

015-033-038-10	5944 METAMORA RD	04/07/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$141,600	24.84	\$73,490	\$496,510	\$335,944	1.478	00002 SOUTH CENTRAL
015-033-039-00	5739 METAMORA RD	02/01/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$51,000	24.52	\$37,827	\$170,173	\$130,634	1.303	00002 SOUTH CENTRAL
015-033-040-03	90 E DAVISON LAKE RD	08/12/22	\$498,800	WD	03-ARM'S LENGTH	\$498,800	\$196,700	39.43	\$83,173	\$415,627	\$444,618	0.935	00002 SOUTH CENTRAL
015-015-024-00	4390 GARDNER RD	12/16/22	\$2,785,000	WD	03-ARM'S LENGTH	\$2,785,000	\$1,044,800	37.52	\$1,883,974	\$901,026	\$542,745	1.660	00001 SOUTH EAST
015-022-006-00	1704 HENDRIE RD	11/19/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$202,000	40.40	\$286,397	\$213,603	\$215,562	0.991	00001 SOUTH EAST
015-024-019-30	2 CHELSEA CT	05/14/21	\$1,375,000	WD	03-ARM'S LENGTH	\$1,375,000	\$608,000	44.22	\$422,965	\$952,035	\$1,257,884	0.757	00001 SOUTH EAST
015-024-021-00	4969 BARBER RD	07/12/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$184,700	26.39	\$184,342	\$515,658	\$395,203	1.305	00001 SOUTH EAST
015-025-001-02	2650 E BROCKER RD	05/14/21	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$554,700	44.38	\$545,414	\$704,586	\$897,013	0.785	00001 SOUTH EAST
015-026-001-00	5058 BARBER RD	08/11/21	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$426,100	38.74	\$265,706	\$834,294	\$902,572	0.924	00001 SOUTH EAST
015-026-008-11	2227 ROCK VALLEY RD	12/30/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$650,500	54.21	\$315,176	\$884,824	\$1,082,270	0.818	00001 SOUTH EAST
015-034-007-00	333 ROCK VALLEY RD	02/04/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$318,900	43.99	\$177,124	\$547,876	\$694,351	0.789	00001 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	\$273,223	\$516,777	\$627,275	0.824	00001 SOUTH EAST
015-035-006-00	5860 BARBER RD	05/12/22	\$5,500,000	WD	03-ARM'S LENGTH	\$5,500,000	\$2,056,000	37.38	\$2,564,400	\$2,935,600	\$2,580,200	1.138	00001 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	\$268,655	\$1,131,345	\$1,063,151	1.064	00001 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	\$46,756	\$220,744	\$184,202	1.198	00003 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	\$175,714	\$456,286	\$556,483	0.820	00003 SOUTH WEST
015-031-002-00	1295 BRAUER RD	12/22/21	\$275,000	WD	19-MULTI PARCEL ARM'S LENC	\$275,000	\$111,900	40.69	\$136,205	\$138,795	\$164,375	0.844	00003 SOUTH WEST
015-031-006-10	5631 BALDWIN RD	03/24/23	\$650,000	WD	PTA ONLY	\$650,000	\$348,100	53.55	\$258,488	\$391,512	\$582,207	0.672	00003 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	\$53,530	\$315,835	\$321,261	0.983	00003 SOUTH WEST
015-460-007-00	2933 SECLUDED PINES DR	08/21/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$232,000	47.35	\$57,175	\$432,825	\$475,983	0.909	00003 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	\$95,159	\$354,841	\$385,666	0.920	00003 SOUTH WEST

Totals:	\$44,919,486	\$45,238,851	\$17,766,300	39.27	\$31,618,583	\$32,373,312	0.977
			Sale. Ratio =>	8.17		E.C.F. =>	1.009
			Std. Dev. =>			Ave. E.C.F. =>	

RED=EXCLUDE IF NO DEED PRICE

	No.	Adj Sale \$	Residual value	Manual cost	ECF	2023	2024	CHG RATIO
M-24 Central	2	\$1,285,000	\$947,625	\$983,776	0.96	0.860	0.92	1.07
North	14	\$6,488,986	\$5,064,055	\$5,032,138	1.01	0.940	0.980	1.04
Northeast	7	\$3,979,300	\$2,853,254	\$2,909,892	0.98	0.940	0.980	1.04
Northwest	17	\$6,524,000	\$5,255,346	\$5,493,454	0.96	0.940	0.980	1.04
South Central	14	\$5,387,700	\$4,134,497	\$4,399,700	0.94	0.860	0.920	1.07
Southeast	10	\$14,540,000	\$9,236,598	\$9,715,481	0.95	0.910	0.950	1.04
Southwest	6	\$2,483,865	\$1,919,326	\$2,087,970	0.92	0.900	0.920	1.02

M-24 Central has only three sales, and is trended up to the low end of the whole group at .92 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