 E SAMARIA	06/18/20	WD	\$252,000	\$95,400	37.86	\$197,655	\$15,926	\$236,074	\$187,157	1.261	1,779	\$132.70	NW	73.8497	2 STORY	\$14,306
05 007 027 00	1290 ERIE RD	08/11/20	WD	\$283,000	\$105,000	37.10	\$216,560	\$28,860	\$254,140	\$193,306	1.315	2,220	\$114.48	NW	131.4704	2 STORY	\$17,595
05 007 065 25	10370 MINX RD	08/22/19	WD	\$261,500	\$106,900	40.88	\$242,131	\$31,928	\$229,572	\$216,481	1.060	2,672	\$85.92	NW	106.0472	2 STORY	\$20,424
05 008 172 00	9842 STRASBURG RD	06/07/19	PTA	\$213,000	\$107,100	50.28	\$239,062	\$14,811	\$198,189	\$230,949	0.858	2,320	\$85.43	NW	85.8152	2 STORY	\$9,821
Totals:				\$2,955,900	\$1,232,700		\$2,647,091		\$2,584,609	\$2,340,972			\$102.44		110.4075		
				Sale. Ratio =		41.70				E.C.F. =>	1.104		Std. Deviation=>	0.17465			

ECF OF 1.104 USED FOR NW NORTHWEST

SW245 ECF analysis

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	isd. when Sol	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
05 028 018 00	8028 SUDER AVE	06/28/19	WD	\$185,000	\$66,500	35.95	\$145,979	\$9,948	\$175,052	\$149,485	1.171	1,506	\$116.24	SW245	14.9775	1 STORY	
05 031 015 00	1166 LOTUS DR	04/12/19	PTA	\$95,000	\$55,700	58.63	\$109,187	\$36,648	\$58,352	\$111,598	0.523	2,040	\$28.60	SW245	49.8387	1 STORY	
05 032 014 10	2072 LOTUS DR	11/22/19	CD	\$335,500	\$160,800	47.93	\$345,898	\$49,000	\$286,500	\$326,262	0.878	2,895	\$98.96	SW245	14.3132	2 STORY	
05 032 016 00	2004 LOTUS DR	06/15/20	WD	\$271,000	\$91,400	33.73	\$178,970	\$74,324	\$196,676	\$160,994	1.222	2,280	\$86.26	SW245	20.0375	1 STORY	
05 032 017 00	2020 LOTUS DR	11/25/20	WD	\$123,500	\$45,700	37.00	\$101,030	\$7,879	\$115,621	\$99,097	1.167	1,578	\$73.27	SW245	14.5486	2 STORY	
05 032 039 00	6410 STILLWATER CT	04/15/20	WD	\$200,000	\$71,400	35.70	\$153,846	\$26,618	\$173,382	\$139,811	1.240	1,768	\$98.07	SW245	21.8855	1 STORY	
05 032 042 40	2375 LOTUS	10/03/19	PTA	\$242,500	\$109,900	45.32	\$238,413	\$22,792	\$219,708	\$236,946	0.927	1,736	\$126.56	SW245	9.4013	1 STORY	
05 033 010 40	2690 MORIN GROVE	08/16/19	WD	\$261,000	\$113,200	43.37	\$237,025	\$72,121	\$188,879	\$181,213	1.042	2,522	\$74.89	SW245	2.1041	1 STORY	
Totals:				\$1,713,500	\$714,600		\$1,510,348		\$1,414,170	\$1,405,406			\$87.86		1.5026		
				Sale. Ratio =		41.70				E.C.F. =>	1.006		Std. Deviation=>	0.24196			
				Std. Dev. =>		8.40				Ave. E.C.F. =>	1.021		Ave. Variance=>	18.3883	Coefficient of Var=:	18.0054806	

1.006 ECF used for 2022

WETLANDS Sec 15,22,23,26,27,34,35

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	isd. when Sol	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
05 015 029 00	3251 ERIE RD	11/30/20	WD	\$155,000	\$55,500	35.81	\$136,752	\$21,652	\$133,348	\$102,585	1.300	955	\$139.63	WET	24.7373	1 STORY	\$14,680
05 015 029 10	3231 ERIE RD	07/24/20	WD	\$290,000	\$136,300	47.00	\$275,997	\$20,318	\$269,682	\$284,721	0.947	2,482	\$108.66	WET	10.5328	1 STORY	\$19,620
05 015 046 00	9286 BAYCREEK RD	09/26/19	WD	\$259,000	\$125,500	48.46	\$256,023	\$41,542	\$217,458	\$238,843	0.910	2,245	\$96.86	WET	14.2045	1 STORY	\$21,820
Totals:				\$704,000	\$317,300		\$668,772		\$620,488	\$626,148			\$115.05		6.1549		
				Sale. Ratio =		45.07				E.C.F. =>	0.991		Std. Deviation=>	0.21502			
				Std. Dev. =>		6.92				Ave. E.C.F. =>	1.053		Ave. Variance=>	16.4915	Coefficient of Var=:	15.66877216	

Used .991 ECF for 2022

05 015 029 10 MULTI Parcel Sale good sale

