

Residential Zone # 1 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aed. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class		
<b>Ranch</b>																						
05-11-10-234-012	202 N ROSE	08/23/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$46,100	29.74	\$115,979	\$14,781	\$140,219	\$71,856	1.951	992	\$141.35	R1	RANCH	\$14,781	RES LAND ZONE 1	401		
05-11-11-303-096	169 N WILSON BLVD	02/05/25	\$104,900	PTA	03-ARM'S LENGTH	\$104,900	\$31,200	29.74	\$76,135	\$7,668	\$97,233	\$46,905	1.988	660	\$147.32	R1	RANCH	\$7,668	RES LAND ZONE 1	401		
05-11-11-303-095	172 N WILSON BLVD	06/30/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$55,600	39.71	\$143,153	\$11,032	\$128,968	\$94,372	1.367	962	\$134.06	R1	RANCH	\$11,032	RES LAND ZONE 1	401		
05-11-11-309-002	142 N WILSON BLVD	09/25/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$61,000	40.13	\$149,320	\$16,144	\$135,856	\$95,126	1.426	1,118	\$121.52	R1	RANCH	\$16,144	RES LAND ZONE 1	401		
											<b>\$602,276</b>	<b>\$310,259</b>	<b>1.619</b>									

Ranch Current ECF: 1.40

Indicated ECF: 1.619

ECF Used: 1.61

<b>Bungalow</b>																						
05-11-10-230-016	22 ELLWOOD BLVD	03/21/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$85,700	41.80	\$202,184	\$11,065	\$193,935	\$127,399	1.522	1,540	\$125.93	R1	BUNGALOW	\$11,065	RES LAND ZONE 1	401		
05-11-10-230-017	18 ELLWOOD BLVD	11/17/23	\$163,700	PTA	03-ARM'S LENGTH	\$163,700	\$76,400	46.67	\$178,743	\$11,065	\$152,635	\$111,785	1.365	1,176	\$129.79	R1	BUNGALOW	\$11,065	RES LAND ZONE 1	401		
05-11-10-230-019	10 ELLWOOD BLVD	07/11/24	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$85,700	42.64	\$192,740	\$12,587	\$188,413	\$120,102	1.569	1,176	\$160.22	R1	BUNGALOW	\$11,065	RES LAND ZONE 1	401		
05-11-10-252-001	33 ALTER CT	09/13/23	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$54,100	33.19	\$134,325	\$13,798	\$149,202	\$80,351	1.857	1,096	\$136.13	R1	BUNGALOW	\$13,798	RES LAND ZONE 1	401		
05-11-10-276-012	9 ELLWOOD BLVD	11/20/23	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$64,700	41.47	\$199,753	\$13,372	\$142,628	\$97,587	1.462	1,438	\$99.18	R1	BUNGALOW	\$13,372	RES LAND ZONE 1	401		
05-11-10-277-037	6 ALTER CT	05/08/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$64,100	37.71	\$157,459	\$20,518	\$149,482	\$91,294	1.637	1,188	\$125.83	R1	BUNGALOW	\$12,140	RES LAND ZONE 1	401		
05-11-10-426-010	153 N ROSE	09/30/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$77,800	53.66	\$185,637	\$16,526	\$128,474	\$112,874	1.138	1,624	\$79.11	R1	BUNGALOW	\$16,526	RES LAND ZONE 1	401		
05-11-11-153-002	207 N WILSON BLVD	08/23/23	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$59,600	46.20	\$147,978	\$15,336	\$113,864	\$88,428	1.285	1,056	\$107.64	R1	BUNGALOW	\$15,336	RES LAND ZONE 1	401		
05-11-11-308-001	437 JONES ST	10/04/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$61,100	42.14	\$143,303	\$12,492	\$132,508	\$87,207	1.519	1,320	\$100.38	R1	BUNGALOW	\$12,492	RES LAND ZONE 1	401		
05-11-11-308-007	16 N HIGHLAND AVE	04/12/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$88,500	38.05	\$161,296	\$15,802	\$174,198	\$85,997	1.796	1,312	\$132.77	R1	BUNGALOW	\$15,802	RES LAND ZONE 1	401		
											<b>\$1,525,139</b>	<b>\$1,014,026</b>	<b>1.504</b>									

Bungalow Current ECF: 1.50

Indicated ECF: 1.504

ECF Used: 1.50

Colonial Current ECF: .910

ECF Used: .910

THIS ECF STYLE WAS ANALYSED WITH SALES FROM SIMILAR SALES OF BUNGALOW HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Townhouse Current ECF: .910

ECF Used: .910

THIS ECF STYLE WAS ANALYSED WITH SALES FROM SIMILAR SALES OF BUNGALOW HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Duplex ECF Moved with Bungalows

Duplex Current ECF: .910

ECF Used: .910

THIS ECF STYLE WAS ANALYSED WITH SALES FROM SIMILAR SALES OF BUNGALOW HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Two-Story

05-11-11-308-016	166 HUBBARD AVE	05/25/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$78,200	46.00	\$190,782	\$23,637	\$146,363	\$156,210	0.937	2,460	\$59.50	R1	TWO STORY	\$23,637	RES LAND ZONE 1	401		
											<b>\$146,363</b>	<b>\$156,210</b>	<b>0.937</b>									

Two Story Current ECF: 1.07

Indicated ECF: .937

ECF Used: .93

Residential Zone # 2 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Ass/Adj. Sale	Cur. Appraisal	Land + Yard	Bltg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
Ranch																				
05-11-1130-007	140 HUBBARD AVE	05/24/23	\$188,000	PTA	03-ARMS LENGTH	\$188,000	\$74,200	39.47	\$189,491	\$14,823	\$173,177	\$118,445	1.487	1,362	\$127.15	R2	RANCH	\$7,359	RES LAND ZONE 2	401
05-11-11327-008	94 GROVE PARK AVE	11/07/23	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$42,600	35.50	\$114,893	\$7,608	\$112,392	\$71,523	1.571	816	\$137.74	R2	RANCH	\$7,608	RES LAND ZONE 2	401
05-11-11330-001	160 WASHINGTON ST	05/03/23	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$48,400	40.33	\$131,605	\$10,210	\$108,790	\$80,900	1.357	749	\$146.58	R2	RANCH	\$10,210	RES LAND ZONE 2	401
05-11-11330-004	315 JONES ST	07/09/24	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$97,400	44.15	\$134,989	\$13,921	\$116,079	\$80,712	1.438	820	\$141.56	R2	RANCH	\$13,921	RES LAND ZONE 2	401
05-11-11380-014	100 GRAND AVE	03/07/25	\$118,500	WD	03-ARMS LENGTH	\$118,500	\$72,200	60.93	\$170,036	\$18,300	\$150,200	\$101,157	0.991	1,297	\$77.26	R2	RANCH	\$18,300	RES LAND ZONE 2	401
05-11-11384-017	84 LINCOLN ST	01/20/25	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$51,500	34.33	\$120,114	\$8,910	\$141,200	\$74,136	1.933	1,020	\$138.32	R2	RANCH	\$8,910	RES LAND ZONE 2	401
05-11-11384-025	84 LINCOLN ST	10/18/23	\$175,000	PTA	03-ARMS LENGTH	\$175,000	\$44,300	25.31	\$121,545	\$10,011	\$106,989	\$74,356	2.219	872	\$189.21	R2	RANCH	\$10,011	RES LAND ZONE 2	401
05-11-11384-028	84 LINCOLN ST	02/09/24	\$131,000	PTA	03-ARMS LENGTH	\$131,000	\$43,600	33.28	\$118,397	\$10,011	\$102,986	\$72,257	1.674	728	\$196.19	R2	RANCH	\$10,011	RES LAND ZONE 2	401
05-11-11403-007	255 JONES ST	11/22/23	\$288,000	PTA	03-ARMS LENGTH	\$288,000	\$131,900	45.80	\$354,093	\$14,733	\$273,267	\$228,240	1.208	219	\$124.67	R2	RANCH	\$14,733	RES LAND ZONE 2	401
05-11-14126-025	10 WOOLWORTH CT	01/24/25	\$177,000	PTA	03-ARMS LENGTH	\$177,000	\$89,100	50.34	\$199,595	\$14,495	\$162,505	\$123,400	1.317	960	\$169.28	R2	RANCH	\$14,495	RES LAND ZONE 2	401
											\$1,474,478	\$1,021,197	1.444							

Ranch Current ECF:

Indicated ECF: 1.444

ECF Used: 1.440

Duplex

Duplex Current ECF: .80

Indicated ECF: .800

ECF Used: .800

THIS ECF STYLE WAS ANALYSED WITH SALES FROM SIMILAR SALES OF RANCH HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

B-Level Current ECF: 1.03

Indicated ECF: 1.03

ECF Used: 1.03

THIS ECF STYLE WAS ANALYSED WITH SALES FROM SIMILAR SALES OF RANCH HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Bungalows

