

2026 BLACK EAGLE VALLEY, WOLF RIDGE, LAKE OF PINES

STONE GARDEN, JESSE DR, MARION MEADOWS

ECF = .836

OUTLIER BELOW .700 ECF REMOVED

NEIGHBORHOOD CODE: BEV

NEIGHBORHOOD CODE: 14300

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value	
4710-11-400-034	173 MARION MEADOWS DR	04/03/25	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$316,300	44.55	\$632,651	\$120,154	\$589,846	\$625,759	0.943	3,088	\$191.01	2 STORY	\$91,200	
4710-11-402-005	223 MARION MEADOWS DR	10/23/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$142,300	49.93	\$290,788	\$63,000	\$222,000	\$278,129	0.798	2,124	\$104.52	1 STORY	\$63,000	
4710-11-402-012	374 MARION MEADOWS DR	02/15/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$241,000	56.71	\$477,612	\$63,000	\$362,000	\$506,242	0.715	2,474	\$146.32	2 STORY	\$63,000	
4710-14-300-019	1168 GRAY FOX CT	01/30/25	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$320,900	49.37	\$658,740	\$101,580	\$548,420	\$680,293	0.806	3,344	\$164.00	1.5 STORY	\$87,516	
4710-14-300-028	945 GRAY FOX CT	10/10/25	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$271,700	42.79	\$562,213	\$89,778	\$545,222	\$576,844	0.945	2,616	\$208.42	2 STORY	\$84,040	
4710-23-201-009	3366 PEREGRINE WAY	10/20/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$271,800	47.27	\$615,999	\$90,000	\$485,000	\$642,245	0.755	2,858	\$169.70	2 STORY	\$90,000	
4710-31-200-030	5348 STONE GARDEN DR	10/03/25	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$371,500	46.44	\$772,041	\$154,222	\$645,778	\$754,358	0.856	3,393	\$190.33	2 STORY	\$154,222	
Totals:			\$4,080,000			\$4,080,000	\$1,935,500		\$4,010,044		\$3,398,266	\$4,063,871			\$167.76			
								Sale. Ratio =>	47.44					E.C.F. =>	0.836	Std. Deviation=>		
								Std. Dev. =>	4.53					Ave. E.C.F. =>	0.831	Ave. Variance=>		

2026 BLOSSOM FARMS/CEDAR CREEK ECF =

0.933

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	isd/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
4710-15-300-019	2817 WHEAT V.	07/25/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$201,400	47.39	\$414,626	\$65,000	\$360,000	\$374,332	0.962	2,240	\$160.71	2.9096	2 STORY
4710-15-301-008	2865 BLOSSOM	09/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$159,900	45.69	\$389,499	\$60,000	\$290,000	\$352,783	0.822	1,852	\$156.59	11.0581	2 STORY
4710-15-301-020	3029 WHEAT V.	08/01/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$202,000	47.53	\$422,982	\$65,000	\$360,000	\$383,278	0.939	1,990	\$180.90	0.6648	1 STORY
4710-15-301-045	2915 WHEAT V.	09/20/24	\$518,900	WD	03-ARM'S LENGTH	\$518,900	\$229,800	44.29	\$562,456	\$65,000	\$453,900	\$532,608	0.852	1,830	\$248.03	8.0396	1 STORY
4710-15-301-057	2773 MAGNOLI	08/01/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$211,500	51.59	\$426,764	\$64,385	\$345,615	\$387,986	0.891	2,206	\$156.67	4.1825	2 STORY
4710-16-202-006	3274 PRESCOTT	05/19/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$178,600	39.69	\$448,877	\$60,000	\$390,000	\$416,357	0.937	1,954	\$199.59	0.4080	2 STORY
4710-16-202-019	3131 PRESCOTT	02/04/25	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$211,500	50.00	\$432,643	\$60,000	\$363,000	\$398,975	0.910	1,967	\$184.54	2.2787	1.5 STORY
4710-16-202-021	3177 PRESCOTT	09/02/22	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$175,600	38.76	\$439,739	\$60,000	\$393,000	\$406,573	0.967	2,658	\$147.86	3.3999	2 STORY
4710-16-202-029	2500 RIDGEWC	05/19/22	\$473,000	WD	03-ARM'S LENGTH	\$473,000	\$180,900	38.25	\$453,699	\$60,000	\$413,000	\$421,519	0.980	2,380	\$173.53	4.7172	2 STORY
4710-16-202-030	2478 RIDGEWC	02/14/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,100	41.74	\$367,553	\$60,000	\$290,000	\$329,286	0.881	1,969	\$147.28	5.1924	2 STORY
4710-16-202-035	3481 PRESCOTT	12/30/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$217,700	43.98	\$479,498	\$66,157	\$428,843	\$442,549	0.969	2,436	\$176.04	3.6412	2 STORY
4710-16-202-040	3529 PRESCOTT	10/27/25	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$222,500	44.59	\$456,384	\$91,735	\$407,265	\$392,941	1.036	2,006	\$203.02	10.3837	2 STORY
4710-16-202-054	3592 PRESCOTT	04/22/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$181,500	41.25	\$426,009	\$61,696	\$378,304	\$390,057	0.970	2,234	\$169.34	3.7252	1.5 STORY
4710-16-202-065	2221 ASHBURY	10/31/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$280,700	43.86	\$635,521	\$87,611	\$552,389	\$586,627	0.942	2,603	\$212.21	0.9018	2 STORY
Totals:			\$6,351,900			\$6,351,900	\$2,799,700		\$6,356,250		\$5,425,316	\$5,815,871			\$179.74	0.0229	
								Sale. Ratio =>	44.08				E.C.F. =>	0.933	Std. Deviation=>		
								Std. Dev. =>	4.04				Ave. E.C.F. =>	0.933	Ave. Variat Coefficient of Var=>		

2026 MEADOWS CONDO'S

0.864

02-402 THE MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value	
4710-02-402-002	22 SEDUM	12/22/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$133,900	46.98	\$273,642	\$58,385	\$226,615	\$268,735	0.843	1,365	\$166.02	1.5 STORY	\$57,600	
4710-02-402-014	98 SEDUM	06/14/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$141,800	41.10	\$347,331	\$57,600	\$287,400	\$361,712	0.795	1,685	\$170.56	1.5 STORY	\$57,600	
4710-02-402-018	124 SEDUM	06/20/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$184,400	49.84	\$394,297	\$57,941	\$312,059	\$394,321	0.791	1,490	\$209.44	1 STORY	\$57,600	
4710-02-402-035	946 SPIREA	10/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$144,500	44.46	\$309,799	\$57,600	\$267,400	\$295,661	0.904	1,296	\$206.33	1 STORY	\$57,600	
4710-02-402-069	1051 SPIREA	08/14/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$152,200	47.56	\$302,965	\$57,600	\$262,400	\$287,649	0.912	1,296	\$202.47	1 STORY	\$57,600	
4710-02-402-073	476 HOSTA	08/08/24	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$145,600	40.90	\$337,554	\$57,600	\$298,400	\$328,199	0.909	1,296	\$230.25	1 STORY	\$57,600	
4710-02-402-083	471 HOSTA	10/04/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$175,900	50.99	\$365,679	\$57,600	\$287,400	\$361,171	0.796	1,551	\$185.30	1 STORY	\$57,600	
4710-02-402-089	867 SPIREA	08/13/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$139,700	41.09	\$341,498	\$57,600	\$282,400	\$354,429	0.797	1,701	\$166.02	1.5 STORY	\$57,600	
4710-02-402-091	895 SPIREA	06/23/25	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$174,000	42.96	\$347,995	\$57,600	\$347,400	\$362,541	0.958	1,701	\$204.23	1.5 STORY	\$57,600	
4710-02-402-095	913 SPIREA	07/14/25	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$184,500	46.01	\$368,973	\$57,600	\$343,400	\$365,033	0.941	1,402	\$244.94	1 STORY	\$57,600	
4710-02-402-109	862 SPIREA	04/28/25	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$165,500	48.68	\$331,044	\$57,600	\$282,400	\$320,567	0.881	1,512	\$186.77	1 STORY	\$57,600	
4710-02-402-111	870 SPIREA	11/26/25	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$164,100	42.29	\$320,506	\$57,600	\$330,400	\$333,214	0.992	1,512	\$218.52	1 STORY	\$57,600	
4710-02-402-116	896 SPIREA	06/20/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,700	51.58	\$273,388	\$57,600	\$207,400	\$252,975	0.820	1,296	\$160.03	1 STORY	\$57,600	
4710-02-402-121	924 SPIREA	05/29/24	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$143,700	47.58	\$305,682	\$57,600	\$244,400	\$309,715	0.789	1,494	\$163.59	1.5 STORY	\$57,600	
4710-02-402-125	994 YARROW	06/09/25	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$172,000	52.12	\$344,095	\$57,600	\$272,400	\$335,868	0.811	1,376	\$197.97	1 STORY	\$57,600	
4710-02-402-143	77 SEDUM	09/26/25	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$154,400	44.75	\$319,140	\$58,395	\$286,605	\$305,680	0.938	1,212	\$236.47	1 STORY	\$57,600	
4710-02-402-147	33 SEDUM	03/28/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$119,800	43.09	\$286,433	\$58,385	\$219,615	\$267,348	0.821	1,212	\$181.20	1 STORY	\$57,600	
Totals:			\$5,740,000			\$5,740,000	\$2,632,700		\$5,570,021		\$4,758,094	\$5,504,820			\$195.89			
								Sale. Ratio =>	45.87									
								Std. Dev. =>	3.80									
									E.C.F. =>	0.864								
									Ave. E.C.F. =>	0.865								
									Std. Deviation=>									
									Ave. Variance=>									

2026 COPPERFIELD VILLAS ECF

0.840

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value	
4710-01-301-001	1599 VILLA V	03/17/23	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$129,700	36.18	\$355,057	\$78,800	\$279,700	\$315,722	0.886	1,914	\$146.13	4.3456	1.5 STORY	\$78,800	
4710-01-301-011	1540 VILLA V	05/19/25	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$211,300	52.43	\$422,647	\$77,172	\$325,828	\$394,829	0.825	1,529	\$213.10	1.7210	1 STORY	\$75,000	
4710-01-301-019	1579 COPPEF	05/02/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$169,600	41.88	\$409,461	\$78,800	\$326,200	\$377,898	0.863	2,142	\$152.29	2.0746	2 STORY	\$78,800	
4710-01-301-026	1582 COPPEF	08/12/22	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$166,100	39.74	\$452,159	\$80,229	\$337,771	\$425,063	0.795	2,304	\$146.60	4.7811	2 STORY	\$78,800	
4710-01-301-030	1420 VILLA V	07/26/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$188,400	50.24	\$386,289	\$75,000	\$300,000	\$355,759	0.843	1,919	\$156.33	0.0819	BI-LEVEL	\$75,000	
Totals:			\$1,959,500			\$1,959,500	\$865,100		\$2,025,613		\$1,569,499	\$1,869,271			\$162.89	0.2817			
								Sale. Ratio =>	44.15					E.C.F. =>	0.840	Std. Deviation=>			
								Std. Dev. =>	6.96					Ave. E.C.F. =>	0.842	Ave. Variat Coefficient of Var=>			

