



015-034-007-00	333 ROCK VALLEY RD	02/04/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$318,900	43.99	\$166,144	\$558,856	\$694,351	0.805	00001	\$164,584	SOUTH EAST
015-034-008-10	5520 BLOOD RD	10/01/21	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$335,900	42.52	\$263,743	\$526,257	\$596,815	0.882	00001	\$262,183	SOUTH EAST
015-035-006-10	2260 ROCK VALLEY RD	11/15/21	\$1,400,000	PTA	03-ARM'S LENGTH	\$1,400,000	\$480,200	34.30	\$257,783	\$1,142,217	\$925,339	1.234	00001	\$244,042	SOUTH EAST
015-036-009-00	5820 HEMPSTEAD RD	03/24/21	\$984,000	WD	03-ARM'S LENGTH	\$984,000	\$345,700	35.13	\$311,927	\$672,073	\$595,706	1.128	00001	\$245,777	SOUTH EAST
015-019-009-00	4633 BALDWIN RD	07/30/21	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$85,400	31.93	\$42,188	\$225,312	\$175,088	1.287	00003	\$39,336	SOUTH WEST
015-030-013-00	1500 BRAUER RD	08/02/21	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$298,700	47.26	\$167,061	\$464,939	\$546,414	0.851	00003	\$108,277	SOUTH WEST
015-031-002-00	1295 BRAUER RD	12/22/21	\$275,000	WD	19-MULTI PARCEL ARM'S LENG	\$275,000	\$111,900	40.69	\$124,880	\$150,120	\$152,404	0.985	00003	\$115,380	SOUTH WEST
015-031-018-05	1700 W DAVISON LAKE RD	06/26/20	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$330,100	52.82	\$173,072	\$451,928	\$619,928	0.729	00003	\$118,560	SOUTH WEST
015-460-006-00	2909 SECLUDED PINES DR	05/28/21	\$50,000	WD	03-ARM'S LENGTH	\$369,365	\$157,500	42.64	\$48,560	\$320,805	\$321,261	0.999	00003	\$45,740	SOUTH WEST
015-032-019-10	5975 LUDWIG RD	10/01/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$176,000	39.11	\$88,160	\$361,840	\$367,810	0.984	00003	\$57,785	SOUTH WEST
<b>Totals:</b>			<b>\$32,093,628</b>			<b>\$32,244,593</b>	<b>\$13,223,300</b>			<b>\$24,280,026</b>	<b>\$26,763,857</b>				
								<b>Sale. Ratio =&gt;</b>	<b>41.01</b>			<b>E.C.F. =&gt;</b>	<b>0.907</b>		
								<b>Std. Dev. =&gt;</b>	<b>8.04</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.946</b>		

	No.	Adj Sale \$	Residual value	Manual cost	ECF	2022	2023	CHG RATIO
M-24 Central	3	\$1,544,000	\$1,161,350	\$1,376,984	<b>0.84</b>	0.800	<b>0.86</b>	1.08
North	6	\$2,354,100	\$1,877,666	\$2,000,576	<b>0.94</b>	0.877	<b>0.940</b>	1.07
Northeast	10	\$3,013,900	\$2,225,118	\$2,373,853	<b>0.94</b>	0.867	<b>0.940</b>	1.08
Northwest	15	\$4,976,100	\$4,101,695	\$4,277,192	<b>0.96</b>	0.845	<b>0.940</b>	1.11
South Central	14	\$6,327,500	\$5,119,669	\$5,986,916	<b>0.86</b>	0.814	<b>0.860</b>	1.06
Southeast	12	\$11,410,128	\$7,819,584	\$8,565,434	<b>0.91</b>	0.832	<b>0.910</b>	1.09
Southwest	6	\$2,618,865	\$1,974,944	\$2,182,903	<b>0.90</b>	0.856	<b>0.900</b>	1.05

M-24 Central has only three sales, and is trended up to the low end of the whole group at .86 ECF

Residential building ECF for aG class is based on lower-end ECF rate for surrounding residential acreage-this is the market competition for the houses.

**0.88**