05-11-11180-007	45 ENGLEWOOD AVE	12/27/24	\$175,000	PTA	03-ARMS LENGTH	\$175,000	\$75,300	43.03	\$166,748	\$28,066	\$146,934	\$86,676	1.696	1,011	\$145.34	R2	BUNGALOW	\$11,358	RES LAND ZONE 2	401
05-11-11252-015	26 ENGLEWOOD AVE	12/15/23	\$37,500	WD	03-ARMS LENGTH	\$37,500	\$63,500	169.33	\$49,911	\$13,290	\$24,210	\$22,888	1.058	1,102	\$21.97	R2	BUNGALOW	\$13,290	RES LAND ZONE 2	401
05-11-11311-015	71 GROVE PARK AVE	01/03/24	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$63,500	48.15	\$159,658	\$6,763	\$123,237	\$85,497	1.290	1,284	\$95.98	R2	BUNGALOW	\$6,763	RES LAND ZONE 2	401
05-11-11329-007	187 GALLUP AVE	08/09/24	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$88,500	42.84	\$196,658	\$14,197	\$195,803	\$113,913	1.719	1,408	\$139.26	R2	BUNGALOW	\$14,197	RES LAND ZONE 2	401
05-11-11330-006	307 JONES ST	08/03/23	\$209,000	PTA	03-ARMS LENGTH	\$209,000	\$43,600	20.86	\$226,241	\$13,921	\$195,079	\$132,700	1.470	1,829	\$106.66	R2	BUNGALOW	\$13,921	RES LAND ZONE 2	401
05-11-11330-010	94 KENDRICK AVE	12/05/24	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$73,000	60.83	\$164,141	\$16,003	\$103,997	\$92,586	1.123	1,080	\$96.29	R2	BUNGALOW	\$16,003	RES LAND ZONE 2	401
05-11-11332-003	63 PARKVIEW AVE	03/19/25	\$196,000	PTA	03-ARMS LENGTH	\$196,000	\$92,500	47.44	\$205,071	\$7,828	\$187,174	\$123,278	1.518	1,578	\$118.61	R2	BUNGALOW	\$7,828	RES LAND ZONE 2	401
05-11-11332-014	156 GALLUP AVE	08/09/23	\$190,000	PTA	03-ARMS LENGTH	\$190,000	\$69,700	36.68	\$176,104	\$12,262	\$177,718	\$112,389	1.736	1,092	\$162.75	R2	BUNGALOW	\$12,262	RES LAND ZONE 2	401
05-11-11376-004	97 HUBBARD AVE	08/13/24	\$285,000	PTA	03-ARMS LENGTH	\$285,000	\$88,500	37.88	\$217,640	\$13,198	\$246,902	\$127,360	1.931	1,656	\$149.04	R2	BUNGALOW	\$13,198	RES LAND ZONE 2	401
05-11-11378-009	31 HUBBARD AVE	08/11/23	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$89,600	63.71	\$174,085	\$9,391	\$130,609	\$102,934	1.269	1,418	\$92.11	R2	BUNGALOW	\$9,391	RES LAND ZONE 2	401
05-11-11381-001	91 LINCOLN ST	01/25/24	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$108,700	65.88	\$181,986	\$11,647	\$153,353	\$106,462	1.440	1,455	\$105.40	R2	BUNGALOW	\$11,647	RES LAND ZONE 2	401
05-11-11381-010	75 LINCOLN ST	07/10/24	\$146,000	PTA	03-ARMS LENGTH	\$146,000	\$59,200	40.55	\$132,776	\$10,418	\$133,582	\$76,474	1.773	992	\$142.42	R2	BUNGALOW	\$10,418	RES LAND ZONE 2	401
05-11-11384-030	44 LINCOLN ST	11/19/24	\$110,000	PTA	03-ARMS LENGTH	\$110,000	\$64,500	58.64	\$144,257	\$11,206	\$98,794	\$83,157	1.188	1,209	\$81.72	R2	BUNGALOW	\$11,206	RES LAND ZONE 2	401
05-11-11402-008	125 GALLUP AVE	12/19/24	\$182,450	PTA	03-ARMS LENGTH	\$182,450	\$73,800	40.45	\$166,517	\$14,087	\$168,363	\$85,269	1.767	1,530	\$110.04	R2	BUNGALOW	\$14,087	RES LAND ZONE 2	401
05-11-11403-006	259 JONES ST	04/13/23	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$87,600	62.49	\$171,084	\$11,786	\$128,214	\$99,561	1.288	1,309	\$97.95	R2	BUNGALOW	\$11,786	RES LAND ZONE 2	401
05-11-11403-006	259 JONES ST	03/07/25	\$170,000	PTA	03-ARMS LENGTH	\$170,000	\$76,100	44.76	\$171,084	\$11,786	\$158,214	\$99,561	1.589	1,309	\$120.87	R2	BUNGALOW	\$11,786	RES LAND ZONE 2	401
											\$2,374,683	\$1,661,126	1.821							

Bungalow Current ECF: 1.60

Indicated ECF: 1.521

ECF Used: 1.620

Colonial Current ECF: 1.19

Indicated ECF: 1.130

ECF Used: 1.130

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Cape-Cod Current ECF: 1.17

Indicated ECF: 1.11

ECF Used: 1.11

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Split-Level Current ECF: 1.26

Indicated ECF: 1.20

ECF Used: 1.20

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

H-Level Current ECF: 1.03

Indicated ECF: .970

ECF Used: .970

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Raised Ranch Current ECF: 1.03

Indicated ECF: .970

ECF Used: .970

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Two-Story

05-11-11253-001	37 ENGLEWOOD AVE	10/18/24	\$259,900	PTA	03-ARMS LENGTH	\$259,900	\$78,400	30.17	\$189,955	\$14,197	\$245,703	\$122,054	2.013	1,965	\$125.04	R2	TWO STORY	\$14,197	RES LAND ZONE 2	401
05-11-11327-035	145 WASHINGTON ST	07/18/24	\$219,400	PTA	03-ARMS LENGTH	\$219,400	\$89,800	40.93	\$215,681	\$14,733	\$204,667	\$139,547	1.467	1,631	\$125.49	R2	TWO STORY	\$14,733	RES LAND ZONE 2	401
05-11-11332-016	152 GALLUP AVE	10/29/24	\$219,000	PTA	03-ARMS LENGTH	\$219,000	\$65,100	30.00	\$157,786	\$12,774	\$204,226	\$100,703	2.028	1,260	\$162.08	R2	TWO STORY	\$12,774	RES LAND ZONE 2	401
05-11-11333-003	161 GALLUP AVE	01/24/24	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$74,600	35.52	\$192,229	\$15,452	\$194,548	\$122,762	1.585	1,546	\$125.84	R2	TWO STORY	\$15,452	RES LAND ZONE 2	401
05-11-11334-005	291 JONES ST	02/23/24	\$240,000	PTA	03-ARMS LENGTH	\$240,000	\$83,700	34.88	\$216,490	\$14,733	\$225,267	\$140,109	1.608	1,858	\$121.24	R2	TWO STORY	\$14,733	RES LAND ZONE 2	401
05-11-11336-008	45 KENDRICK AVE	10/27/23	\$190,000	PTA	03-ARMS LENGTH	\$190,000	\$113,500	59.74	\$229,495	\$13,059	\$176,941	\$150,303	1.177	2,154	\$82.15	R2	TWO STORY	\$13,059	RES LAND ZONE 2	401
05-11-11336-007	113 HUBBARD AVE	10/20/23	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$89,600	43.63	\$183,741	\$7,828	\$153,174	\$122,163	1.246	1,622	\$93.82	R2	TWO STORY	\$7,828	RES LAND ZONE 2	401
05-11-11356-026	98 ELDREDGE ST	08/29/23	\$209,000	WD	03-ARMS LENGTH	\$209,000	\$108,700	52.01	\$281,596	\$27,024	\$181,976	\$176,786	1.029	2,572	\$70.75	R2	TWO STORY	\$27,024	RES LAND ZONE 2	401
05-11-11357-015	129 GRAND AVE	05/09/24	\$245,000	PTA	03-ARMS LENGTH	\$245,000	\$109,200	44.57	\$206,532	\$18,300	\$226,700	\$172,383	1.315	2,808	\$86.92	R2	TWO STORY	\$18,300	RES LAND ZONE 2	401
05-11-11376-007	109 WASHINGTON ST	08/10/24	\$148,000	PTA	03-ARMS LENGTH	\$148,000	\$63,200	42.70	\$153,628	\$10,138	\$137,862	\$99,646	1.384	1,348	\$102.27	R2	TWO STORY	\$7,116	RES LAND ZONE 2	401
05-11-11376-007	109 WASHINGTON ST	12/23/24	\$180,000	PTA	03-ARMS LENGTH	\$180,000	\$63,200	35.11	\$153,628	\$10,138	\$169,862	\$99,646	1.705	1,348	\$126.01	R2	TWO STORY	\$7,116	RES LAND ZONE 2	401
05-11-11376-018	112 LINCOLN ST	01/24/24	\$215,000	PTA	03-ARMS LENGTH	\$215,000	\$53,900	25.07	\$139,386	\$15,671	\$199,329	\$85,913	2.320	1,704	\$116.98	R2	TWO STORY	\$15,671	RES LAND ZONE 2	401
05-11-11378-017	40 FERRIN PL	05/13/23	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$86,300	47.28	\$145,440	\$5,144	\$174,856	\$97,428	1.795	1,450	\$120.59	R2	TWO STORY	\$5,144	RES LAND ZONE 2	401
05-11-11379-003	34 MADISON ST																			