2026 MEADOWS WEST

ECF = 1.027

ECF NEIGHBORHOOD '11203

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value	
4710-11-203-001	202 CANYON CREEK COURT	06/03/24	\$417,400	WD	03-ARM'S LENGTH	\$417,400	\$194,500	46.60	\$403,322	\$57,600	\$359,800	\$335,327	1.073	1,459	\$246.61	1 STORY	\$57,600	
4710-11-203-003	218 CANYON CREEK COURT	06/14/24	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$192,300	46.91	\$401,874	\$57,600	\$352,300	\$333,922	1.055	1,459	\$241.47	1 STORY	\$57,600	
4710-11-203-005	230 CANYON CREEK COURT	06/30/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$225,200	49.49	\$475,041	\$57,600	\$397,400	\$404,889	0.982	1,493	\$266.18	1 STORY	\$57,600	
4710-11-203-011	280 CANYON CREEK COURT	04/18/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,600	49.40	\$393,525	\$57,600	\$342,400	\$325,824	1.051	1,439	\$237.94	1 STORY	\$57,600	
4710-11-203-013	300 CANYON CREEK COURT	07/12/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$225,900	48.58	\$476,560	\$57,600	\$407,400	\$406,363	1.003	1,525	\$267.15	1 STORY	\$57,600	
4710-11-203-015	322 CANYON CREEK COURT	05/03/23	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$206,500	50.00	\$435,095	\$58,779	\$354,221	\$365,001	0.970	1,516	\$233.66	1 STORY	\$57,600	
4710-11-203-017	340 CANYON CREEK COURT	07/12/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$192,900	40.61	\$465,540	\$57,600	\$417,400	\$395,674	1.055	1,516	\$275.33	1 STORY	\$57,600	
4710-11-203-042	1017 CAMELLIA CIRCLE	01/17/25	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$196,500	51.04	\$413,446	\$57,600	\$327,400	\$345,146	0.949	1,547	\$211.64	1 STORY	\$57,600	
4710-11-203-043	1009 CAMELLIA CIRCLE	05/01/24	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$196,900	46.89	\$411,281	\$57,600	\$362,300	\$343,047	1.056	1,547	\$234.20	1 STORY	\$57,600	
4710-11-203-043	1009 CAMELLIA CIRCLE	07/21/25	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$205,600	48.95	\$410,100	\$57,600	\$362,400	\$341,901	1.060	1,547	\$234.26	1 STORY	\$57,600	
4710-11-203-047	1020 CAMELLIA CIRCLE	06/30/25	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$204,400	48.68	\$408,771	\$57,600	\$362,300	\$340,612	1.064	1,518	\$238.67	1 STORY	\$57,600	
Totals:			\$4,680,100			\$4,680,100	\$2,238,300		\$4,694,555		\$4,045,321	\$3,937,707			\$244.28			
								Sale. Ratio =>	47.83					E.C.F. =>	1.027	Std. Deviation=>		
								Std. Dev. =>	2.79					Ave. E.C.F. =>	1.029	Ave. Variar	3.747475105	

2026 CRANBROOK'S, KINGSWOOD & TIMBER BLUFF

1 STY/1.25, = .948: 1.5, 1.75 .877: 2 STY .877

USE TOWNSHIP WIDE FOR OTHER STYLES

ECF NEIGHBORHOOD '36100

2021 ECF .836

2022 ECF .811

2023 ECF .827

ECF NEIGHBORHOOD '35203

2024: 1 STY .898: 1.5 STY .858: 2 STY .798

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-35-203-016	305 ABBY BROOK LN	07/30/23	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$321,100	43.69	\$774,851	\$69,143	\$665,857	\$742,069	0.897	2,626	\$253.56	1 STORY	\$60,000
4710-36-101-023	147 CRANBROOK DR	06/21/23	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$149,100	43.72	\$425,343	\$60,000	\$281,000	\$384,167	0.731	1,503	\$186.96	1 STORY	\$60,000
4710-36-101-023	147 CRANBROOK DR	02/01/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$149,100	34.28	\$425,343	\$60,000	\$375,000	\$384,167	0.976	1,503	\$249.50	1 STORY	\$60,000
4710-36-105-007	5037 SCHEUNERS WAY	08/05/25	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$183,700	42.62	\$367,694	\$60,000	\$371,000	\$323,548	1.147	1,572	\$236.01	1 STORY	\$60,000
4710-36-105-016	5150 SCHEUNERS WAY	06/23/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$187,800	38.72	\$431,700	\$94,529	\$390,471	\$354,544	1.101	1,883	\$207.37	1 STORY	\$60,000
4710-36-105-017	5164 SCHEUNERS WAY	08/24/23	\$320,192	WD	03-ARM'S LENGTH	\$320,192	\$142,300	44.44	\$328,718	\$62,314	\$257,878	\$280,130	0.921	1,425	\$180.97	1 STORY	\$60,000
											\$2,341,206	\$2,468,626	0.948				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-36-101-002	56 CRANBROOK DR	03/28/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$163,600	38.05	\$374,786	\$67,727	\$362,273	\$373,097	0.971	2,198	\$164.82	2 STORY	\$60,000
4710-36-103-029	5207 QUEENSWAY	04/26/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$195,700	43.98	\$408,952	\$90,000	\$355,000	\$387,548	0.916	2,062	\$172.16	2 STORY	\$90,000
4710-36-104-011	134 AMBER GLEN DR	11/18/25	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$189,800	40.38	\$418,130	\$60,000	\$410,000	\$402,846	1.018	2,115	\$193.85	2 STORY	\$60,000
4710-36-104-029	4657 LAKESHIRE DR	10/23/24	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$290,000	48.34	\$588,560	\$90,000	\$509,900	\$605,784	0.842	2,913	\$175.04	2 STORY	\$90,000
4710-36-104-035	4719 LAKESHIRE DR	06/25/24	\$719,000	WD	03-ARM'S LENGTH	\$719,000	\$394,900	54.92	\$785,516	\$90,000	\$629,000	\$845,098	0.744	3,876	\$162.28	2 STORY	\$90,000
4710-36-105-011	5034 SCHEUNERS WAY	06/28/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$191,000	43.41	\$392,718	\$60,000	\$380,000	\$404,275	0.940	2,624	\$144.82	2 STORY	\$60,000
											\$2,646,173	\$3,018,648	0.877				

2026 WOODBERRY, CRYSTAL CT CONDOS

ATTACHED CONDO'S:

1 STY = .869: 1.5 STY = .794

ALL OTHER STYLES = .822

03-201 CRYSTAL CROSSING(ATT CONDO'S): 12-101 ATT CONDO'S (WDBRY): NEIGHBORHOOD "CONDO"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-03-201-013	270 WOOD PT	04/11/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,300	44.84	\$267,074	\$57,600	\$217,400	\$249,374	0.872	1,331	\$163.34	1 STORY	\$57,600
4710-12-101-036	348 NEWBERRY LN	10/16/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$130,300	40.72	\$304,298	\$66,296	\$253,704	\$283,336	0.895	1,254	\$202.32	1 STORY	\$65,500
4710-12-101-063	178 NEWBERRY LN	11/21/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$130,500	39.55	\$325,547	\$66,296	\$263,704	\$308,632	0.854	1,254	\$210.29	1 STORY	\$65,500
4710-12-101-068	138 NEWBERRY LN	08/16/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,900	42.63	\$287,154	\$57,600	\$242,400	\$273,279	0.887	1,226	\$197.72	1 STORY	\$57,600
4710-12-101-105	217 NEWBERRY LN	01/06/25	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$118,800	40.75	\$274,205	\$57,600	\$233,900	\$263,510	0.888	1,260	\$185.63	1 STORY	\$57,600
4710-12-101-112	327 NEWBERRY LN	09/15/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$118,400	43.05	\$274,645	\$57,600	\$217,400	\$258,387	0.841	1,254	\$173.37	1 STORY	\$57,600
4710-12-101-116	365 NEWBERRY LN	07/17/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,900	42.30	\$298,447	\$57,600	\$242,400	\$286,723	0.845	1,254	\$193.30	1 STORY	\$57,600
											\$1,670,908	\$1,923,240	0.869				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-03-201-072	2296 CRYSTAL CROSSI	06/20/25	\$225,900	WD	03-ARM'S LENGTH	\$225,900	\$124,300	55.02	\$248,534	\$57,600	\$168,300	\$237,480	0.709	1,238	\$135.95	1.5 STORY	\$57,600
4710-12-101-017	480 NEWBERRY LN	04/11/25	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$149,100	42.61	\$298,248	\$57,600	\$292,300	\$299,313	0.977	1,570	\$186.18	1.5 STORY	\$57,600
4710-12-101-024	438 NEWBERRY LN	03/21/24	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$119,000	39.68	\$302,411	\$66,296	\$233,604	\$293,675	0.795	1,571	\$148.70	1.5 STORY	\$65,500
4710-12-101-025	432 NEWBERRY LN	04/15/24	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$139,600	41.30	\$331,502	\$66,296	\$271,704	\$329,858	0.824	1,571	\$172.95	1.5 STORY	\$65,500
4710-12-101-072	102 NEWBERRY LN	08/08/25	\$278,900	WD	03-ARM'S LENGTH	\$278,900	\$152,500	54.68	\$307,005	\$58,406	\$220,494	\$309,203	0.713	1,571	\$140.35	1.5 STORY	\$57,600
4710-12-101-081	24 NEWBERRY LN	12/26/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,400	51.78	\$305,658	\$57,600	\$217,400	\$308,530	0.705	1,571	\$138.38	1.5 STORY	\$57,600
4710-12-101-087	495 NEWBERRY LN	07/27/23	\$308,500	WD	03-ARM'S LENGTH	\$308,500	\$127,400	41.30	\$299,778	\$57,600	\$250,900	\$301,216	0.833	1,571	\$159.71	1.5 STORY	\$57,600
4710-12-101-119	387 NEWBERRY LN	08/08/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$121,900	43.54	\$286,955	\$57,600	\$222,400	\$285,267	0.780	1,571	\$141.57	1.5 STORY	\$57,600
											\$1,877,102	\$2,364,544	0.794				

2228 CRYSTAL CROSSING DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-03-204-010 11/16/2023 012 407 349,000 74,200
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 93 274,800 349,512 0.786



01/06/2026 ECF Analysis for: 4710 - MARION TOWNSHIP
 01:21 PM
 Neighborhoods Used: 012.NORTH EAST DEVELOPMENTS

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 DB: Marion Twp 2026

132 CRYSTAL WOOD CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-03-204-013 11/07/2023 012 407 384,900 74,200
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 96 310,700 372,222 0.835



289 CRYSTAL CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-03-202-017 09/11/2023 012 407 375,000 74,200
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 87 300,800 334,533 0.899



120 CRYSTAL WOOD CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-03-204-011 08/07/2023 012 407 376,750 74,200
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 94 302,550 334,152 0.905



199 CRYSTAL WOOD CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-03-204-048 07/19/2023 012 407 392,000 74,200
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 94 317,800 388,281 0.818



225 CRYSTAL CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-03-202-009 07/06/2023 012 407 385,000 74,200
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 87 310,800 386,774 0.804



2058 PINEBROOK MEADOW CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-03-203-009 07/29/2022 012 407 410,000 77,333
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 93 332,667 400,368 0.831



192 CRYSTAL WOOD CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-03-204-021 06/01/2022 012 407 352,000 74,200
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 91 277,800 354,567 0.783



01/06/2026 ECF Analysis for: 4710 - MARION TOWNSHIP

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Neighborhoods Used: 012.NORTH EAST DEVELOPMENTS

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	2,088,771	2,088,771	2,088,771	2,088,771	2,088,771	2,088,771
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	3,571,677	3,571,677	3,571,677	3,571,677	3,571,677	3,571,677
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 5,660,448
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1,900,257	1,900,257	1,900,257	1,900,257	1,900,257	1,900,257
1.25 STORY	0	0	0	0	0	0
1.5 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	3,048,813	3,048,813	3,048,813	3,048,813	3,048,813	3,048,813
BI-LEVEL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 4,949,070
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 0
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis							
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median	
15	2	5.61	8.00	1.004	0.876	0.837	
After Application of E.C.F.s		5.09	8.90	1.005			

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0.910(6)	0.910(6)	0.910(6)	0.910(6)	0.910(6)	0.910(6)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	0.854(9)	0.854(9)	0.854(9)	0.854(9)	0.854(9)	0.854(9)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

2026 DERBYSHIRE, SUNDANCE, JARTNICK, TORATOLA

KNOLLS OF GRASS LAKE & SUNSET PINES ECF

ECF: 1 STY .866: 2 (1.25/1.5/1.75) STY .902

ECF NEIGHBORHOOD '27102

ECF NEIGHBORHOOD '26302

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-26-302-003	4881 TORATOLA LN	10/26/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$253,200	50.74	\$503,047	\$106,351	\$392,649	\$447,738	0.877	1,813	\$216.57	1 STORY	\$80,460
4710-26-401-006	177 SUNSET PINES DR	06/16/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$195,100	39.82	\$473,299	\$69,251	\$420,749	\$456,036	0.923	1,646	\$255.62	1 STORY	\$60,000
4710-27-201-021	2363 SUNDANCE RIDGE	07/02/25	\$568,000	WD	03-ARM'S LENGTH	\$568,000	\$260,800	45.92	\$521,573	\$71,200	\$496,800	\$508,322	0.977	1,780	\$279.10	1 STORY	\$71,200
4710-27-202-096	2292 WHITE HAWK TRL	07/01/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$322,000	48.42	\$656,657	\$83,730	\$581,270	\$646,645	0.899	2,044	\$284.38	1 STORY	\$82,600
4710-27-202-100	2241 WILD CHERRY DR	11/03/23	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$252,700	55.55	\$551,828	\$71,200	\$383,700	\$542,470	0.707	2,566	\$149.53	1 STORY	\$71,200
4710-27-202-120	2257 WHITE HAWK TRL	03/11/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$318,500	47.89	\$700,446	\$84,846	\$580,154	\$694,808	0.835	2,564	\$226.27	1 STORY	\$71,200
											\$2,855,322	\$3,296,018	0.866				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-26-101-021	1951 SUNDANCE RIDGE	08/08/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$208,500	46.33	\$428,388	\$71,200	\$378,800	\$389,943	0.971	2,230	\$169.87	2 STORY	\$71,200
4710-26-101-024	4581 SIERRA DR	06/28/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$180,900	45.23	\$403,042	\$71,200	\$328,800	\$362,273	0.908	2,088	\$157.47	2 STORY	\$71,200
4710-26-101-041	4147 SUNDANCE MEADOWS	10/25/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$254,800	50.96	\$528,824	\$71,200	\$428,800	\$499,590	0.858	2,512	\$170.70	2 STORY	\$71,200
4710-26-401-001	41 SUNSET PINES DR	02/05/25	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$189,100	49.76	\$390,061	\$65,000	\$315,000	\$354,870	0.888	1,782	\$176.77	2 STORY	\$65,000
4710-27-103-003	2921 CLIVEDON RD	08/04/23	\$494,900	WD	03-ARM'S LENGTH	\$494,900	\$169,300	34.21	\$482,703	\$61,250	\$433,650	\$460,102	0.943	2,380	\$182.21	2 STORY	\$60,000
4710-27-202-078	4025 PRAIRIE ROSE DR	06/02/25	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$266,200	47.96	\$532,305	\$75,281	\$479,719	\$498,935	0.961	2,634	\$182.13	2 STORY	\$71,200
4710-27-202-093	2250 WHITE HAWK TRL	07/19/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$251,100	36.93	\$608,409	\$118,944	\$561,056	\$534,350	1.050	2,480	\$226.23	2 STORY	\$71,200
4710-27-202-104	2266 WILD CHERRY DR	06/11/24	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$276,400	46.14	\$633,301	\$71,200	\$527,800	\$613,647	0.860	3,168	\$166.60	2 STORY	\$71,200
4710-27-202-105	2278 WILD CHERRY DR	06/11/25	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$339,600	52.25	\$679,264	\$127,171	\$522,829	\$602,722	0.867	3,013	\$173.52	2 STORY	\$71,200
4710-27-202-107	2338 WILD CHERRY DR	02/25/25	\$578,000	WD	03-ARM'S LENGTH	\$578,000	\$271,100	46.90	\$596,616	\$71,200	\$506,800	\$573,598	0.884	2,686	\$188.68	2 STORY	\$71,200
4710-27-202-121	2245 WHITE HAWK TRL	10/11/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$280,000	56.00	\$580,856	\$71,200	\$428,800	\$556,393	0.771	2,579	\$166.27	1.5 STORY	\$71,200
											\$4,912,054	\$5,446,423	0.902				

2026 FOREST ECF = .833

ECF NEIGHBORHOOD '12201

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-12-201-002	1044 ELK RUN	05/24/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$138,500	37.95	\$308,027	\$83,100	\$281,900	\$270,670	1.041	1,677	\$168.10	2 STORY	\$83,100
4710-12-201-021	1449 MORNING MIST DR	10/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$181,600	45.40	\$429,735	\$83,100	\$316,900	\$417,130	0.760	2,420	\$130.95	2 STORY	\$83,100
4710-12-201-047	1353 MORNING MIST DR	07/15/25	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$184,300	44.95	\$368,514	\$83,100	\$326,900	\$343,458	0.952	2,128	\$153.62	2 STORY	\$83,100
4710-12-201-049	1372 MORNING MIST DR	11/15/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$180,900	45.23	\$458,998	\$83,100	\$316,900	\$452,344	0.701	2,121	\$149.41	2 STORY	\$83,100
4710-12-201-064	1063 ELK RUN	10/25/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$160,100	43.86	\$349,591	\$88,138	\$276,862	\$314,625	0.880	1,840	\$150.47	2 STORY	\$83,100
4710-12-201-074	1279 MORNING MIST DR	06/21/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$230,400	57.60	\$452,839	\$83,100	\$316,900	\$444,933	0.712	2,116	\$149.76	1.75 STORY	\$83,100
4710-12-201-075	1267 MORNING MIST DR	07/29/25	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$175,500	45.58	\$353,053	\$83,100	\$301,900	\$324,853	0.929	1,835	\$164.52	2 STORY	\$83,100
Totals:			\$2,725,000			\$2,725,000	\$1,251,300		\$2,720,757		\$2,138,262	\$2,568,013			\$152.40		
								Sale. Ratio =>	45.92				E.C.F. =>	0.833	Std. Deviation=>		
								Std. Dev. =>	5.86				Ave. E.C.F. =>	0.854	Ave. Variance=>		

**2026 FOX MEADOWS
0.852**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value	
4710-04-104-002	97 FOX MEADOWS CT	10/01/24	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$147,500	38.83	\$329,514	\$61,900	\$318,000	\$304,800	1.043	1,848	\$172.08	2 STORY	\$61,900	
4710-04-104-004	121 FOX MEADOWS CT	04/06/23	\$319,500	WD	03-ARM'S LENGTH	\$319,500	\$183,900	57.56	\$342,050	\$61,900	\$257,600	\$319,077	0.807	2,272	\$113.38	2 STORY	\$61,900	
4710-04-104-010	122 FOX MEADOWS CT	06/10/24	\$401,700	WD	03-ARM'S LENGTH	\$401,700	\$165,800	41.27	\$393,809	\$61,900	\$339,800	\$378,028	0.899	2,368	\$143.50	2 STORY	\$61,900	
4710-05-203-002	366 GRANITE DR	08/28/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$244,500	49.90	\$556,578	\$71,500	\$418,500	\$552,481	0.757	2,374	\$176.28	2 STORY	\$71,500	
4710-05-203-003	318 GRANITE DR	06/08/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$199,200	46.33	\$526,302	\$71,500	\$358,500	\$517,998	0.692	2,366	\$151.52	1.5 STORY	\$71,500	
4710-05-203-012	345 GRANITE DR	05/30/25	\$538,900	WD	03-ARM'S LENGTH	\$538,900	\$238,900	44.33	\$477,706	\$71,500	\$467,400	\$462,649	1.010	1,966	\$237.74	1 STORY	\$71,500	
Totals:			\$2,560,000			\$2,560,000	\$1,179,800		\$2,625,959		\$2,159,800	\$2,535,033			\$165.75			
								Sale. Ratio =>	46.09					E.C.F. =>	0.852	Std. Deviation=>		
								Std. Dev. =>	6.70					Ave. E.C.F. =>	0.868	Ave. Variance=>		

2026 S OAK, MAR KNOLL, SIERRA GRANDE, ROLLING ACRES

1 & 1.25 STORY = 1.028: 1.5 & 1.75 STY = 1.027 2 STORY = .982: QUAD/TRI = .895

01/06/2026
11:24 AM

ECF Analysis for: 4710 - MARION TOWNSHIP

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DB: Marion Twp 1026

Neighborhoods Used: 003.S OAKS SIERRA GRANDE ROL ACS MAR KNOLL

5403 LENARD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-34-201-009 07/14/2025 003 401 523,800 69,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 74 454,300 374,561 1.213



5684 CARTER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-402-013 07/11/2025 003 407 405,000 64,417
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 76 340,583 238,157 1.430



4791 SIERRA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-26-301-026 06/13/2025 003 401 385,000 72,789
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 312,211 182,930 1.707



5817 CARTER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-402-004 04/24/2025 003 407 425,000 60,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 76 365,000 244,425 1.493



4801 SIERRA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-26-301-027 04/01/2025 003 401 350,000 71,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family QUAD-LEVEL 61 278,800 225,496 1.236



5035 EDWARD JAMES DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-402-004 03/04/2025 003 407 400,000 69,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 90 330,500 370,576 0.892



111 OAK BARK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-202-014 10/10/2024 003 401 475,000 60,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 415,000 446,127 0.930



5675 CARTER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-402-012 09/20/2024 003 407 300,000 60,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 240,000 288,727 0.831



2420 KURI LN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-27-403-016 06/27/2024 003 407 804,000 186,817
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 78 617,183 616,183 1.002



71 OAK BARK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-35-202-015 04/23/2024 003 401 505,000 60,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 75 445,000 427,084 1.042



5213 UNIVERSE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-34-201-002 03/08/2024 003 401 435,000 69,290
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 76 356,041 363,088 0.986
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 7669 7777 0.986



5193 EDWARD JAMES DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-27-402-011 11/07/2023 003 407 416,000 59,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 90 356,500 400,586 0.890



4928 YAK POINTE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-27-403-008 10/04/2023 003 407 390,000 61,751
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.5 STORY 76 318,249 359,948 0.884



4661 SIERRA DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-26-301-037 11/29/2022 003 401 290,000 82,600
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family QUAD-LEVEL 75 207,400 321,076 0.646



5817 CARTER CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-35-402-004 11/09/2022 003 407 357,000 60,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 76 297,000 244,425 1.215



5403 LENARD CIR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-34-201-009 11/04/2022 003 401 425,000 69,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 74 355,300 374,561 0.949



5117 OAK BARK CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-35-202-012 10/14/2022 003 401 425,000 60,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 78 425,000 388,417 0.927



4771 SIERRA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-26-301-025 10/03/2022 003 401 389,000 76,908
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 83 312,092 346,818 0.900



4751 SIERRA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-26-301-024 09/06/2022 003 401 352,500 71,200
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.75 STORY 78 281,300 256,743 1.096



5293 LENARD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-34-201-004 08/01/2022 003 401 489,000 69,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 74 419,500 462,735 0.907



5250 LENARD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-34-201-020 05/16/2022 003 401 400,000 59,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 76 340,500 328,674 1.036



5089 EDWARD JAMES DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-402-007 05/11/2022 003 407 320,000 69,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 250,500 239,286 1.047



5372 UNIVERSE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-34-201-025 05/10/2022 003 401 560,000 59,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.5 STORY 80 500,500 453,531 1.104



5101 OAK BARK CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-202-013 12/21/2021 003 401 452,000 60,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 75 392,000 370,852 1.057



5799 CARTER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-402-005 09/20/2021 003 407 380,000 60,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 76 320,000 312,156 1.025



5150 EDWARD JAMES DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-402-015 09/07/2021 003 407 385,000 62,945
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 78 322,055 276,416 1.165



5326 LENARD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-34-201-018 06/25/2021 003 401 525,000 59,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 92 465,500 582,008 0.800



5781 CARTER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-402-006 06/21/2021 003 407 335,000 60,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 76 275,000 315,813 0.871



140 OAK BARK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-35-202-005 06/02/2021 003 401 370,000 65,790
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 304,210 420,167 0.724



4960 SIERRA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-26-301-001 04/09/2021 003 401 310,550 75,245
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 83 235,305 280,418 0.839



Single Family Computed Costs by Manual							
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	3,724,461	3,724,461	3,724,461	3,724,461	3,724,461	3,724,461	3,724,461
1.25 STORY	0	0	0	0	0	0	0
1.5 STORY	1,429,662	1,429,662	1,429,662	1,429,662	1,429,662	1,429,662	1,429,662
1.75 STORY	256,743	256,743	256,743	256,743	256,743	256,743	256,743
2 STORY	4,204,827	4,204,827	4,204,827	4,204,827	4,204,827	4,204,827	4,204,827
BI-LEVEL	0	0	0	0	0	0	0
CONDO	0	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0	0
QUAD-LEVEL	546,572	546,572	546,572	546,572	546,572	546,572	546,572
TRI-LEVEL	346,818	346,818	346,818	346,818	346,818	346,818	346,818
	0	0	0	0	0	0	0