Residential Zone # 3 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	
05-11-11-209-017	107 CANFIELD DR	09/23/24	\$154,900	PTA	03-ARMS LENGTH	\$154,900			\$57,800												401
05-11-11-210-033	90 CLAIR AVE	09/13/24	\$170,000	PTA	03-ARMS LENGTH	\$170,000			\$59,800												401
05-11-11-210-039	121 HURON AVE	07/16/24	\$213,000	PTA	03-ARMS LENGTH	\$213,000			\$88,600												401
05-11-11-228-001	96 CANFIELD DR	09/06/24	\$156,500	PTA	03-ARMS LENGTH	\$156,500			\$68,500												401
05-11-11-229-025	56 HURON AVE	10/13/23	\$156,000	PTA	03-ARMS LENGTH	\$156,000			\$53,900												401
05-11-11-256-022	83 HIGH ST	09/09/24	\$110,000	PTA	03-ARMS LENGTH	\$110,000			\$65,300												401
05-11-11-256-022	83 HIGH ST	02/11/25	\$235,000	PTA	03-ARMS LENGTH	\$235,000			\$65,300												401
05-11-11-276-017	31 CLAIR AVE	07/03/24	\$190,000	PTA	03-ARMS LENGTH	\$190,000			\$78,600												401
05-11-11-276-033	154 WELLS ST	11/26/24	\$130,000	PTA	03-ARMS LENGTH	\$130,000			\$60,300												401
05-11-12-104-008	22 CANFIELD DR	09/25/23	\$126,000	PTA	03-ARMS LENGTH	\$126,000			\$49,000												401
05-11-12-151-014	19 CLAIR AVE	04/27/23	\$120,000	PTA	03-ARMS LENGTH	\$120,000			\$58,550												401
											\$1,842,878	\$928,878	1.659								

Ranch Current ECF: 1.66

Indicated ECF: 1.659

ECF Used: 1.65

05-11-11-209-014	117 CANFIELD DR	04/18/24	\$200,000	PTA	03-ARMS LENGTH	\$200,000			\$69,900												401
05-11-11-210-006	145 HURON AVE	05/22/24	\$207,000	PTA	03-ARMS LENGTH	\$207,000			\$76,600												401
05-11-11-210-028	110 CLAIR AVE	11/10/24	\$190,000	PTA	03-ARMS LENGTH	\$190,000			\$91,000												401
05-11-11-229-010	59 CANFIELD DR	04/12/24	\$201,000	PTA	03-ARMS LENGTH	\$201,000			\$83,600												401
05-11-11-229-011	57 CANFIELD DR	09/18/24	\$217,000	PTA	03-ARMS LENGTH	\$217,000			\$84,600												401
05-11-11-229-019	78 HURON AVE	05/12/23	\$215,100	PTA	03-ARMS LENGTH	\$215,100			\$58,100												401
05-11-11-229-028	46 HURON AVE	08/26/23	\$180,000	PTA	03-ARMS LENGTH	\$180,000			\$71,000												401
05-11-11-230-023	60 CLAIR AVE	04/19/24	\$145,000	PTA	03-ARMS LENGTH	\$145,000			\$59,900												401
05-11-11-230-030	38 CLAIR AVE	11/13/24	\$135,000	PTA	03-ARMS LENGTH	\$135,000			\$66,400												401
05-11-11-255-036	80 HIGH ST	07/26/23	\$135,000	PTA	03-ARMS LENGTH	\$135,000			\$84,400												401
05-11-11-256-008	129 HIGH ST	11/18/24	\$155,000	WD	03-ARMS LENGTH	\$155,000			\$84,700												401
05-11-11-256-023	81 HIGH ST	03/25/25	\$187,500	PTA	03-ARMS LENGTH	\$187,500			\$62,900												401
05-11-11-256-026	118 SCOTT BLVD	07/11/24	\$170,000	PTA	03-ARMS LENGTH	\$170,000			\$90,700												401
05-11-11-256-035	86 SCOTT BLVD	07/13/23	\$155,000	PTA	03-ARMS LENGTH	\$155,000			\$91,600												401
05-11-11-257-010	111 SCOTT BLVD	04/16/24	\$252,000	PTA	03-ARMS LENGTH	\$252,000			\$94,900												401
05-11-11-258-015	273 EUCLID AVE	08/18/23	\$233,000	PTA	03-ARMS LENGTH	\$233,000			\$75,100												401
05-11-11-276-020	68 HIGH ST	08/12/23	\$161,500	PTA	03-ARMS LENGTH	\$161,500			\$74,000												401
05-11-11-276-026	52 HIGH ST	06/09/23	\$158,000	PTA	03-ARMS LENGTH	\$158,000			\$63,500												401
05-11-11-276-026	52 HIGH ST	04/04/24	\$180,000	PTA	03-ARMS LENGTH	\$180,000			\$69,200												401
05-11-11-276-028	48 HIGH ST	11/28/23	\$210,000	PTA	03-ARMS LENGTH	\$210,000			\$67,000												401
05-11-11-277-006	57 HIGH ST	10/23/23	\$180,000	PTA	03-ARMS LENGTH	\$180,000			\$71,900												401
05-11-11-277-031	38 SCOTT BLVD	05/24/24	\$144,000	PTA	03-ARMS LENGTH	\$144,000			\$69,800												401
05-11-11-278-020	258 EUCLID AVE	04/30/24	\$216,000	PTA	03-ARMS LENGTH	\$216,000			\$89,600												401
05-11-11-278-023	250 EUCLID AVE	01/16/24	\$154,500	PTA	03-ARMS LENGTH	\$154,500			\$74,400												401
05-11-11-278-030	228 EUCLID AVE	05/24/24	\$149,900	PTA	03-ARMS LENGTH	\$149,900			\$89,000												401
05-11-11-405-017	58 AHRENS ST	04/11/24	\$195,000	PTA	03-ARMS LENGTH	\$195,000			\$108,200												401
05-11-11-406-003	99 AHRENS ST	09/27/24	\$276,500	PTA	03-ARMS LENGTH	\$276,500			\$72,500												401
05-11-11-406-007	85 AHRENS ST	02/20/25	\$245,000	PTA	03-ARMS LENGTH	\$245,000			\$97,100												401
05-11-11-406-023	14 HOLLYWOOD CT	08/09/23	\$175,000	PTA	03-ARMS LENGTH	\$175,000			\$96,500												401
05-11-11-409-009	158 CLINTON ST	07/30/24	\$100,000	PTA	03-ARMS LENGTH	\$100,000			\$57,900												401
05-11-11-409-009	158 CLINTON ST	09/13/24	\$150,000	PTA	03-ARMS LENGTH	\$150,000			\$27,900												401
05-11-11-426-004	40 AHRENS ST	11/10/24	\$190,000	PTA	03-ARMS LENGTH	\$190,000			\$106,300												401
05-11-11-476-004	28 STAPLETON ST	08/04/23	\$225,000	PTA	03-ARMS LENGTH	\$225,000			\$79,700												401
05-11-11-476-005	22 STAPLETON ST	02/20/25	\$239,000	PTA	03-ARMS LENGTH	\$239,000			\$86,400												401
05-11-11-476-008	14 STAPLETON ST	06/10/23	\$225,000	PTA	03-ARMS LENGTH	\$225,000			\$104,700												401
05-11-11-476-009	12 STAPLETON ST	04/29/24	\$134,900	PTA	03-ARMS LENGTH	\$134,900			\$55,600												401
05-11-12-104-007	24 CANFIELD DR	09/11/24	\$215,000	PTA	03-ARMS LENGTH	\$215,000			\$77,600												401
05-11-12-106-001	43 CANFIELD DR	09/06/23	\$207,500	PTA	03-ARMS LENGTH	\$207,500			\$66,400												401
05-11-12-154-002	313 N GRATIOT	11/21/24	\$196,000	PTA	03-ARMS LENGTH	\$196,000			\$77,500												401
											\$6,894,285	\$4,125,379	1.998								

Bungalow Current ECF: 1.56

Indicated ECF: 1.598

ECF Used: 1.59

Cape Cod Current ECF: .95

ECF Used: .98

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Town Home/Duplex Current ECF: .880

ECF Used: .88

THIS ECF STYLE WAS ANALYSED WITH TWO STORIES SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

05-11-11-210-036	116 CLAIR AVE	11/26/24	\$165,000	PTA	03-ARMS LENGTH	\$165,000			\$84,000												401
05-11-11-230-019	72 CLAIR AVE	06/14/24	\$168,000	PTA	03-ARMS LENGTH	\$168,000			\$70,200												401
05-11-11-255-037	101 CLAIR AVE	04/08/24	\$191,000	PTA	03-ARMS LENGTH	\$191,000			\$95,100												401
05-11-11-256-033	94 SCOTT BLVD	02/21/25	\$194,000	PTA	03-ARMS LENGTH	\$194,000			\$76,600												401
05-11-11-257-031	298 EUCLID AVE	03/18/25	\$175,000	PTA	03-ARMS LENGTH	\$175,000			\$84,700												401
05-11-11-405-005	108 AHRENS ST	01/15/25	\$290,000	PTA	03-ARMS LENGTH	\$290,000			\$101,000												401
05-11-11-405-012	78 AHRENS ST	07/02/24	\$150,000	PTA	03-ARMS LENGTH	\$150,000			\$85,900												401
05-11-11-405-015	64 AHRENS ST	05/31/24	\$160,000	PTA	03-ARMS LENGTH	\$160,000			\$60,900												401
05-11-11-406-004	95 AHRENS ST	09/13/24	\$220,000	PTA	03-ARMS LENGTH	\$220,000			\$126,300												401
05-11-11-408-016	238 JONES ST	06/15/24	\$249,900	PTA	03-ARMS LENGTH	\$249,900			\$72,400												401
05-11-11-408-021	218 JONES ST	12/24																			

Residential Zone # 4 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acqd. when Sold	Acqd/As. Sale	Corr. Appraisal	Land + Vend	Brdg. Resident	Cost. Mem. \$	E.C.F.	Floor Area	F.Sq. Ft.	ECF Area	Building Style	Land Value	Land Eqty	Property Class
05-11-12-356-009	155 N WALNUT ST	02/12/24	\$125,000	PTA	03-ARMS LENGTH	\$125,000	\$42,400	33.92	\$113,090	\$12,611	\$112,395	\$77,883	1.443	824	\$127.14	R4	RANCH	\$12,611	RES LAND ZONE 4	401
05-11-12-356-009	147 EUCLID AVE	01/24/25	\$103,898	CD	03-ARMS LENGTH	\$103,898	\$54,400	52.36	\$134,664	\$12,611	\$91,287	\$94,615	0.965	1,085	\$84.14	R4	RANCH	\$12,611	RES LAND ZONE 4	401
05-11-12-352-009	251 N WALNUT ST	03/26/24	\$114,000	PTA	03-ARMS LENGTH	\$114,000	\$59,600	52.28	\$154,750	\$16,066	\$97,534	\$107,507	0.911	1,200	\$81.61	R4	RANCH	\$12,611	RES LAND ZONE 4	401
05-11-12-352-009	251 N WALNUT ST	06/26/24	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$94,200	30.92	\$154,750	\$16,066	\$178,934	\$107,507	1.664	1,200	\$149.11	R4	RANCH	\$12,611	RES LAND ZONE 4	401
05-11-12-356-012	266 N WALNUT ST	08/10/23	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$35,800	29.83	\$96,085	\$10,922	\$108,078	\$66,018	1.652	925	\$117.92	R4	RANCH	\$10,922	RES LAND ZONE 4	401
05-11-12-357-014	191 N BROADWAY ST	11/19/24	\$154,000	PTA	03-ARMS LENGTH	\$154,000	\$43,300	28.12	\$106,414	\$10,922	\$143,078	\$74,025	1.933	1,050	\$136.26	R4	RANCH	\$10,922	RES LAND ZONE 4	401
<b>Ranch Current ECF: 1.29</b>												<b>\$730,790</b>	<b>\$527,654</b>	<b>1.389</b>						

Indicated ECF: 1.389

ECF Used: 1.380

05-11-11-435-006	282 N GRATIOT	04/21/23	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$57,000	47.50	\$142,073	\$9,123	\$110,877	\$127,837	0.867	1,907	\$58.14	R4	BUNGALOW	\$9,123	RES LAND ZONE 4	401
05-11-11-483-011	183 N WALNUT ST	07/18/23	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$40,300	33.58	\$99,844	\$12,611	\$107,399	\$83,878	1.280	1,248	\$86.05	R4	BUNGALOW	\$12,611	RES LAND ZONE 4	401
05-11-11-483-016	76 PARK ST	06/02/24	\$219,000	PTA	03-ARMS LENGTH	\$219,000	\$90,800	38.86	\$175,316	\$15,360	\$200,650	\$153,813	1.324	1,872	\$109.79	R4	BUNGALOW	\$15,360	RES LAND ZONE 4	401
05-11-12-302-002	184 EUCLID AVE	03/26/25	\$157,000	PTA	03-ARMS LENGTH	\$157,000	\$68,600	43.69	\$144,016	\$19,324	\$137,676	\$119,896	1.148	1,247	\$110.41	R4	BUNGALOW	\$19,324	RES LAND ZONE 4	401
05-11-12-355-030	219 COURT ST	10/05/23	\$90,000	PTA	03-ARMS LENGTH	\$90,000	\$43,100	47.89	\$105,615	\$23,714	\$66,295	\$78,751	0.842	978	\$67.78	R4	BUNGALOW	\$18,203	RES LAND ZONE 4	401

Bungalow Current ECF: 1.04

Indicated ECF: 1.109

ECF Used: 1.100

B-Level current ECF: .90

ECF Used: .960

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Duplex current ECF: .88

ECF Used: .940

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

05-11-12-312-003	110 EUCLID AVE	06/12/24	\$106,000	PTA	03-ARMS LENGTH	\$106,000	\$59,400	56.04	\$132,033	\$12,611	\$93,389	\$114,829	0.813	1,232	\$75.80	R4	MODULAR	\$12,611	RES LAND ZONE 4	401
<b>Modular Current ECF: 1.04</b>												<b>\$93,389</b>	<b>\$114,829</b>	<b>0.813</b>						

Indicated ECF: .813

ECF Used: .810

05-11-11-435-005	284 N GRATIOT	07/11/23	\$115,000	PTA	03-ARMS LENGTH	\$115,000	\$52,300	45.48	\$149,332	\$6,308	\$108,694	\$118,203	0.920	1,838	\$59.20	R4	TWO STORY	\$6,308	RES LAND ZONE 4	401
05-11-11-480-010	123 JONES ST	08/15/24	\$202,000	PTA	03-ARMS LENGTH	\$202,000	\$80,300	39.75	\$196,739	\$8,266	\$193,734	\$155,763	1.244	2,274	\$85.20	R4	TWO STORY	\$8,266	RES LAND ZONE 4	401
05-11-11-487-002	178 N WALNUT ST	01/12/24	\$129,900	PTA	03-ARMS LENGTH	\$129,900	\$43,800	33.72	\$122,848	\$7,281	\$122,819	\$85,510	1.284	1,255	\$97.70	R4	TWO STORY	\$7,281	RES LAND ZONE 4	401
05-11-11-487-003	178 N WALNUT ST	07/19/24	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$58,100	36.31	\$136,108	\$12,675	\$143,225	\$102,011	1.444	1,257	\$117.20	R4	TWO STORY	\$7,281	RES LAND ZONE 4	401
05-11-12-158-041	15 GRATIOT	09/20/23	\$170,000	PTA	03-ARMS LENGTH	\$170,000	\$50,100	29.47	\$136,404	\$17,502	\$152,496	\$98,286	1.552	1,296	\$117.67	R4	TWO STORY	\$17,502	RES LAND ZONE 4	401
05-11-12-301-001	193 EUCLID AVE	05/30/23	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$52,700	31.94	\$143,553	\$18,337	\$146,063	\$103,484	1.417	1,257	\$116.68	R4	TWO STORY	\$16,049	RES LAND ZONE 4	401

Two Story Current ECF: 1.29

Indicated ECF: 1.295

ECF Used: 1.280

Residential Zone # 5 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
05-11-14-302-001	139 S WILSON BLVD	06/17/24	\$190,000	PTA	03-ARMS LENGTH	\$190,000	\$97,400	51.26	\$212,687	\$40,494	\$149,506	\$142,308	1.051	1,352	\$110.58		RS RANCH	\$40,494	RES LAND ZONE 5	401
05-11-14-302-016	240 ROBERTSON ST	02/28/25	\$272,000	PTA	03-ARMS LENGTH	\$272,000	\$111,100	40.85	\$234,824	\$40,514	\$231,486	\$160,587	1.442	1,634	\$141.67		RS RANCH	\$34,296	RES LAND ZONE 5	401
05-11-14-332-043	162 LOIS LANE	06/09/24	\$295,500	PTA	03-ARMS LENGTH	\$295,500	\$111,600	37.77	\$244,548	\$34,965	\$200,535	\$173,209	1.504	1,900	\$137.12		RS RANCH	\$34,965	RES LAND ZONE 5	401
05-11-15-205-040	68 SHERIDAN ST	09/26/24	\$105,000	PTA	03-ARMS LENGTH	\$105,000	\$42,200	40.19	\$90,357	\$11,700	\$93,300	\$65,006	1.435	672	\$138.84		RS RANCH	\$11,700	RES LAND ZONE 5	401
05-11-15-205-042	25 LOGAN ST	09/04/24	\$139,900	PTA	03-ARMS LENGTH	\$139,900	\$57,800	41.32	\$127,838	\$29,971	\$109,929	\$80,882	1.359	621	\$133.90		RS RANCH	\$29,250	RES LAND ZONE 5	401
05-11-15-229-006	373 CASS	03/22/24	\$139,500	PTA	03-ARMS LENGTH	\$139,500	\$48,000	35.05	\$118,899	\$11,935	\$127,365	\$88,392	1.443	864	\$147.64		RS RANCH	\$11,935	RES LAND ZONE 5	401
05-11-15-229-016	37 SHERIDAN ST	04/29/23	\$125,000	PTA	03-ARMS LENGTH	\$125,000	\$53,900	43.12	\$108,423	\$11,700	\$113,300	\$98,118	1.155	1,068	\$108.09		RS RANCH	\$11,700	RES LAND ZONE 5	401
05-11-15-229-031	42 S ROSE	02/23/24	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$51,200	42.67	\$122,351	\$11,700	\$108,300	\$91,447	1.184	720	\$150.42		RS RANCH	\$11,700	RES LAND ZONE 5	401
05-11-15-229-040	86 S ROSE	09/17/24	\$80,000	PTA	03-ARMS LENGTH	\$80,000	\$41,600	52.00	\$92,397	\$11,700	\$88,300	\$66,692	1.024	720	\$94.86		RS RANCH	\$11,700	RES LAND ZONE 5	401
05-11-15-278-000	110 S HIGHLAND AVE	08/29/23	\$181,500	PTA	03-ARMS LENGTH	\$181,500	\$64,100	35.32	\$148,449	\$20,930	\$160,570	\$105,388	1.524	1,104	\$145.44		RS RANCH	\$20,930	RES LAND ZONE 5	401
05-11-15-428-011	34 W BREITMEYER PL	01/02/25	\$190,100	PTA	03-ARMS LENGTH	\$190,100	\$112,100	58.97	\$228,183	\$45,500	\$144,600	\$150,978	0.958	1,724	\$83.87		RS RANCH	\$45,500	RES LAND ZONE 5	401
												\$1,567,391	\$1,223,006	1.282						