Total Single Family Costs by Manual : 10,509,082
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 7,777
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values							
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	3,828,850	3,828,850	3,828,850	3,828,850	3,828,850	3,828,850	3,828,850
1.25 STORY	0	0	0	0	0	0	0
1.5 STORY	1,435,932	1,435,932	1,435,932	1,435,932	1,435,932	1,435,932	1,435,932
1.75 STORY	281,300	281,300	281,300	281,300	281,300	281,300	281,300
2 STORY	4,130,355	4,130,355	4,130,355	4,130,355	4,130,355	4,130,355	4,130,355
BI-LEVEL	0	0	0	0	0	0	0
CONDO	0	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0	0
FARMHOUSE	0	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0	0
MANUFACTURED	0	0	0	0	0	0	0
MOBILE HOME	0	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0	0
QUAD-LEVEL	486,200	486,200	486,200	486,200	486,200	486,200	486,200
TRI-LEVEL	312,092	312,092	312,092	312,092	312,092	312,092	312,092
	0	0	0	0	0	0	0

Total Single Family Sale Residual Values : 10,474,729
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0

2026 HOMETOWN VILLAGE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
4710-11-201-002	66 CHAMPLAIN BLVD	07/08/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$161,900	49.06	\$325,887	\$59,600	\$270,400	\$310,358	0.871	1,537	\$175.93	1.5 STORY
4710-11-201-004	88 CHAMPLAIN BLVD	07/06/23	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$136,500	38.78	\$338,764	\$57,600	\$294,400	\$327,697	0.898	1,514	\$194.45	2 STORY
4710-11-201-007	124 CHAMPLAIN BLVD	05/14/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$211,000	52.10	\$428,183	\$57,600	\$347,400	\$431,915	0.804	2,794	\$124.34	2 STORY
4710-11-201-015	1317 HUDSON DR	05/01/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$154,000	42.19	\$389,246	\$57,600	\$307,400	\$386,534	0.795	1,804	\$170.40	2 STORY
4710-11-201-050	1240 HUDSON DR	09/17/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$164,500	40.12	\$410,027	\$57,600	\$352,400	\$410,754	0.858	1,748	\$201.60	1 STORY
4710-11-201-073	1233 PORTSMOUTH DR	03/14/25	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$206,300	53.24	\$419,392	\$57,600	\$329,900	\$421,669	0.782	2,207	\$149.48	2 STORY
4710-11-201-080	1181 PORTSMOUTH DR	07/26/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$157,300	46.26	\$338,058	\$59,245	\$280,755	\$324,957	0.864	1,757	\$159.79	2 STORY
4710-11-202-096	1157 YORK AVE	07/11/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$190,400	47.60	\$408,353	\$67,201	\$332,799	\$397,613	0.837	2,120	\$156.98	2 STORY
4710-11-202-100	177 PENOBSCOT DR	08/27/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$174,600	46.56	\$371,657	\$65,500	\$309,500	\$356,826	0.867	1,812	\$170.81	2 STORY
4710-11-202-113	210 PENOBSCOT DR	08/13/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$199,200	49.80	\$413,494	\$65,500	\$334,500	\$405,587	0.825	2,382	\$140.43	2 STORY
4710-11-202-128	1224 YORK AVE	01/17/25	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,900	46.52	\$303,412	\$57,600	\$232,400	\$286,494	0.811	1,448	\$160.50	1 STORY
4710-11-202-144	230 MERRIMACK DR	07/31/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$205,300	53.32	\$448,581	\$57,600	\$327,400	\$455,689	0.718	2,371	\$138.09	2 STORY
4710-11-202-152	284 MERRIMACK DR	02/14/25	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$182,400	47.38	\$372,031	\$57,600	\$327,400	\$366,470	0.893	2,112	\$155.02	2 STORY
4710-11-202-164	231 MERRIMACK DR	10/30/24	\$407,499	WD	03-ARM'S LENGTH	\$407,499	\$195,600	48.00	\$410,794	\$65,500	\$341,999	\$402,441	0.850	2,160	\$158.33	2 STORY
4710-11-202-169	173 MERRIMACK DR	03/20/25	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$192,100	48.27	\$398,476	\$65,500	\$332,500	\$388,084	0.857	2,154	\$154.36	2 STORY
4710-11-202-172	153 MERRIMACK DR	11/01/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$185,000	46.84	\$407,729	\$65,500	\$329,500	\$398,868	0.826	2,160	\$152.55	2 STORY
Totals:			\$6,024,999			\$6,024,999	\$2,851,000		\$6,184,084		\$5,050,653	\$6,071,956			\$160.19	
								Sale. Ratio =>	47.32				E.C.F. =>	0.832	Std. Deviation=>	
								Std. Dev. =>	4.15				Ave. E.C.F. =>	0.835	Ave. Variance=>	

2026 ECF NEIGH 017 ECF (ONE STY 1.070) (2 STY .978)

HOWELL HGTS/LANTERN VLG/FOXCROFT/ERMINA/PEVY/W OAKS/MAR HT

Parcel Number	Street Address	I	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value
4710-02-101-006	623 FOXFIRE DR		\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$259,700	66.59	\$499,384	\$64,151	\$325,849	\$376,825	0.865	2,007	\$162.36	17.4427	1 STORY	\$61,900
4710-02-301-013	1340 N ALSTOTT		\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$153,400	46.48	\$364,225	\$72,317	\$257,683	\$252,734	1.020	1,910	\$134.91	1.9568	1 STORY	\$69,700
4710-02-301-038	1285 N ALSTOTT		\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$143,400	53.51	\$296,065	\$72,903	\$195,097	\$193,214	1.010	1,470	\$132.72	2.9402	1 STORY	\$69,700
4710-02-301-040	1325 N ALSTOTT		\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$138,300	44.98	\$361,252	\$73,264	\$234,236	\$249,340	0.939	1,666	\$140.60	9.9726	1 STORY	\$69,700
4710-02-301-046	1455 N ALSTOTT		\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$184,600	58.62	\$359,585	\$69,700	\$245,200	\$250,983	0.977	1,720	\$142.56	6.2189	1 STORY	\$69,700
4710-02-401-030	1315 PEAVY RD		\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$113,500	36.85	\$287,871	\$70,657	\$237,343	\$188,064	1.262	1,088	\$218.15	22.2884	1 STORY	\$69,700
4710-04-201-006	421 BONNIE CIR		\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$125,100	36.79	\$350,117	\$71,500	\$268,500	\$241,227	1.113	1,329	\$202.03	7.3911	1 STORY	\$71,500
4710-04-201-009	461 BONNIE CIR		\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$188,300	44.83	\$416,551	\$72,282	\$347,718	\$298,068	1.167	2,088	\$166.53	12.7422	1 STORY	\$71,500
4710-04-201-014	555 BONNIE CIR		\$417,101	WD	03-ARM'S LENGTH	\$417,101	\$168,900	40.49	\$409,564	\$80,664	\$336,437	\$284,762	1.181	1,640	\$205.14	14.2319	1 STORY	\$71,500
4710-11-101-008	1190 TRACILEE DR		\$283,500	CD	03-ARM'S LENGTH	\$283,500	\$149,200	52.63	\$286,066	\$91,282	\$192,218	\$168,644	1.140	1,252	\$153.53	10.0636	1 STORY	\$71,500
4710-11-101-032	1071 TRACILEE DR		\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$152,900	45.37	\$317,528	\$71,500	\$265,500	\$213,011	1.246	1,552	\$171.07	20.7264	1 STORY	\$71,500
											\$2,905,781	\$2,716,873	1.070					
Parcel Number	Street Address	I	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value
4710-02-101-010	682 FOXFIRE DR		\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$212,500	51.83	\$432,210	\$61,900	\$348,100	\$364,120	0.956	1,854	\$187.76	8.3145	2 STORY	\$61,900
4710-02-101-010	682 FOXFIRE DR		\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$216,100	47.23	\$432,210	\$61,900	\$395,600	\$364,120	1.086	1,854	\$213.38	4.7306	2 STORY	\$61,900
4710-02-301-008	1240 N ALSTOTT		\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$172,500	49.29	\$375,622	\$76,803	\$273,197	\$293,824	0.930	1,920	\$142.29	10.9351	2 STORY	\$69,700
4710-02-301-032	1128 N ALSTOTT		\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,600	52.46	\$342,469	\$73,092	\$276,908	\$264,874	1.045	2,421	\$114.38	0.6284	2 STORY	\$69,700
4710-04-102-016	3515 MANDRY DR		\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$126,800	36.23	\$346,829	\$64,779	\$285,221	\$277,335	1.028	1,756	\$162.43	1.0715	2 STORY	\$61,900
4710-04-102-026	3510 LANTERN VIEW		\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$114,900	37.31	\$317,531	\$61,900	\$246,100	\$251,358	0.979	1,872	\$131.46	6.0067	2 STORY	\$61,900
4710-04-201-007	433 BONNIE CIR		\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$163,500	42.47	\$354,543	\$71,500	\$313,500	\$278,312	1.126	2,330	\$134.55	8.7286	2 STORY	\$71,500
4710-04-201-016	595 BONNIE CIR		\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$215,100	52.46	\$452,285	\$77,919	\$332,081	\$368,108	0.902	2,016	\$164.72	13.7020	2 STORY	\$71,500
4710-04-201-020	368 BONNIE CIR		\$624,900	WD	03-ARM'S LENGTH	\$624,900	\$311,500	49.85	\$618,340	\$100,409	\$524,491	\$509,273	1.030	3,274	\$160.20	0.9268	2 STORY	\$71,500
4710-11-101-014	1310 TRACILEE DR		\$330,900	WD	03-ARM'S LENGTH	\$330,900	\$143,800	43.46	\$339,853	\$90,537	\$240,363	\$245,148	0.980	1,632	\$147.28	5.8670	2 STORY	\$71,500
4710-16-100-020	2548 SHARMA LN		\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$276,400	62.11	\$552,737	\$117,721	\$327,279	\$427,744	0.765	2,828	\$115.73	27.4021	2 STORY	\$101,344
											\$3,562,840	\$3,644,217	0.978					

2026 MAPLE FARMS ECF = .826

ECF NEIGHBORHOOD '04203

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-04-203-016	280 SUMMER SHADE DR	09/12/23	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$198,200	41.74	\$430,356	\$74,200	\$400,700	\$434,337	0.923	2,317	\$172.94	1.5 STORY	\$74,200
4710-04-203-033	122 FAIRHILL WAY	11/06/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$275,100	60.46	\$501,635	\$74,200	\$380,800	\$521,262	0.731	1,906	\$199.79	1 STORY	\$74,200
4710-04-203-035	158 FAIRHILL WAY	03/19/25	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$265,400	55.87	\$536,455	\$74,200	\$400,800	\$563,726	0.711	2,632	\$152.28	2 STORY	\$74,200
4710-04-203-043	273 SUMMER SHADE DR	12/17/24	\$481,000	WD	03-ARM'S LENGTH	\$481,000	\$209,100	43.47	\$470,213	\$75,722	\$405,278	\$481,087	0.842	2,575	\$157.39	2 STORY	\$74,200
4710-04-203-044	249 SUMMER SHADE DR	11/22/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$192,800	42.84	\$428,661	\$74,200	\$375,800	\$432,270	0.869	2,433	\$154.46	1.5 STORY	\$74,200
4710-04-203-048	177 SUMMER SHADE DR	07/08/25	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$226,100	45.22	\$452,143	\$74,200	\$425,800	\$460,906	0.924	2,574	\$165.42	2 STORY	\$74,200
Totals:			\$2,835,900			\$2,835,900	\$1,366,700		\$2,819,463		\$2,389,178	\$2,893,587			\$167.05		
								Sale. Ratio =>	48.19				E.C.F. =>	0.826	Std. Deviation=>		
								Std. Dev. =>	7.89				Ave. E.C.F. =>	0.833	Ave. Variar 9.002399321		