Ranch Current ECF: 1.21

Indicated ECF: 1.282

ECF Used: 1.280

05-11-14-106-019	59 S WILSON BLVD	05/19/23	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$98,900	49.45	\$255,784	\$34,709	\$165,291	\$147,383	1.122	1,735	\$85.27		RS BUNGALOW	\$34,709	RES LAND ZONE 5	401
05-11-14-152-032	130 MORROSS AVE	01/13/25	\$235,000	PTA	03-ARMS LENGTH	\$235,000	\$73,800	31.40	\$173,631	\$34,296	\$200,704	\$92,890	2.161	1,058	\$189.70		RS BUNGALOW	\$34,296	RES LAND ZONE 5	401
05-11-14-303-001	137 MORROSS AVE	01/24/25	\$299,900	PTA	03-ARMS LENGTH	\$299,900	\$116,200	38.75	\$268,178	\$34,296	\$265,604	\$155,921	1.703	1,480	\$179.46		RS BUNGALOW	\$34,296	RES LAND ZONE 5	401
05-11-14-306-023	210 BELLAIR AVE	01/03/24	\$347,000	PTA	03-ARMS LENGTH	\$347,000	\$105,900	30.52	\$270,654	\$46,200	\$300,800	\$149,636	2.010	1,972	\$152.54		RS BUNGALOW	\$46,200	RES LAND ZONE 5	401
05-11-14-332-010	191 BELLAIR AVE	06/21/23	\$300,000	PTA	03-ARMS LENGTH	\$300,000	\$150,700	50.23	\$367,683	\$101,266	\$198,734	\$177,611	1.119	2,549	\$73.97		RS BUNGALOW	\$101,266	RES LAND ZONE 5	401
05-11-14-332-018	199 ROBERTSON ST	08/09/24	\$190,000	PTA	03-ARMS LENGTH	\$190,000	\$70,900	37.32	\$170,658	\$28,174	\$181,826	\$94,989	1.704	1,316	\$122.97		RS BUNGALOW	\$28,174	RES LAND ZONE 5	401
05-11-15-205-005	399 CASS	02/29/24	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$79,100	39.55	\$209,005	\$19,243	\$180,757	\$126,508	1.429	1,370	\$133.94		RS BUNGALOW	\$19,243	RES LAND ZONE 5	401
05-11-15-205-011	40 SHERIDAN ST	05/03/23	\$170,000	PTA	03-ARMS LENGTH	\$170,000	\$69,300	40.76	\$180,384	\$17,550	\$152,450	\$108,556	1.404	1,260	\$120.99		RS BUNGALOW	\$17,550	RES LAND ZONE 5	401
05-11-15-427-003	151 FLORAL AVE	08/22/24	\$163,300	PTA	03-ARMS LENGTH	\$163,300	\$83,800	51.32	\$199,835	\$18,738	\$144,562	\$120,731	1.197	1,474	\$98.07		RS BUNGALOW	\$18,738	RES LAND ZONE 5	401
												\$1,770,728	\$1,174,227	1.508						

Bungalow Current ECF: 1.500

Indicated ECF: 1.500

ECF Used: 1.500

Colonial Current ECF: 1.270

Used ECF: 1.270

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

B-Level Current ECF: 1.370

Used ECF: 1.370

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

T1-Level Current ECF: 1.230

Used ECF: 1.230

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

05-11-14-351-012	45 BELLEVUE AVE	04/19/24	\$335,000	PTA	03-ARMS LENGTH	\$335,000	\$142,500	42.54	\$340,585	\$75,656	\$259,344	\$353,239	0.734	2,027	\$127.94		RS RAISED RANCH	\$75,656	RES LAND ZONE 5	401
												\$289,344	\$353,239	0.734						

Raised Ranch Current ECF: .750

Indicated ECF: .734

ECF Used: .730

05-11-14-151-029	76 S WILSON BLVD	05/20/24	\$440,000	PTA	03-ARMS LENGTH	\$440,000	\$181,300	41.20	\$444,122	\$71,372	\$368,628	\$251,858	1.464	3,155	\$116.84		RS TWO STORY	\$67,545	RES LAND ZONE 5	401
05-11-14-152-007	95 S WILSON BLVD	03/05/25	\$310,000	PTA	03-ARMS LENGTH	\$310,000	\$148,100	47.77	\$371,547	\$34,709	\$275,291	\$227,593	1.210	2,864	\$96.12		RS TWO STORY	\$34,709	RES LAND ZONE 5	401
05-11-14-152-030	118 MORROSS AVE	11/26/24	\$320,000	PTA	03-ARMS LENGTH	\$320,000	\$93,600	29.25	\$228,589	\$40,295	\$279,705	\$127,226	2.198	1,366	\$204.76		RS TWO STORY	\$34,296	RES LAND ZONE 5	401
05-11-14-304-004	164 S WILSON BLVD	07/09/24	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$87,300	44.77	\$215,297	\$24,373	\$170,627	\$129,003	1.323	1,236	\$138.05		RS TWO STORY	\$24,373	RES LAND ZONE 5	401
05-11-14-304-010	200 S WILSON BLVD	02/27/25	\$420,000	WD	03-ARMS LENGTH	\$420,000	\$191,900	45.89	\$475,203	\$63,822	\$396,178	\$277,960	1.281	3,006	\$118.49		RS TWO STORY	\$63,822	RES LAND ZONE 5	401
05-11-14-332-062	111 LOIS LANE	10/19/23	\$262,000	PTA	03-ARMS LENGTH	\$262,000	\$82,200	31.37	\$233,446	\$32,070	\$229,950	\$136,094	1.690	1,751	\$131.31		RS TWO STORY	\$32,070	RES LAND ZONE 5	401
05-11-15-427-006	165 FLORAL AVE	04/10/24	\$360,000	PTA	03-ARMS LENGTH	\$360,000	\$147,000	40.83	\$368,019	\$38,128	\$321,872	\$222,899	1.444	3,040	\$106.88		RS TWO STORY	\$38,128	RES LAND ZONE 5	401
												\$2,892,231	\$1,372,693	1.469						

Two Story Current ECF: 1.48

Indicated ECF: 1.469

ECF Used: 1.460

Residential Zone # 6 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	/Sq. Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
05-11-14-177-024	24 SMITH ST	08/30/24	\$161,000	WD	03-ARMS LENGTH	\$161,000	\$88,700	42.67	\$173,689	\$21,732	\$139,268	\$94,973	1.466	1,084	\$127.30		R6 RANCH	\$21,732	RES LAND ZONE 6	401
05-11-14-327-021	74 SMITH ST	08/16/24	\$185,000	PTA	03-ARMS LENGTH	\$185,000	\$59,400	32.11	\$147,788	\$27,929	\$157,071	\$74,912	2.097	826	\$190.16		R6 RANCH	\$27,929	RES LAND ZONE 6	401
05-11-14-328-001	57 SMITH ST	10/06/23	\$123,000	PTA	03-ARMS LENGTH	\$123,000	\$57,100	46.42	\$157,464	\$17,112	\$105,888	\$87,720	1.207	920	\$115.10		R6 RANCH	\$17,112	RES LAND ZONE 6	401
05-11-14-333-056	181 ROBERTSON ST	03/29/24	\$285,000	PTA	03-ARMS LENGTH	\$285,000	\$110,500	38.77	\$296,313	\$34,755	\$250,245	\$163,474	1.531	1,153	\$217.04		R6 RANCH	\$34,755	RES LAND ZONE 6	401
												<b>\$662,472</b>	<b>\$421,079</b>	<b>1.650</b>						

Ranch Current ECF: 1.60

Indicated ECF: 1.650

ECF Used: 1.650

Bi-Level moved with Ranches

Bi-Level Current ECF: -1.16

ECF Used: 1.160

THIS ECF STYLE WAS ANALYSED WITH RANCH SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

05-11-14-130-017	51 LODIEWYCK AVE	08/25/23	\$305,000	PTA	03-ARMS LENGTH	\$305,000	\$85,500	28.03	\$209,238	\$27,297	\$277,703	\$105,168	2.641	1,388	\$200.07		R6 BUNGALOW	\$27,297	RES LAND ZONE 6	401
05-11-14-130-032	52 MILLER ST	02/28/25	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$119,500	56.90	\$287,382	\$27,555	\$182,445	\$150,189	1.215	2,018	\$90.41		R6 BUNGALOW	\$27,555	RES LAND ZONE 6	401
05-11-14-131-011	53 MILLER ST	01/24/25	\$405,000	WD	03-ARMS LENGTH	\$405,000	\$126,600	31.26	\$303,127	\$50,929	\$354,071	\$145,779	2.429	1,998	\$177.21		R6 BUNGALOW	\$50,929	RES LAND ZONE 6	401
05-11-14-131-042	45 MILLER ST	06/28/23	\$212,400	PTA	03-ARMS LENGTH	\$212,400	\$78,100	36.77	\$196,153	\$24,274	\$188,126	\$99,352	1.894	1,293	\$145.50		R6 BUNGALOW	\$24,274	RES LAND ZONE 6	401
05-11-14-153-029	124 LODIEWYCK AVE	11/27/24	\$330,000	PTA	03-ARMS LENGTH	\$330,000	\$160,400	48.61	\$375,702	\$52,332	\$277,668	\$186,919	1.485	1,990	\$139.53		R6 BUNGALOW	\$52,332	RES LAND ZONE 6	401
05-11-14-176-019	74 MILLER ST	03/10/25	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$106,900	64.79	\$258,424	\$20,743	\$144,257	\$137,388	1.050	1,711	\$84.31		R6 BUNGALOW	\$20,743	RES LAND ZONE 6	401
05-11-14-177-004	67 MILLER ST	11/22/23	\$164,000	PTA	03-ARMS LENGTH	\$164,000	\$78,500	47.87	\$198,203	\$17,280	\$148,720	\$104,580	1.403	1,410	\$104.06		R6 BUNGALOW	\$17,280	RES LAND ZONE 6	401
05-11-14-327-002	133 MILLER ST	03/03/25	\$170,000	PTA	03-ARMS LENGTH	\$170,000	\$75,600	42.23	\$182,700	\$17,070	\$161,530	\$95,740	1.891	1,272	\$127.30		R6 BUNGALOW	\$17,070	RES LAND ZONE 6	401
05-11-14-335-016	206 SOUTH AVE	07/03/24	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$81,500	29.29	\$152,097	\$16,956	\$163,044	\$78,116	2.471	1,144	\$168.74		R6 BUNGALOW	\$16,956	RES LAND ZONE 6	401
05-11-14-376-002	167 COLONIAL CT	06/18/24	\$156,700	PTA	03-ARMS LENGTH	\$156,700	\$95,800	61.14	\$221,335	\$35,675	\$121,025	\$107,318	1.128	1,386	\$87.32		R6 BUNGALOW	\$25,322	RES LAND ZONE 6	401
05-11-14-376-003	165 COLONIAL CT	07/19/24	\$280,000	PTA	03-ARMS LENGTH	\$280,000	\$102,600	39.46	\$239,057	\$25,322	\$234,678	\$123,546	1.900	1,574	\$149.10		R6 BUNGALOW	\$25,322	RES LAND ZONE 6	401
05-11-14-376-004	161 COLONIAL CT	07/01/24	\$245,000	PTA	03-ARMS LENGTH	\$245,000	\$113,100	46.16	\$285,597	\$25,322	\$219,678	\$138,887	1.582	1,818	\$120.83		R6 BUNGALOW	\$25,322	RES LAND ZONE 6	401
												<b>\$2,601,345</b>	<b>\$1,472,983</b>	<b>1.698</b>						

Bungalow Current ECF: 1.73

Indicated ECF: 1.698

ECF Used: 1.698

05-11-14-130-025	24 MILLER ST	01/25/24	\$177,000	PTA	03-ARMS LENGTH	\$177,000	\$62,100	35.08	\$154,991	\$17,633	\$159,367	\$85,649	1.856	990	\$160.98		R6 TWO STORY	\$17,633	RES LAND ZONE 6	401
05-11-14-130-028	36 MILLER ST	11/26/24	\$270,000	PTA	03-ARMS LENGTH	\$270,000	\$107,800	39.93	\$263,724	\$28,594	\$241,406	\$146,956	1.643	1,920	\$125.73		R6 TWO STORY	\$28,594	RES LAND ZONE 6	401
05-11-14-177-010	91 MILLER ST	10/11/24	\$205,000	PTA	03-ARMS LENGTH	\$205,000	\$87,400	42.63	\$209,150	\$21,732	\$183,268	\$117,136	1.565	1,320	\$138.84		R6 TWO STORY	\$21,732	RES LAND ZONE 6	401
05-11-14-181-009	33 S GRATIOT	07/25/24	\$146,000	PTA	03-ARMS LENGTH	\$146,000	\$61,700	42.26	\$153,809	\$23,670	\$122,330	\$81,337	1.504	1,140	\$107.31		R6 TWO STORY	\$23,670	RES LAND ZONE 6	401
05-11-14-330-017	158 ROBERTSON ST	08/25/23	\$159,900	PTA	03-ARMS LENGTH	\$159,900	\$78,400	49.03	\$197,684	\$26,103	\$153,797	\$107,238	1.248	1,479	\$90.46		R6 TWO STORY	\$26,103	RES LAND ZONE 6	401
												<b>\$840,168</b>	<b>\$538,616</b>	<b>1.660</b>						

Two Story Current ECF: 1.60

Indicated ECF: 1.560

ECF Used: 1.560

Three Story Current ECF: 1.00

ECF Used: .960

THIS ECF STYLE WAS ANALYSED WITH RANCH SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Residential Zone # 7 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land 4 Yrds	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
05-11-14-405-018	18 MEADLE ST	07/02/24	\$132,000	PTA	03-ARMS LENGTH	\$132,000	\$50,400	38.18	\$114,176	\$17,597	\$114,403	\$69,985	1.635	802	\$142.05		R7 RANCH	\$16,414	RES LAND ZONE 7	401
05-11-14-427-008	245 CLINTON RIVER DR	12/21/23	\$285,000	PTA	03-ARMS LENGTH	\$285,000	\$83,000	29.12	\$205,920	\$53,423	\$231,577	\$110,505	2.096	1,118	\$207.14		R7 RANCH	\$53,423	RES LAND ZONE 7	401
05-11-14-427-009	255 CLINTON RIVER DR	07/21/23	\$260,000	PTA	03-ARMS LENGTH	\$260,000	\$79,900	30.73	\$197,408	\$53,423	\$206,577	\$104,337	1.980	1,037	\$199.21		R7 RANCH	\$53,423	RES LAND ZONE 7	401
05-11-14-453-026	127 BEYNE ST	09/30/24	\$110,000	PTA	03-ARMS LENGTH	\$110,000	\$51,700	47.00	\$113,510	\$12,878	\$97,122	\$72,104	1.336	1,200	\$60.84		R7 RANCH	\$12,878	RES LAND ZONE 7	401
05-11-14-454-028	75 MEADLE ST	11/18/24	\$182,500	PTA	03-ARMS LENGTH	\$182,500	\$71,200	38.90	\$160,961	\$16,403	\$166,097	\$104,752	1.586	1,100	\$151.00		R7 RANCH	\$16,403	RES LAND ZONE 7	401
05-11-14-454-010	81 MEADLE CT	04/29/24	\$215,000	PTA	03-ARMS LENGTH	\$215,000	\$70,800	32.93	\$154,780	\$10,188	\$204,812	\$104,777	1.955	1,000	\$204.81		R7 RANCH	\$10,188	RES LAND ZONE 7	401
05-11-14-454-011	83 MEADLE CT	10/17/25	\$236,000	PTA	03-ARMS LENGTH	\$236,000	\$97,400	37.03	\$196,642	\$9,438	\$226,562	\$135,655	1.670	1,280	\$177.00		R7 RANCH	\$9,438	RES LAND ZONE 7	401
05-11-14-454-026	12 BARBARA ST	10/21/24	\$156,500	PTA	03-ARMS LENGTH	\$156,500	\$79,200	50.61	\$171,904	\$14,710	\$141,790	\$113,909	1.245	1,406	\$100.85		R7 RANCH	\$14,710	RES LAND ZONE 7	401
05-11-14-454-031	22 BARBARA CT	07/10/23	\$162,800	PTA	03-ARMS LENGTH	\$162,800	\$57,600	35.42	\$139,638	\$9,251	\$153,349	\$94,628	1.621	980	\$156.48		R7 RANCH	\$9,251	RES LAND ZONE 7	401
05-11-14-457-003	121 MEADLE ST	05/19/23	\$110,000	PTA	03-ARMS LENGTH	\$110,000	\$53,500	48.64	\$133,351	\$18,198	\$91,802	\$83,444	1.100	1,200	\$76.50		R7 RANCH	\$18,198	RES LAND ZONE 7	401
05-11-14-457-008	86 INCHES ST	06/17/24	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$54,600	42.00	\$116,453	\$15,026	\$114,974	\$73,498	1.564	1,200	\$95.81		R7 RANCH	\$15,026	RES LAND ZONE 7	401
05-11-14-458-001	99 INCHES ST	06/29/24	\$181,000	PTA	03-ARMS LENGTH	\$181,000	\$84,200	46.52	\$190,578	\$21,066	\$199,934	\$122,835	1.302	1,136	\$140.79		R7 RANCH	\$21,066	RES LAND ZONE 7	401
05-11-14-458-018	700 CLINTON RIVER DR	02/07/25	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$67,200	32.00	\$143,877	\$23,561	\$187,439	\$120,916	1.550	1,574	\$119.08		R7 RANCH	\$23,561	RES LAND ZONE 7	401
05-11-14-459-026	47 INCHES ST	03/11/25	\$206,000	PTA	03-ARMS LENGTH	\$206,000	\$65,600	31.84	\$148,748	\$34,300	\$171,650	\$82,697	2.071	927	\$185.17		R7 RANCH	\$34,300	RES LAND ZONE 7	401
05-11-14-477-015	110 MULLIGAN DR	06/30/23	\$145,000	PTA	03-ARMS LENGTH	\$145,000	\$68,600	47.31	\$167,423	\$23,263	\$121,737	\$104,464	1.165	1,200	\$101.45		R7 RANCH	\$23,263	RES LAND ZONE 7	401
05-11-14-477-026	460 CLINTON RIVER DR	07/31/24	\$158,710	PTA	03-ARMS LENGTH	\$158,710	\$92,000	57.97	\$209,994	\$24,577	\$134,133	\$134,070	1.000	1,300	\$103.18		R7 RANCH	\$24,577	RES LAND ZONE 7	401
05-11-23-202-009	166 BARBARA ST	10/11/24	\$245,000	PTA	03-ARMS LENGTH	\$245,000	\$103,200	42.12	\$224,273	\$40,850	\$204,150	\$132,915	1.536	1,487	\$137.29		R7 RANCH	\$40,850	RES LAND ZONE 7	401
													<b>\$2,728,108</b>	<b>\$1,766,291</b>	<b>1.545</b>					
Ranch Current ECF: 1.387																				
Indicated ECF: 1.545																				
ECF Used: 1.540																				