2026 MARION CREEK

2 STY = 1.031 BI = 1.052

ALL OTHER STYLES .993

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-02-103-004	1068 WEATHERS	09/14/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$170,800	43.24	\$415,372	\$74,200	\$320,800	\$334,155	0.960	2,000	\$160.40	2 STORY	\$74,200
4710-02-103-004	1068 WEATHERS	09/12/25	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$207,700	48.30	\$428,808	\$74,200	\$355,800	\$347,314	1.024	2,000	\$177.90	2 STORY	\$74,200
4710-02-103-015	1266 WEATHERS	04/14/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$186,900	46.15	\$419,394	\$74,200	\$330,800	\$338,094	0.978	2,368	\$139.70	2 STORY	\$74,200
4710-02-103-035	1042 KEMPERWI	11/10/23	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$168,000	43.98	\$377,614	\$83,703	\$298,297	\$287,866	1.036	1,844	\$161.77	2 STORY	\$74,200
4710-02-103-039	1079 KEMPERWI	08/14/23	\$365,580	WD	03-ARM'S LENGTH	\$365,580	\$99,700	27.27	\$370,002	\$74,907	\$290,673	\$289,025	1.006	1,812	\$160.42	2 STORY	\$74,200
4710-02-103-041	1047 KEMPERWI	07/28/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$98,600	25.95	\$368,036	\$74,907	\$304,993	\$287,100	1.062	1,812	\$168.32	2 STORY	\$74,200
4710-02-103-052	1128 AUTUMN F	02/14/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$182,900	45.73	\$381,196	\$74,200	\$325,800	\$300,682	1.084	2,000	\$162.90	2 STORY	\$74,200
4710-02-103-055	1133 AUTUMN F	12/13/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$182,800	46.28	\$378,106	\$77,653	\$317,347	\$294,273	1.078	2,000	\$158.67	2 STORY	\$74,200
4710-02-103-067	1020 KENNY BRC	07/28/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$161,500	46.14	\$361,994	\$74,892	\$275,108	\$281,197	0.978	1,812	\$151.83	2 STORY	\$74,200
4710-02-103-083	1237 WEATHERS	05/02/25	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$190,200	44.34	\$380,321	\$74,200	\$354,800	\$299,825	1.183	2,052	\$172.90	2 STORY	\$74,200
4710-02-103-092	1061 WEATHERS	12/28/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$188,700	53.91	\$368,308	\$74,200	\$275,800	\$288,059	0.957	1,814	\$152.04	2 STORY	\$74,200
											\$3,450,218	\$3,347,590	1.031				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Styl	Land Value
4710-02-103-064	1055 KENNY BRC	07/18/25	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$180,100	50.04	\$360,126	\$74,200	\$285,700	\$268,727	1.063	2,016	\$141.72	2.8901	BI-LEVEL	\$74,200
4710-02-103-066	1025 KENNY BRC	07/07/23	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$168,700	45.35	\$394,426	\$74,200	\$297,800	\$300,964	0.989	2,016	\$147.72	4.4771	BI-LEVEL	\$74,200
4710-02-103-075	1214 KENNY BRC	08/18/25	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$178,900	49.71	\$356,732	\$74,200	\$285,700	\$265,538	1.076	2,016	\$141.72	4.1673	BI-LEVEL	\$74,200
4710-02-103-087	1169 WEATHERS	02/23/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$142,400	42.51	\$328,032	\$74,200	\$260,800	\$238,564	1.093	1,694	\$153.96	5.8951	BI-LEVEL	\$74,200
											\$1,130,000	\$1,073,793	1.052					

2026 MARION OAKS ECF

THE DELLS 10-12-301-* (COMPRISED OF 1 & 2 STY HOMES)**

1 STY .925: 2 STY .851

ALL OTHER STYLES .872

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-12-301-032	219 BARNSELY DR	04/21/23	\$470,800	WD	03-ARM'S LENGTH	\$470,800	\$199,900	42.46	\$487,997	\$85,000	\$385,800	\$427,810	0.902	1,482	\$260.32	1 STORY	\$85,000
4710-12-301-099	2139 STEELWOOD DR	08/29/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$230,400	46.55	\$492,732	\$85,000	\$410,000	\$432,837	0.947	1,474	\$278.15	1 STORY	\$85,000
											\$795,800	\$860,647	0.925				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-12-301-014	61 BARNSELY DR	08/16/23	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$203,400	47.87	\$419,202	\$85,000	\$339,900	\$391,796	0.868	2,231	\$152.35	2 STORY	\$85,000
4710-12-301-017	83 BARNSELY DR	07/16/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$201,600	46.88	\$400,086	\$86,939	\$343,061	\$367,113	0.934	2,144	\$160.01	2 STORY	\$85,000
4710-12-301-017	83 BARNSELY DR	11/20/25	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$200,000	46.62	\$413,087	\$86,963	\$342,037	\$382,326	0.895	2,144	\$159.53	2 STORY	\$85,000
4710-12-301-034	235 BARNSELY DR	06/30/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$229,900	46.44	\$520,605	\$85,000	\$410,000	\$510,674	0.803	2,179	\$188.16	2 STORY	\$85,000
4710-12-301-036	2007 DABATE DR	05/26/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$160,100	35.58	\$434,144	\$85,000	\$365,000	\$409,313	0.892	2,170	\$168.20	2 STORY	\$85,000
4710-12-301-037	2015 DABATE DR	07/14/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$153,300	32.62	\$468,899	\$85,000	\$385,000	\$450,057	0.855	2,141	\$179.82	2 STORY	\$85,000
4710-12-301-040	2065 DABATE DR	02/28/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$111,700	25.39	\$458,608	\$85,000	\$355,000	\$437,993	0.811	2,014	\$176.27	2 STORY	\$85,000
4710-12-301-046	2153 DABATE DR	10/01/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$241,800	58.27	\$479,701	\$85,000	\$330,000	\$462,721	0.713	2,366	\$139.48	2 STORY	\$85,000
4710-12-301-052	190 SAWGRASS DR	02/28/25	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$208,100	49.55	\$416,648	\$85,000	\$335,000	\$388,802	0.862	2,046	\$163.73	2 STORY	\$85,000
4710-12-301-058	130 SAWGRASS DR	02/06/25	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$221,700	53.17	\$438,624	\$85,000	\$332,000	\$414,565	0.801	2,286	\$145.23	2 STORY	\$85,000
4710-12-301-069	2074 DABATE DR	03/28/25	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$228,000	45.60	\$452,431	\$85,000	\$415,000	\$430,751	0.963	2,113	\$196.40	2 STORY	\$85,000
4710-12-301-070	2058 DABATE DR	10/03/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$208,000	48.94	\$430,131	\$86,298	\$338,702	\$403,087	0.840	1,989	\$170.29	2 STORY	\$85,000
4710-12-301-071	2040 DABATE DR	04/17/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$217,800	48.94	\$449,240	\$85,000	\$360,000	\$427,011	0.843	2,113	\$170.37	2 STORY	\$85,000
4710-12-301-072	2028 DABATE DR	04/17/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$217,100	52.31	\$435,290	\$85,000	\$330,000	\$410,657	0.804	1,989	\$165.91	2 STORY	\$85,000
4710-12-301-073	2020 DABATE DR	09/01/23	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$172,600	38.36	\$435,290	\$85,000	\$364,900	\$396,045	0.921	2,112	\$172.77	2 STORY	\$85,000
											\$5,345,600	\$6,282,910	0.851				

2026 MARION OAKS ECF

THE HIGHLANDS 10-12-302-* (COMPRISED OF 1 & 2 STY HOMES)**

1 STY .925: 2 STY .874

ALL OTHER STYLES .906

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-12-301-032	219 BARNSELY DR	04/21/23	\$470,800	WD	03-ARM'S LENGTH	\$470,800	\$199,900	42.46	\$487,997	\$85,000	\$385,800	\$427,810	0.902	1,482	\$260.32	1 STORY	\$85,000
4710-12-301-099	2139 STEELWOOD DR	08/29/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$230,400	46.55	\$492,732	\$85,000	\$410,000	\$432,837	0.947	1,474	\$278.15	1 STORY	\$85,000
											\$795,800	\$860,647	0.925				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-12-301-014	61 BARNSELY DR	08/16/23	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$203,400	47.87	\$419,202	\$85,000	\$339,900	\$391,796	0.868	2,231	\$152.35	2 STORY	\$85,000
4710-12-301-017	83 BARNSELY DR	07/16/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$201,600	46.88	\$400,086	\$86,939	\$343,061	\$367,113	0.934	2,144	\$160.01	2 STORY	\$85,000
4710-12-301-017	83 BARNSELY DR	11/20/25	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$200,000	46.62	\$413,087	\$86,963	\$342,037	\$382,326	0.895	2,144	\$159.53	2 STORY	\$85,000
4710-12-301-023	135 BARNSELY DR	04/04/25	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$235,000	41.24	\$470,080	\$86,981	\$482,919	\$449,120	1.075	2,168	\$222.75	2 STORY	\$85,000
4710-12-301-034	235 BARNSELY DR	06/30/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$229,900	46.44	\$520,605	\$85,000	\$410,000	\$510,674	0.803	2,179	\$188.16	2 STORY	\$85,000
4710-12-301-036	2007 DABATE DR	05/26/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$160,100	35.58	\$434,144	\$85,000	\$365,000	\$409,313	0.892	2,170	\$168.20	2 STORY	\$85,000
4710-12-301-037	2015 DABATE DR	07/14/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$153,300	32.62	\$468,899	\$85,000	\$385,000	\$450,057	0.855	2,141	\$179.82	2 STORY	\$85,000
4710-12-301-040	2065 DABATE DR	02/28/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$111,700	25.39	\$458,608	\$85,000	\$355,000	\$437,993	0.811	2,014	\$176.27	2 STORY	\$85,000
4710-12-301-042	2091 DABATE DR	07/14/25	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$224,300	43.55	\$448,641	\$85,000	\$430,000	\$426,308	1.009	2,380	\$180.67	2 STORY	\$85,000
4710-12-301-046	2153 DABATE DR	10/01/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$241,800	58.27	\$479,701	\$85,000	\$330,000	\$462,721	0.713	2,366	\$139.48	2 STORY	\$85,000
4710-12-301-052	190 SAWGRASS DR	02/28/25	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$208,100	49.55	\$416,648	\$85,000	\$335,000	\$388,802	0.862	2,046	\$163.73	2 STORY	\$85,000
4710-12-301-058	130 SAWGRASS DR	02/06/25	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$221,700	53.17	\$438,624	\$85,000	\$332,000	\$414,565	0.801	2,286	\$145.23	2 STORY	\$85,000
4710-12-301-069	2074 DABATE DR	03/28/25	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$228,000	45.60	\$452,431	\$85,000	\$415,000	\$430,751	0.963	2,113	\$196.40	2 STORY	\$85,000
4710-12-301-070	2058 DABATE DR	10/03/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$208,000	48.94	\$430,131	\$86,298	\$338,702	\$403,087	0.840	1,989	\$170.29	2 STORY	\$85,000
4710-12-301-071	2040 DABATE DR	04/17/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$217,800	48.94	\$449,240	\$85,000	\$360,000	\$427,011	0.843	2,113	\$170.37	2 STORY	\$85,000
4710-12-301-072	2028 DABATE DR	04/17/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$217,100	52.31	\$435,290	\$85,000	\$330,000	\$410,657	0.804	1,989	\$165.91	2 STORY	\$85,000
4710-12-301-073	2020 DABATE DR	09/01/23	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$172,600	38.36	\$422,826	\$85,000	\$364,900	\$396,045	0.921	2,112	\$172.77	2 STORY	\$85,000
											\$6,258,519	\$7,158,338	0.874				

2026 MARION OAKS THE LINKS ECF

THE LINKS 10-12-303-***

0.880

MARION OAKS THE LINKS HAVE NO SALES/NO LISTINGS
 ONLY 1 STY STYLE USED (THIS IS THE ONLY STYLE IN THE LINKS)

ECF DETERMINED BY USING A COMBINATION OF ATTACHED CONDO'S IN THIS AREA:

WOODBERRY
 CRYSTAL CT CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value	
4710-03-201-013	270 WOOD PT	04/11/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,300	44.84	\$267,074	\$57,600	\$217,400	\$249,374	0.872	1,331	\$163.34	1 STORY	\$57,600	
4710-12-101-036	348 NEWBERRY LN	10/16/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$130,300	40.72	\$304,298	\$66,296	\$253,704	\$283,336	0.895	1,254	\$202.32	1 STORY	\$65,500	
4710-12-101-063	178 NEWBERRY LN	11/21/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$130,500	39.55	\$325,547	\$66,296	\$263,704	\$308,632	0.854	1,254	\$210.29	1 STORY	\$65,500	
4710-12-101-068	138 NEWBERRY LN	08/16/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,900	42.63	\$287,154	\$57,600	\$242,400	\$273,279	0.887	1,226	\$197.72	1 STORY	\$57,600	
4710-12-101-097	135 NEWBERRY LN	12/15/25	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$137,600	43.34	\$285,702	\$57,600	\$259,900	\$271,550	0.957	1,254	\$207.26	1 STORY	\$57,600	
4710-12-101-105	217 NEWBERRY LN	01/06/25	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$118,800	40.75	\$274,205	\$57,600	\$233,900	\$263,510	0.888	1,260	\$185.63	1 STORY	\$57,600	
4710-12-101-112	327 NEWBERRY LN	09/15/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$118,400	43.05	\$274,645	\$57,600	\$217,400	\$258,387	0.841	1,254	\$173.37	1 STORY	\$57,600	
4710-12-101-116	365 NEWBERRY LN	07/17/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,900	42.30	\$298,447	\$57,600	\$242,400	\$286,723	0.845	1,254	\$193.30	1 STORY	\$57,600	
Totals:			\$2,409,000			\$2,409,000	\$1,013,700		\$2,317,072		\$1,930,808	\$2,194,790			\$191.65			
								Sale. Ratio =>	42.08					E.C.F. =>	0.880	Std. Deviation=>		
								Std. Dev. =>	1.71					Ave. E.C.F. =>	0.880	Ave. Variance=>		

2026 PVT RD M&B/ & LOVE'S CREEK ECF =

1 STY = 1.096: 1.25/1.5 STY = 1.252: 1.75/2 STY = 1.017: BI = 1.13

Parcel Number	Style	%Good	ResidualValue	CostByManual	LandValue	E.C.F.
2026 YORWAY DR 4710-15-200-036	1.5 STORY	79	417,205	313,197	102,695	1.332



Parcel Number	Style	%Good	ResidualValue	CostByManual	LandValue	E.C.F.
2000 YORWAY DR 4710-10-400-013	1 STORY	45	149,094	161,314	132,592	0.924
Agricultural Buildings:			23314	25225		0.924



Parcel Number	Style	%Good	ResidualValue	CostByManual	LandValue	E.C.F.
2220 PHEASANT RUN RD 4710-18-200-027	2 STORY	64	350,000	307,413	69,000	1.139



Parcel Number	Style	%Good	ResidualValue	CostByManual	LandValue	E.C.F.
2150 YORWAY DR 4710-15-200-023	1 STORY	75	331,960	247,229	58,040	1.343



Parcel Number	Style	%Good	ResidualValue	CostByManual	LandValue	E.C.F.
490 ROLLING OAKS DR 4710-04-100-028	1.5 STORY	72	541,877	451,531	155,696	1.200
Agricultural Buildings:			142427	118680		1.200



Parcel Number	Style	%Good	ResidualValue	CostByManual	LandValue	E.C.F.
696 COBBLESTONE TRL 4710-11-301-005	1 STORY	76	378,800	286,951	76,200	1.320



Parcel Number	Style	%Good	ResidualValue	CostByManual	LandValue	E.C.F.
2888 HIGH MEADOWS DR 4710-34-100-026	1 STORY	90	405,092	326,114	74,908	1.242



Parcel Number	Style	%Good	ResidualValue	CostByManual	LandValue	E.C.F.
767 W DAVIS RD						



Vertical column of empty rectangular boxes, likely for data entry or marking.

4710-23-100-014 11/07/2024 010 401 715,000 127,118
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 80 587,882 562,720 1.045



01:01 PM
 Neighborhoods Used: 010.PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK

DB: Marion Twp 2026

3080 COMBINE CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-28-200-039 07/29/2024 010 401 900,000 94,717
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 84 805,283 780,964 1.031



2888 HIGH MEADOWS DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-34-100-026 06/19/2024 010 401 433,000 74,908
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 90 358,092 326,114 1.098



3922 WINTERWOOD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-24-400-006 06/17/2024 010 401 545,000 138,792
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 62 372,004 384,318 0.968
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 34204 35336 0.968



355 DINKEL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-35-400-021 06/06/2024 010 401 375,000 92,535
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 72 248,814 190,134 1.309
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 33651 25715 1.309



3620 EMBASSY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-20-300-009 05/31/2024 010 401 575,000 137,533
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 75 409,737 334,849 1.224
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 27730 22662 1.224



200 DINKEL DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-35-400-062 05/31/2024 010 401 549,900 111,885
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 74 438,015 410,274 1.068



3944 LOVES CREEK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-21-100-028 05/23/2024 010 401 455,000 91,728
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 337,979 261,253 1.294
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 25293 19551 1.294



210 DARVALE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 4710-25-300-028 05/16/2024 010 401 426,000 53,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 372,250 306,604 1.214



Neighborhoods Used: 010.PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK

3810 WINTERWOOD DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-24-400-031	04/22/2024 010	401	850,000	59,640	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	94	790,360	683,320	1.157



2820 HIGH MEADOWS DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-34-100-024	08/15/2023 010	401	422,000	84,128	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	68	337,872	270,571	1.249



2145 HIDDEN VALLEY RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-10-300-009	07/28/2023 010	401	450,000	76,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	373,500	411,168	0.908



4040 LOVES CREEK DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-20-200-038	06/19/2023 010	401	294,000	79,592	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	89	214,408	195,657	1.096



3435 SESAME DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-21-100-016	06/16/2023 010	401	630,000	137,242	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	431,600	414,174	1.042
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			61158	58689	1.042



3487 SESAME DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-21-100-014	06/01/2023 010	401	410,000	93,815	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	298,507	258,234	1.156
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			17678	15293	1.156



242 DARVALE DR					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-25-300-027	03/23/2023 010	401	410,000	53,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.5 STORY	78	356,250	285,237	1.249



50 SMALL WAY					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-05-100-025	03/06/2023 010	401	330,000	52,545	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	92	277,455	258,529	1.073



Neighborhoods Used: 010.PRIVATE ROAD M&B NEIGHBORHOODS & LOVE'S CREEK

2800 CEDAR VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-16-400-009	01/20/2023 010	401	350,000	84,445	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	59	256,705	262,064	0.980
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8850	9035	0.980		



2976 HIGH MEADOWS DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-34-100-027	01/04/2023 010	401	357,500	84,126	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	73	273,374	265,660	1.029



635 COBBLESTONE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-11-301-002	12/05/2022 010	401	397,000	89,922	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	76	307,078	385,971	0.796



1818 FOX RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-12-100-025	12/01/2022 010	401	417,000	61,900	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	77	355,100	343,678	1.033



3895 WINTERWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-24-400-025	10/21/2022 010	401	535,000	56,287	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	478,713	514,397	0.931



2131 LYDIA LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-09-300-035	09/30/2022 010	401	258,000	62,660	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	173,596	259,152	0.670
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	21744	32460	0.670		



3703 JESSE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-22-400-023	08/11/2022 010	401	755,000	90,232	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	97	664,768	667,863	0.995



2573 CHELTENHAM KNL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
4710-27-100-011	05/31/2022 010	401	550,000	64,683	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	77	485,317	409,153	1.186



2026 SUNRIDGE
1 STY & 2 STY - 0.856 BI - .820

USE TWP WIDE FOR OTHER STYLES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value	
4710-02-102-001	658 GLENLIVET ST	05/30/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$194,000	53.15	\$388,071	\$86,603	\$278,397	\$364,092	0.765	1,844	\$150.97	2 STORY	\$80,100	
4710-02-102-012	792 GLENLIVET ST	06/12/25	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$173,600	47.43	\$347,248	\$87,406	\$278,594	\$313,819	0.888	1,598	\$174.34	1 STORY	\$80,100	
4710-02-102-033	821 DEWARS ST	10/15/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$163,700	46.77	\$330,976	\$80,100	\$269,900	\$302,990	0.891	1,456	\$185.37	1 STORY	\$80,100	
4710-02-102-040	737 DEWARS ST	09/18/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,800	45.31	\$326,714	\$81,807	\$253,193	\$295,781	0.856	1,582	\$160.05	2 STORY	\$80,100	
4710-02-102-055	552 HEWITT ST	07/26/24	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$199,400	46.05	\$425,629	\$80,100	\$352,900	\$417,306	0.846	2,600	\$135.73	2 STORY	\$80,100	
4710-02-102-055	552 HEWITT ST	08/21/23	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$189,000	44.89	\$425,629	\$80,100	\$340,900	\$417,306	0.817	2,600	\$131.12	2 STORY	\$80,100	
4710-02-102-071	750 DEWARS ST	11/07/25	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$186,300	48.39	\$385,861	\$80,100	\$304,900	\$369,277	0.826	2,160	\$141.16	2 STORY	\$80,100	
4710-02-102-088	319 TULLAMORE ST	10/21/25	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$207,600	50.02	\$431,181	\$106,213	\$308,787	\$392,473	0.787	2,352	\$131.29	2 STORY	\$74,200	
4710-02-102-091	279 TULLAMORE ST	06/06/25	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$168,100	44.12	\$336,165	\$82,433	\$298,567	\$306,440	0.974	1,909	\$156.40	2 STORY	\$74,200	
4710-02-102-093	731 GLENLIVET ST	05/17/24	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$153,000	42.15	\$319,145	\$74,897	\$288,103	\$294,986	0.977	1,822	\$158.12	2 STORY	\$74,200	
											\$2,974,241	\$3,474,469	0.856					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value
4710-02-102-020	823 GLENLIVET ST	06/25/25	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$193,800	61.14	\$387,693	\$80,100	\$236,900	\$299,215	0.792	1,998	\$118.57	5.8803	BI-LEVEL	\$80,100
4710-02-102-022	803 GLENLIVET ST	03/31/25	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$189,800	57.53	\$379,755	\$80,100	\$249,800	\$291,493	0.857	1,998	\$125.03	0.6425	BI-LEVEL	\$80,100
4710-02-102-058	624 HEWITT ST	10/23/24	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$197,000	59.43	\$399,348	\$82,739	\$248,761	\$307,985	0.808	1,998	\$124.51	4.2838	BI-LEVEL	\$80,100
4710-02-102-062	672 HEWITT ST	03/25/25	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$198,500	59.25	\$396,645	\$82,936	\$252,064	\$305,164	0.826	1,998	\$126.16	2.4547	BI-LEVEL	\$80,100
											\$987,525	\$1,203,858	0.820					

2026 SE 1/4 METES & BOUNDS ECF
MAIN ROADS: MIX OF NE 1/4, NW1/4 & SE M&B
1 STY = 1.068, 1.5 STY, 1.75 STY & 2 STY = 1.098
BI = 1.243: MANUF/MODU = 1.256: FARMHOUSE = 1.056
TWP WIDE: TRI/QUAD, LOG