05-11-14-406-012	84 ROBERTSON ST	10/09/23	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$58,700	30.10	\$205,637	\$13,774	\$181,226	\$127,842	1.418	1,620	\$111.87		R7 Bi-LEVEL	\$13,774	RES LAND ZONE 7	401
													<b>\$191,226</b>	<b>\$127,842</b>	<b>1.418</b>					

Bi-Level Current ECF: 1.590

Indicated ECF: 1.418

ECF Used: 1.410

05-11-14-405-002	35 BEYNE ST	05/23/24	\$182,000	PTA	03-ARMS LENGTH	\$182,000	\$64,300	35.33	\$153,910	\$17,559	\$164,441	\$109,081	1.508	1,488	\$110.51		R7 BUNGALOW	\$13,440	RES LAND ZONE 7	401
													<b>\$164,441</b>	<b>\$109,081</b>	<b>1.508</b>					

Bungalow Current ECF: 1.25

Indicated ECF: 1.508

ECF Used: 1.500

05-11-14-426-015	250 CLINTON RIVER DR	03/31/25	\$191,000	WD	03-ARMS LENGTH	\$191,000	\$75,700	39.63	\$165,303	\$18,990	\$178,134	\$124,631	1.400	1,490	\$117.54		R7 COLONIAL	\$18,990	RES LAND ZONE 7	401
05-11-14-476-028	530 CLINTON RIVER DR	01/16/25	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$65,400	35.35	\$150,251	\$28,125	\$158,875	\$103,438	1.536	1,274	\$124.71		R7 COLONIAL	\$28,125	RES LAND ZONE 7	401
05-11-23-201-028	151 BARBARA ST	12/22/23	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$51,100	39.31	\$129,849	\$27,960	\$102,050	\$84,916	1.202	1,104	\$92.44		R7 COLONIAL	\$27,960	RES LAND ZONE 7	401
													<b>\$436,059</b>	<b>\$312,885</b>	<b>1.394</b>					

Colonial Current ECF: 1.20

Indicated ECF: 1.394

ECF Used: 1.390

05-11-14-404-006	74 S GRATIOT	06/26/24	\$180,000	PTA	03-ARMS LENGTH	\$180,000	\$55,800	31.00	\$176,467	\$14,015	\$165,985	\$115,214	1.441	1,658	\$100.11		R7 TWO STORY	\$14,015	RES LAND ZONE 7	401
05-11-14-404-020	38 BEYNE ST	08/10/23	\$136,000	PTA	03-ARMS LENGTH	\$136,000	\$33,100	24.34	\$113,921	\$20,122	\$115,878	\$66,524	1.742	1,336	\$86.74		R7 TWO STORY	\$11,488	RES LAND ZONE 7	401
													<b>\$291,863</b>	<b>\$181,738</b>	<b>1.591</b>					

Two Story Current ECF: 1.41

Indicated ECF: 1.551

ECF Used: 1.550

Residential Zone # 8 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
05-11-13-109-023	83 GIBBS ST	08/16/23	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$50,900	32.84	\$123,428	\$23,004	\$131,996	\$74,456	1.682	720	183.33		RB RANCH	\$23,004	RES LAND ZONE 8	401
05-11-13-151-016	21 FESSENDEN ST	10/17/24	\$125,000	WD	03-ARMS LENGTH	\$125,000	\$57,400	45.92	\$138,769	\$18,075	\$108,925	\$94,292	1.134	934	1114.48		RB RANCH	\$18,075	RES LAND ZONE 8	401
05-11-13-155-027	27 DON ST	09/28/23	\$122,000	PTA	03-ARMS LENGTH	\$122,000	\$39,900	32.70	\$93,453	\$17,253	\$104,747	\$76,200	1.375	1,080	996.99		RB RANCH	\$17,253	RES LAND ZONE 8	401
05-11-13-107-004	19 EASTMAN ST	05/10/24	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$38,600	32.17	\$86,761	\$14,066	\$105,394	\$56,371	1.870	588	179.24		RB RANCH	\$14,066	RES LAND ZONE 8	401
05-11-13-156-025	100 RATHBONE ST	05/01/24	\$90,000	PTA	03-ARMS LENGTH	\$90,000	\$45,300	50.33	\$107,728	\$15,062	\$74,938	\$72,395	1.035	812	902.29		RB RANCH	\$15,062	RES LAND ZONE 8	401
05-11-13-156-027	104 RATHBONE ST	05/30/23	\$96,000	PTA	03-ARMS LENGTH	\$96,000	\$43,400	45.21	\$102,480	\$15,062	\$80,938	\$68,280	1.185	780	1103.77		RB RANCH	\$15,062	RES LAND ZONE 8	401
05-11-13-306-021	9 WOODSIDE CIR	11/03/24	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$52,100	26.05	\$121,710	\$18,452	\$181,548	\$80,717	2.349	1,064	1170.83		RB RANCH	\$18,452	RES LAND ZONE 8	401
05-11-13-306-030	238 RIVERSIDE DR	01/24/24	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$53,500	44.58	\$119,007	\$24,147	\$95,853	\$74,109	1.293	984	1108.43		RB RANCH	\$24,147	RES LAND ZONE 8	401
05-11-13-307-042	231 RIVERSIDE DR	01/08/24	\$190,000	PTA	03-ARMS LENGTH	\$190,000	\$73,800	38.84	\$172,223	\$28,136	\$161,864	\$112,568	1.438	1,254	1129.08		RB RANCH	\$28,136	RES LAND ZONE 8	401
05-11-13-307-045	229 RIVERSIDE DR	11/03/23	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$100,400	51.49	\$227,193	\$34,793	\$160,247	\$150,344	1.066	1,232	1310.07		RB RANCH	\$34,793	RES LAND ZONE 8	401
05-11-13-308-030	44 LAWNDALE AVE	10/21/24	\$125,000	PTA	03-ARMS LENGTH	\$125,000	\$48,400	38.72	\$117,675	\$10,451	\$114,549	\$83,769	1.367	920	124.51		RB RANCH	\$10,451	RES LAND ZONE 8	401
05-11-13-326-004	59 DICKINSON PL	01/11/24	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$59,900	38.65	\$142,685	\$14,378	\$140,622	\$100,240	1.403	988	1142.33		RB RANCH	\$14,378	RES LAND ZONE 8	401
05-11-13-352-002	16 WOODSIDE CIR	10/04/24	\$206,000	PTA	03-ARMS LENGTH	\$206,000	\$77,200	37.48	\$181,365	\$19,105	\$186,895	\$128,768	1.474	1,582	1118.14		RB RANCH	\$19,105	RES LAND ZONE 8	401
05-11-14-280-014	56 CROCKER BLVD	09/05/23	\$299,900	PTA	03-ARMS LENGTH	\$299,900	\$161,500	53.85	\$371,270	\$28,738	\$271,162	\$287,603	1.013	1,335	1203.12		RB RANCH	\$28,738	RES LAND ZONE 8	401
05-11-14-286-003	10 THIRD ST	12/15/23	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$61,200	29.14	\$142,714	\$18,075	\$191,925	\$97,374	1.971	925	1207.49		RB RANCH	\$18,075	RES LAND ZONE 8	401
05-11-14-428-011	129 RIVERSIDE DR	05/03/23	\$149,999	PTA	03-ARMS LENGTH	\$149,999	\$56,300	44.20	\$150,024	\$26,009	\$123,390	\$96,418	1.280	912	1135.30		RB RANCH	\$26,009	RES LAND ZONE 8	401
												<b>\$2,232,993</b>	<b>\$1,635,902</b>	<b>1.365</b>						