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value	
4710-03-100-034	2895 NORTON RD	11/09/23	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$76,800	26.57	\$261,629	\$56,727	\$232,273	\$188,502	1.232	1,300	\$178.67	9.4821	1 STORY	\$51,650	
4710-03-200-020	2432 NORTON RD	12/13/24	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$137,000	45.97	\$360,494	\$119,530	\$178,470	\$221,678	0.805	1,440	\$123.94	33.2294	1 STORY	\$116,300	
4710-05-201-013	80 GROVELAND DR	12/27/24	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$175,000	48.81	\$358,768	\$67,028	\$291,472	\$268,390	1.086	1,528	\$190.75	5.1380	1 STORY	\$61,900	
4710-05-201-023	159 GROVELAND DR	01/30/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$113,600	32.46	\$339,549	\$69,389	\$280,611	\$248,537	1.129	1,144	\$245.29	0.8331	1 STORY	\$61,900	
4710-06-300-024	5694 CROFOOT RD	05/31/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$98,000	28.82	\$337,698	\$83,500	\$256,500	\$233,853	1.097	1,400	\$183.21	4.0537	1 STORY	\$83,500	
4710-06-400-019	5292 NORTON RD	02/26/25	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$200,600	43.89	\$403,544	\$84,340	\$372,660	\$293,656	1.269	1,632	\$228.35	13.1655	1 STORY	\$84,340	
4710-08-200-009	4184 EMILY CT	07/31/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$214,700	44.73	\$512,562	\$60,373	\$419,627	\$415,997	1.009	1,832	\$229.05	12.8656	1 STORY	\$58,400	
4710-11-401-001	120 KEDDLE RD	09/20/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$110,600	31.60	\$307,673	\$77,547	\$272,453	\$211,707	1.287	1,215	\$224.24	14.9551	1 STORY	\$69,700	
4710-15-300-003	2163 SEXTON RD	11/01/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$259,700	46.38	\$553,131	\$156,668	\$403,332	\$364,731	1.106	1,776	\$227.10	3.1548	1 STORY	\$155,500	
4710-16-200-006	2606 SEXTON RD	08/20/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$148,400	41.22	\$413,160	\$57,495	\$302,505	\$327,199	0.925	2,199	\$137.56	21.2851	1 STORY	\$51,650	
4710-16-200-019	2718 SEXTON RD	04/03/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$151,100	38.55	\$433,251	\$109,879	\$282,121	\$297,490	0.948	2,207	\$127.83	18.9044	1 STORY	\$83,905	
4710-23-400-014	3724 PINCKNEY RD	09/19/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$152,700	41.27	\$335,803	\$74,960	\$295,040	\$239,966	1.230	1,440	\$204.89	9.2127	1 STORY	\$74,960	
4710-26-400-047	4860 PINCKNEY RD	06/14/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$258,500	47.87	\$557,330	\$58,325	\$481,675	\$459,066	1.049	1,952	\$246.76	8.8132	1 STORY	\$58,325	
4710-35-400-001	636 W SCHAFFER RD	04/19/23	\$467,500	WD	03-ARM'S LENGTH	\$467,500	\$199,400	42.65	\$517,447	\$115,121	\$352,379	\$370,125	0.952	1,815	\$194.15	18.5327	1 STORY	\$77,288	
												\$4,421,118	\$4,140,899	1.068					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value	
4710-04-100-032	3739 NORTON RD	10/19/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$121,300	33.23	\$405,310	\$58,160	\$306,840	\$315,018	0.974	2,181	\$140.69	16.3342	2 STORY	\$58,160	
4710-04-200-004	3488 NORTON RD	07/24/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$132,300	34.82	\$356,205	\$82,951	\$297,049	\$247,962	1.198	1,782	\$166.69	6.0581	2 STORY	\$51,904	
4710-04-400-003	3012 SANITORIUM I	12/27/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$122,400	27.20	\$496,943	\$86,512	\$363,488	\$372,442	0.976	1,794	\$202.61	16.1422	2 STORY	\$83,500	
4710-06-100-030	5839 MASON RD	10/15/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$171,700	42.93	\$371,079	\$78,506	\$321,494	\$265,493	1.211	2,212	\$145.34	7.3552	2 STORY	\$66,650	
4710-07-100-014	5665 CROFOOT RD	01/10/24	\$487,900	WD	03-ARM'S LENGTH	\$487,900	\$184,400	37.79	\$508,216	\$178,889	\$309,011	\$298,845	1.034	2,221	\$139.13	10.3363	2 STORY	\$155,598	
4710-11-300-021	2100 PEAVY RD	08/04/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$291,000	40.14	\$764,855	\$112,551	\$612,449	\$591,927	1.035	2,521	\$242.94	10.2712	2 STORY	\$63,610	
4710-11-400-018	149 KEDDLE RD	08/02/23	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$190,800	37.49	\$509,812	\$71,460	\$437,540	\$397,779	1.100	2,226	\$196.56	3.7422	2 STORY	\$71,460	
4710-11-401-005	168 KEDDLE RD	12/21/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$101,500	26.03	\$393,694	\$72,085	\$317,915	\$291,841	1.089	1,932	\$164.55	4.8039	2 STORY	\$69,700	
4710-15-200-022	1526 SEXTON RD	06/10/24	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$221,600	50.14	\$479,568	\$58,929	\$383,071	\$381,705	1.004	2,091	\$183.20	13.3803	1.5 STORY	\$53,238	
4710-26-400-019	124 TRIANGLE LAKE	03/22/24	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$137,600	34.23	\$389,818	\$84,200	\$317,800	\$277,330	1.146	2,260	\$140.62	0.8545	2 STORY	\$84,200	
4710-26-400-030	150 BRIGHTON RD	04/10/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$108,700	26.84	\$380,437	\$50,454	\$354,546	\$299,440	1.184	1,620	\$218.86	4.6649	2 STORY	\$49,922	
4710-28-400-029	4664 BENTLEY LAKE	02/27/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$266,500	45.17	\$552,727	\$129,628	\$460,372	\$383,937	1.199	2,363	\$194.83	6.1700	1.5 STORY	\$107,973	
4710-28-400-029	4664 BENTLEY LAKE	03/04/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$266,500	45.17	\$552,727	\$129,628	\$460,372	\$383,937	1.199	2,363	\$194.83	6.1700	1.5 STORY	\$107,973	
4710-34-100-033	5389 BENTLEY LAKE	09/23/24	\$418,500	WD	03-ARM'S LENGTH	\$418,500	\$153,200	36.61	\$414,651	\$66,503	\$351,997	\$315,924	1.114	1,728	\$203.70	2.3198	2 STORY	\$57,410	
												\$5,293,944	\$4,823,581	1.098					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value	
4710-03-200-029	1493 MASON RD	10/19/23	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$106,000	39.55	\$277,664	\$58,160	\$209,840	\$179,774	1.167	1,456	\$144.12	2.9863	MANUFACTURED	\$58,160	
4710-03-200-029	1493 MASON RD	01/06/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$139,300	47.22	\$277,664	\$58,160	\$236,840	\$179,774	1.317	1,456	\$162.66	18.0051	MANUFACTURED	\$58,160	
4710-12-200-020	1836 FISK RD	07/13/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$92,700	35.65	\$250,236	\$75,240	\$184,760	\$143,322	1.289	1,408	\$131.22	15.1745	MANUFACTURED	\$75,240	
												\$631,440	\$502,870	1.256					

2026 COON LK/CNTY FM/OFF LAKE

1,1.25, 1.5 & 1.75 STY = 1.163: 2 STY = 1.010

TWP. WIDE: BI : TRI/QUAD : MANUF/MODU :

FARMHOUSE: LOG

01/06/2026
01:32 PM

ECF Analysis for: 4710 - MARION TOWNSHIP

Page: 1/4
DB: Marion Twp 2026

Neighborhoods Used: 013.COON LAKE RD/COUNTY FARM

2885 COUNTY FARM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-15-300-007 04/17/2025 013 401 465,000 69,793
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 90 395,207 314,220 1.258



3626 COUNTY FARM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-21-400-043 01/17/2025 013 401 383,000 70,900
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 80 312,100 299,508 1.042



1249 W COON LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-26-100-010 03/01/2024 013 401 378,000 63,205
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 80 314,795 375,718 0.838



3347 COUNTY FARM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-22-100-017 11/01/2023 013 401 310,000 63,800
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 241,379 169,844 1.421
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4821 3392 1.421



3690 W COON LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-21-300-007 09/29/2023 013 401 242,500 54,508
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 54 187,992 169,030 1.112



2710 W COON LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-22-300-026 09/21/2023 013 401 390,000 89,621
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 82 290,061 278,715 1.041
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10318 9914 1.041



2659 W COON LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
4710-27-100-017 08/04/2023 013 401 839,900 67,159
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 82 704,053 563,109 1.250
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 68688 54937 1.250



3455 W COON LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue



2026 SW 1/4 METES & BOUNDS ECF

1/1.25 STY = 1.009: 1.5/1.75 & 2 STY = .972

FARMHSE: .913: TOWNSHIP WIDE BI/TRI/MODU/LOG

ECF NEIGHBORHOOD 'SW1/4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-19-100-038	3344 PINGREE RD	02/06/24	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$317,200	45.97	\$735,811	\$139,706	\$550,294	\$573,178	0.960	3,169	\$173.65	1 STORY	\$90,640
4710-19-100-038	3344 PINGREE RD	06/17/25	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$367,900	50.74	\$735,811	\$139,706	\$585,294	\$573,178	1.021	3,169	\$184.69	1 STORY	\$90,640
4710-19-100-051	3140 PINGREE RD	09/10/25	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$261,200	61.46	\$541,234	\$119,420	\$305,580	\$405,590	0.753	2,252	\$135.69	1 STORY	\$92,727
4710-19-200-013	5424 W COON LAKE RD	11/20/23	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$302,200	35.98	\$814,094	\$227,114	\$612,886	\$564,404	1.086	1,880	\$326.00	1 STORY	\$87,179
4710-19-300-031	5461 W COON LAKE RD	06/20/25	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$179,200	43.18	\$358,388	\$77,318	\$337,682	\$270,260	1.249	2,355	\$143.39	1 STORY	\$73,420
4710-30-100-033	5828 MADLEYS LN	08/25/23	\$434,900	WD	03-ARM'S LENGTH	\$434,900	\$229,000	52.66	\$494,212	\$55,054	\$379,846	\$422,267	0.900	1,754	\$216.56	1 STORY	\$54,055
4710-30-200-030	5013 VINES RD	09/27/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$189,300	46.74	\$397,372	\$69,487	\$335,513	\$315,274	1.064	1,681	\$199.59	1 STORY	\$53,750
4710-30-400-013	5288 CLEARVIEW DR	01/06/25	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$170,900	45.57	\$339,423	\$117,250	\$257,750	\$213,628	1.207	1,487	\$173.34	1 STORY	\$82,256
4710-30-400-043	5121 CLEARVIEW DR	04/22/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$197,100	41.06	\$483,788	\$250,806	\$229,194	\$224,021	1.023	1,400	\$163.71	1 STORY	\$250,806
											\$3,594,039	\$3,561,800	1.009				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-18-100-030	2407 DUTCHER RD	07/26/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$267,600	46.14	\$598,206	\$240,187	\$339,813	\$349,970	0.971	1,970	\$172.49	2 STORY	\$141,330
4710-18-100-037	2109 DUTCHER RD	09/22/23	\$659,000	WD	03-ARM'S LENGTH	\$659,000	\$338,000	51.29	\$736,128	\$136,915	\$522,085	\$585,741	0.891	2,988	\$174.73	1.5 STORY	\$136,915
4710-19-100-031	3455 PINGREE RD	02/11/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$204,900	51.23	\$393,228	\$58,935	\$341,065	\$326,777	1.044	2,216	\$153.91	2 STORY	\$58,935
4710-19-100-040	3219 DUTCHER RD	06/27/25	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$239,400	46.71	\$478,805	\$108,743	\$403,757	\$361,742	1.116	2,172	\$185.89	2 STORY	\$92,250
4710-20-200-025	3327 CEDAR LAKE RD	08/11/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$155,800	40.47	\$362,607	\$45,000	\$340,000	\$310,466	1.095	1,805	\$188.37	2 STORY	\$45,000
4710-20-200-043	3280 CEDAR LAKE RD	05/15/25	\$584,000	WD	03-ARM'S LENGTH	\$584,000	\$277,700	47.55	\$555,432	\$62,595	\$521,405	\$481,757	1.082	2,614	\$199.47	2 STORY	\$62,595
4710-31-300-022	5600 PINGREE RD	05/20/24	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$490,800	56.09	\$1,025,328	\$413,011	\$461,989	\$598,550	0.772	2,465	\$187.42	2 STORY	\$254,981
											\$2,930,114	\$3,015,003	0.972				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-19-100-005	5670 W COON LAKE RD	09/25/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$60,600	57.71	\$146,175	\$53,712	\$51,288	\$85,852	0.597	1,152	\$44.52	FARMHOUSE	\$45,000
4710-30-200-048	5125 VINES RD	04/11/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$190,300	50.34	\$405,647	\$151,274	\$226,726	\$236,187	0.960	2,730	\$83.05	FARMHOUSE	\$89,352
4710-32-400-017	4460 W SCHAFFER RD	06/14/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$143,200	42.12	\$370,113	\$67,780	\$272,220	\$280,718	0.970	2,264	\$120.24	FARMHOUSE	\$67,780
											\$550,234	\$602,757	0.913				

2026 TURTLE CREEK, TIMBERS & GEORGETOWN

ECF = .878 (USE TWP WIDE FOR OTHER STYLES)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sal	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Ratio by Mean Building Styl	Land Value	Land Table		
4710-04-103-007	447 TIMBERMILL L	04/25/24	\$702,000	WD	03-ARM'S LENGTH	\$702,000	\$314,300	44.77	\$680,769	\$84,358	\$617,642	\$673,150	0.918	2,850	\$216.72	4.3260	2 STORY	\$76,200	NORTH SUBS
4710-04-200-028	3141 PAINTED DR	12/01/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$227,300	41.33	\$517,936	\$60,000	\$490,000	\$516,858	0.948	2,164	\$226.43	7.3756	1 STORY	\$60,000	EXCELLENT PUDS CONDOS SUBS
4710-04-202-001	3029 RIDLEY WAY	09/01/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$163,100	46.60	\$456,767	\$76,200	\$273,800	\$429,534	0.637	2,263	\$120.99	23.6845	2 STORY	\$76,200	NORTH SUBS
4710-04-202-026	3112 PAINTED DR	04/14/25	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$249,500	49.41	\$499,077	\$77,464	\$427,536	\$475,861	0.898	2,383	\$179.41	2.4167	2 STORY	\$76,200	NORTH SUBS
4710-04-202-027	3088 PAINTED DR	07/25/25	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$262,100	51.39	\$529,673	\$76,200	\$433,800	\$511,821	0.848	2,568	\$168.93	2.6718	2 STORY	\$76,200	NORTH SUBS
4710-04-202-029	3048 PAINTED DR	11/12/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$295,500	50.08	\$608,630	\$81,572	\$508,428	\$594,874	0.855	2,181	\$233.12	1.9598	1 STORY	\$76,200	NORTH SUBS
4710-04-202-035	170 SLIDER AVE	12/06/24	\$477,950	WD	03-ARM'S LENGTH	\$477,950	\$209,600	43.85	\$487,081	\$77,347	\$400,603	\$462,454	0.866	2,328	\$172.08	0.8025	2 STORY	\$76,200	NORTH SUBS
4710-04-202-036	164 SLIDER AVE	05/16/25	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$241,100	48.22	\$482,234	\$76,200	\$423,800	\$458,278	0.925	2,364	\$179.27	5.0487	2 STORY	\$76,200	NORTH SUBS
4710-04-202-038	213 SLIDER AVE	11/04/24	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$199,300	44.09	\$457,876	\$76,200	\$375,800	\$430,786	0.872	2,114	\$177.77	0.1920	2 STORY	\$76,200	NORTH SUBS
4710-04-400-008	3050 HIGH HILLCR	07/31/25	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$279,400	44.35	\$562,482	\$88,500	\$541,500	\$534,968	1.012	2,812	\$192.57	13.7929	1.5 STORY	\$88,500	GEORGETOWN
4710-04-400-016	3468 HIGH HILLCR	07/15/25	\$648,000	WD	03-ARM'S LENGTH	\$648,000	\$340,000	52.47	\$680,031	\$91,397	\$556,603	\$664,372	0.838	3,012	\$184.80	3.6493	2 STORY	\$88,500	GEORGETOWN
Totals:			\$5,914,950			\$5,914,950	\$2,781,200		\$5,962,556	\$5,049,512	\$5,752,955			\$186.55	0.3445				
								Sale. Ratio =>	47.02				E.C.F. =>	0.878	Std. Deviation=>				
								Std. Dev. =>	3.59				Ave. E.C.F. =>	0.874	Ave. Variat Coefficient of Var=>				

2026 HIGH VALUED HOMES ECF .814

HOMES VALUED OVER \$850,000

ECF NEIGHBORHOOD: HGHVL

DO NOT APPLY TO PROPERTIES WITH LAKE FRONTAGE!!!

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	nf. Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
4710-11-300-050	1727 YORWAY DR	06/26/23	\$616,000	WD	03-ARM'S LENGTH	\$616,000	\$438,400	71.17	\$780,978	\$121,396	\$494,604	\$821,397	0.602	4,423	\$111.83	1.5 STORY	\$86,287
4710-25-201-027	4130 RURIK DR	03/27/24	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$434,300	45.48	\$1,039,905	\$290,536	\$664,464	\$663,746	1.001	2,958	\$224.63	1 STORY	\$282,467
4710-25-401-007	4609 ROYA TRAIL	06/06/24	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$502,000	52.02	\$1,130,423	\$245,000	\$720,000	\$784,254	0.918	2,909	\$247.51	2 STORY	\$245,000
4710-29-200-021	4315 CEDAR LAKE RD	02/10/25	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$493,100	55.40	\$936,575	\$392,550	\$497,450	\$617,509	0.806	2,634	\$188.86	1 STORY	\$368,036
4710-31-300-022	5600 PINGREE RD	05/20/24	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$490,800	56.09	\$1,025,328	\$413,011	\$461,989	\$598,550	0.772	2,465	\$187.42	2 STORY	\$254,981
Totals:			\$4,301,000			\$4,301,000	\$2,358,600		\$4,913,209		\$2,838,507	\$3,485,456			\$192.05		
								Sale. Ratio =>	54.84				E.C.F. =>	0.814	Std. Deviation=>		
								Std. Dev. =>	9.45				Ave. E.C.F. =>	0.820	Ave. Variance=>		

**2026 LAKE FRONT PROPERTY
 MCCLATCHEYS/GEHRINGERS: 1.389
 CEDAR LAKE : .881
 COON LAKE & LOG CABIN (PLEASANT LAKE) 1.129**

ON LAKE

LOG CABIN: NEIGHBORHOOD 00037
 TRIANGLE LAKE/MCCLATCHEYS/GEHRINGERS: NEIGHBORHOOD 00030
 COON LAKE: NEIGHBORHOOD 25001
 CEDAR LAKE: NEIGHBORHOOD 016

ECF	STYLE	% GOOD	LAKE
0.855	1	0.69	CEDAR
0.864	1	0.75	CEDAR
0.888	1	0.46	CEDAR
0.927	1	0.85	CEDAR

0.881

ECF	STYLE	% GOOD	LAKE
0.855	1	0.69	CEDAR
0.864	1	0.75	CEDAR
0.888	1	0.46	CEDAR
0.927	1	0.85	CEDAR
0.934	1	0.78	LOG
0.960	1	0.64	COON
1.001	1	0.79	COON
1.023	1.5	0.75	TRI
1.024	2	0.98	COON
1.170	1	0.93	COON
1.308	1	0.59	COON
1.381	1	0.72	TRI
1.449	1	0.72	TRI
1.468	1	0.80	TRI
1.478	1	0.79	LOG
1.661	1	0.88	TRI
2.162	1.5	0.73	TRI

ECF	STYLE	% GOOD	LAKE
0.960	1	0.64	COON
1.001	1	0.79	COON
1.024	2	0.98	COON
1.135	2	0.64	COON
0.934	1	0.78	LOG
1.478	1	0.79	LOG

OUTLIER

1.067

COON & LOG CABIN
1.129

1.180

ECF	STYLE	% GOOD	LAKE
1.023	1.5	0.75	TRI
1.381	1	0.72	TRI
1.449	1	0.72	TRI
1.468	1	0.80	TRI
1.661	1	0.88	TRI
2.162	1.5	0.73	TRI

1.389

MCCLATCHEY'S & GEHRINGER NEIGH 00030

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	1.389	1.389	1.389	1.389	1.389	1.389
1.25 STORY	1.389	1.389	1.389	1.389	1.389	1.389
1.5 STORY	1.389	1.389	1.389	1.389	1.389	1.389
1.75 STORY	1.389	1.389	1.389	1.389	1.389	1.389
2 STORY	1.389	1.389	1.389	1.389	1.389	1.389
BI-LEVEL	1.389	1.389	1.389	1.389	1.389	1.389
CONDO	1.389	1.389	1.389	1.389	1.389	1.389
DUPLEX	1.389	1.389	1.389	1.389	1.389	1.389
FARMHOUSE	1.389	1.389	1.389	1.389	1.389	1.389
LOG HOME	1.389	1.389	1.389	1.389	1.389	1.389
MANUFACTURED	1.389	1.389	1.389	1.389	1.389	1.389
MOBILE HOME	1.389	1.389	1.389	1.389	1.389	1.389
MODULAR	1.389	1.389	1.389	1.389	1.389	1.389
QUAD-LEVEL	1.389	1.389	1.389	1.389	1.389	1.389
TRI-LEVEL	1.389	1.389	1.389	1.389	1.389	1.389

LOG CABIN PARK & COON LAKE AREA: NEIGH 00037 & 25001

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	1.129	1.129	1.129	1.129	1.129	1.129
1.25 STORY	1.129	1.129	1.129	1.129	1.129	1.129
1.5 STORY	1.129	1.129	1.129	1.129	1.129	1.129
1.75 STORY	1.129	1.129	1.129	1.129	1.129	1.129
2 STORY	1.129	1.129	1.129	1.129	1.129	1.129
BI-LEVEL	1.129	1.129	1.129	1.129	1.129	1.129
CONDO	1.129	1.129	1.129	1.129	1.129	1.129
DUPLEX	1.129	1.129	1.129	1.129	1.129	1.129
FARMHOUSE	1.129	1.129	1.129	1.129	1.129	1.129
LOG HOME	1.129	1.129	1.129	1.129	1.129	1.129
MANUFACTURED	1.129	1.129	1.129	1.129	1.129	1.129
MOBILE HOME	1.129	1.129	1.129	1.129	1.129	1.129
MODULAR	1.129	1.129	1.129	1.129	1.129	1.129
QUAD-LEVEL	1.129	1.129	1.129	1.129	1.129	1.129
TRI-LEVEL	1.129	1.129	1.129	1.129	1.129	1.129

CEDAR LAKE NEIGH 016

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1 STORY	0.881	0.881	0.881	0.881	0.881	0.881
1.25 STORY	0.881	0.881	0.881	0.881	0.881	0.881
1.5 STORY	0.881	0.881	0.881	0.881	0.881	0.881
1.75 STORY	0.881	0.881	0.881	0.881	0.881	0.881
2 STORY	0.881	0.881	0.881	0.881	0.881	0.881
BI-LEVEL	0.881	0.881	0.881	0.881	0.881	0.881
CONDO	0.881	0.881	0.881	0.881	0.881	0.881
DUPLEX	0.881	0.881	0.881	0.881	0.881	0.881
FARMHOUSE	0.881	0.881	0.881	0.881	0.881	0.881
LOG HOME	0.881	0.881	0.881	0.881	0.881	0.881
MANUFACTURED	0.881	0.881	0.881	0.881	0.881	0.881
MOBILE HOME	0.881	0.881	0.881	0.881	0.881	0.881
MODULAR	0.881	0.881	0.881	0.881	0.881	0.881
QUAD-LEVEL	0.881	0.881	0.881	0.881	0.881	0.881
TRI-LEVEL	0.881	0.881	0.881	0.881	0.881	0.881

2026 TOWNSHIP WIDE ECF
BI = 1.028: TRI/QUAD = 1.115: FRMHSE = .998
LOG = .916: MODULAR/MANUF = 1.038

MARION CREEK, USE OWN CALCULATION		
PARCEL #	ECF	STYLE
10-02-102-032	0.739	BI
10-16-101-017	0.767	BI
10-32-400-022	0.927	BI
10-04-101-030	0.967	BI
10-02-103-066	0.989	BI
10-01-301-030	0.993	BI
10-04-102-020	0.703	BI
10-34-100-027	1.029	BI
10-02-103-087	1.093	BI
10-16-101-006	1.094	BI
10-02-103-094	1.122	BI
10-10-300-007	1.156	BI
10-21-300-007	1.112	BI
10-19-400-033	1.265	BI
10-11-400-012	1.383	BI
10-11-400-008	1.420	BI
10-13-400-028	1.540	BI

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PARCEL #	ECF	STYLE
10-09-300-014	0.318	QUAD
10-26-301-025	0.900	TRI
10-26-301-037	0.956	QUAD
10-02-301-006	1.231	TRI
10-03-100-001	1.396	TRI
10-02-301-059	1.201	QUAD

PARCEL #	ECF	STYLE
10-33-400-022	0.725	MANU
10-20-200-038	1.096	MANU
10-03-200-029	1.167	MANU
10-12-200-020	1.289	MANU

PARCEL #	ECF	STYLE
10-19-100-005	0.634	FMHSE
10-09-300-038	0.657	FMHSE
10-13-300-031	0.807	FMHSE
10-17-400-012	0.921	FMHSE
10-35-400-053	0.965	FMHSE
10-30-200-048	0.968	FMHSE
10-35-200-027	1.135	FMHSE
10-20-200-023	1.232	FMHSE
10-32-400-017	1.244	FMHSE
10-24-101-014	1.303	FMHSE

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TRI + QUAD		
\$ 400,323	\$ 427,700	
\$ 788,716	\$ 898,170	
\$ 1,189,039	\$ 1,325,870	1.115

MOD + MANU		
\$ 548,019	\$ 557,772	
\$ 195,657	\$ 214,408	
\$ 743,676	\$ 772,180	1.038

LOG
0.916