Ranch Current ECF: 1.28

Indicated ECF: 1.365

ECF Used: 1.360

B1-Levels Current ECF: 100

ECF Used: .96

THIS ECF STYLE WAS ANALYSED WITH BUNGALOW SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

05-11-13-151-003	30 GIBBS ST	10/20/23	\$176,000	PTA	03-ARMS LENGTH	\$176,000	\$61,500	34.94	\$153,711	\$12,400	\$163,060	\$93,847	1.738	1,119	1145.72		RB BUNGALOW	\$12,400	RES LAND ZONE 8	401
05-11-13-151-019	11 FESSENDEN ST	03/06/25	\$246,000	PTA	03-ARMS LENGTH	\$246,000	\$93,400	37.97	\$220,126	\$52,798	\$193,202	\$111,552	1.732	1,470	1313.43		RB BUNGALOW	\$36,150	RES LAND ZONE 8	401
05-11-13-152-002	54 GIBBS ST	03/13/25	\$185,000	PTA	03-ARMS LENGTH	\$185,000	\$19,200	10.38	\$200,972	\$17,253	\$167,747	\$122,479	1.370	1,127	1148.84		RB BUNGALOW	\$17,253	RES LAND ZONE 8	401
05-11-13-153-002	21 FIFTH ST	05/05/23	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$82,400	49.94	\$206,921	\$18,075	\$148,925	\$125,897	1.167	1,095	986.68		RB BUNGALOW	\$18,075	RES LAND ZONE 8	401
05-11-13-159-008	95 RATHBONE ST	06/14/24	\$245,000	PTA	03-ARMS LENGTH	\$245,000	\$94,900	38.73	\$216,682	\$15,069	\$229,331	\$135,342	1.694	1,124	1204.03		RB BUNGALOW	\$15,069	RES LAND ZONE 8	401
05-11-13-301-001	141 RIVERSIDE DR	04/11/23	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$75,200	37.60	\$180,162	\$37,253	\$162,747	\$95,286	1.708	1,170	1139.10		RB BUNGALOW	\$37,253	RES LAND ZONE 8	401
05-11-13-301-020	163 RIVERSIDE DR	12/22/23	\$172,000	PTA	03-ARMS LENGTH	\$172,000	\$79,300	46.10	\$232,645	\$47,897	\$124,103	\$123,165	1.008	1,066	974.49		RB BUNGALOW	\$47,897	RES LAND ZONE 8	401
05-11-13-301-020	163 RIVERSIDE DR	04/15/24	\$298,900	PTA	03-ARMS LENGTH	\$298,900	\$92,300	30.90	\$232,645	\$47,897	\$242,033	\$123,165	1.865	1,066	1145.26		RB BUNGALOW	\$47,897	RES LAND ZONE 8	401
05-11-13-322-024	80 EASTMAN ST	01/08/24	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$76,700	47.94	\$172,609	\$14,066	\$145,394	\$105,335	1.380	1,470	998.91		RB BUNGALOW	\$14,066	RES LAND ZONE 8	401
05-11-13-306-014	208 RIVERSIDE DR	12/11/23	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$90,300	46.31	\$208,050	\$42,903	\$152,417	\$110,311	1.382	1,114	1136.82		RB BUNGALOW	\$42,903	RES LAND ZONE 8	401
05-11-13-307-026	234 CROCKER BLVD	10/31/24	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$94,200	47.10	\$215,064	\$14,952	\$185,048	\$133,408	1.387	2,021	991.56		RB BUNGALOW	\$14,952	RES LAND ZONE 8	401
05-11-13-309-013	139 EASTMAN ST	09/09/23	\$249,900	PTA	03-ARMS LENGTH	\$249,900	\$91,700	36.69	\$222,376	\$14,066	\$235,294	\$138,513	1.699	1,651	1142.52		RB BUNGALOW	\$14,066	RES LAND ZONE 8	401
05-11-13-309-026	250 DICKINSON AVE	03/24/25	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$74,700	45.27	\$178,054	\$14,378	\$150,622	\$109,117	1.380	1,294	1116.40		RB BUNGALOW	\$14,378	RES LAND ZONE 8	401
05-11-13-352-012	260 RIVERSIDE DR	07/15/24	\$181,800	CD	03-ARMS LENGTH	\$181,800	\$92,000	50.61	\$205,244	\$41,795	\$140,005	\$108,966	1.285	1,547	990.50		RB BUNGALOW	\$41,795	RES LAND ZONE 8	401
05-11-14-280-004	38 RIVERSIDE DR	08/25/23	\$295,000	PTA	03-ARMS LENGTH	\$295,000	\$123,700	41.93	\$288,822	\$46,903	\$248,097	\$161,279	1.538	1,554	1159.65		RB BUNGALOW	\$46,903	RES LAND ZONE 8	401
05-11-14-280-004	39 RIVERSIDE DR	04/15/24	\$225,000	PTA	03-ARMS LENGTH	\$225,000	\$96,600	42.93	\$221,240	\$30,488	\$194,512	\$127,168	1.530	1,322	1147.13		RB BUNGALOW	\$30,488	RES LAND ZONE 8	401
05-11-14-284-012	15 THIRD ST	05/16/23	\$230,000	PTA	03-ARMS LENGTH	\$230,000	\$97,800	42.52	\$243,944	\$19,304	\$210,696	\$149,700	1.407	2,155	997.77		RB BUNGALOW	\$19,304	RES LAND ZONE 8	401
05-11-14-287-002	8 FOURTH ST	03/05/24	\$136,000	PTA	03-ARMS LENGTH	\$136,000	\$73,500	54.04	\$163,043	\$8,699	\$127,301	\$102,896	1.237	1,530	883.20		RB BUNGALOW	\$8,699	RES LAND ZONE 8	401
05-11-14-287-005	14 FOURTH ST	05/31/24	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$99,700	49.85	\$236,919	\$18,075	\$181,925	\$145,898	1.247	1,934	994.07		RB BUNGALOW	\$18,075	RES LAND ZONE 8	401
												<b>\$3,408,429</b>	<b>\$2,323,388</b>	<b>1.484</b>						

Bungalow Current ECF: 1.50

Indicated ECF: 1.484

ECF Used: 1.480

05-11-13-155-006	52 FESSENDEN ST	09/19/24	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$72,400	53.63	\$166,082	\$16,681	\$118,319	\$101,633	1.164	1,248	994.81		RB TWO STORY	\$13,500	RES LAND ZONE 8	401
05-11-13-159-012	113 RATHBONE ST	12/05/24	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$52,000	34.67	\$119,358	\$18,869	\$131,131	\$68,360	1.918	1,050	1124.89		RB TWO STORY	\$18,869	RES LAND ZONE 8	401
05-11-14-286-004	16 THIRD ST	11/27/24	\$209,000	PTA	03-ARMS LENGTH	\$209,000	\$105,200	50.33	\$238,932	\$18,075	\$190,925	\$150,243	1.271	2,214	986.24		RB TWO STORY	\$18,075	RES LAND ZONE 8	401
05-11-14-286-008	32 THIRD ST	07/09/24	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$79,500	39.75	\$181,333	\$18,075	\$181,925	\$111,060	1.638	1,608	1113.14		RB TWO STORY	\$18,075	RES LAND ZONE 8	401
05-11-14-428-010	106 RIVERSIDE DR	09/15/23	\$211,500	PTA	03-ARMS LENGTH	\$211,500	\$88,600	41.89	\$217,566	\$36,938	\$174,562	\$122,676	1.421	1,566	1111.47		RB TWO STORY	\$36,938	RES LAND ZONE 8	401
												<b>\$796,862</b>	<b>\$554,172</b>	<b>1.438</b>						

Two Story Current ECF: 1.43

Indicated ECF: 1.438

ECF Used: 1.430

Colonists Current ECF: .94

ECF Used: .80

THIS ECF STYLE WAS ANALYSED WITH TWO STORY SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

05-11-13-105-013	60 RIVERVIEW ST	06/24/24	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$61,300	25.02	\$130,985	\$13,423	\$231,577	\$185,475	1.249	1,836	1126.13		RB TWO STORY CONDO	\$13,423	RES LAND ZONE 8	401
												<b>\$231,577</b>	<b>\$185,475</b>	<b>1.249</b>						

Two Story Condo Current ECF: 1.00

Indicated ECF: 1.249

ECF Used: 1.25

Residential Zone # 9 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
05-11-14-354-023	696 HARRINGTON	10/07/24	\$230,000	PTA	03-ARMS LENGTH	\$230,000	\$90,400	39.30	\$214,248	\$25,217	\$204,783	\$106,197	1.928	1,064	\$192.47	R9	RANCH	\$25,217	RES LAND ZONE 9	401
05-11-14-355-010	307 WELLINGTON CR BLVD	04/17/24	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$113,900	58.41	\$285,944	\$44,806	\$150,194	\$124,235	1.209	1,142	\$131.52	R9	RANCH	\$36,499	RES LAND ZONE 9	401
05-11-14-355-013	277 WELLINGTON CR BLVD	07/21/23	\$230,000	PTA	03-ARMS LENGTH	\$230,000	\$118,000	51.30	\$314,315	\$32,687	\$197,313	\$158,218	1.247	1,300	\$151.78	R9	RANCH	\$32,242	RES LAND ZONE 9	401
05-11-15-479-006	655 CUMBERLAND DR	07/14/23	\$276,000	PTA	03-ARMS LENGTH	\$276,000	\$98,300	35.62	\$285,519	\$33,697	\$242,303	\$130,237	1.860	1,466	\$165.28	R9	RANCH	\$33,697	RES LAND ZONE 9	401
05-11-15-481-010	929 HARRINGTON	10/24/24	\$240,000	PTA	03-ARMS LENGTH	\$240,000	\$93,700	39.04	\$222,624	\$27,169	\$212,831	\$109,806	1.938	1,081	\$196.88	R9	RANCH	\$25,918	RES LAND ZONE 9	401
05-11-15-481-011	919 HARRINGTON	07/29/23	\$221,000	PTA	03-ARMS LENGTH	\$221,000	\$83,900	37.96	\$227,693	\$30,241	\$190,739	\$110,828	1.720	1,081	\$176.47	R9	RANCH	\$25,918	RES LAND ZONE 9	401
05-11-15-481-043	856 HUNTINGTON DR	08/09/24	\$190,000	PTA	03-ARMS LENGTH	\$190,000	\$88,600	51.89	\$200,822	\$29,276	\$160,724	\$113,228	1.419	1,065	\$150.77	R9	RANCH	\$25,276	RES LAND ZONE 9	401
05-11-15-482-012	903 HUNTINGTON DR	07/17/24	\$232,000	PTA	03-ARMS LENGTH	\$232,000	\$95,100	40.99	\$223,203	\$27,909	\$204,091	\$109,716	1.860	1,073	\$190.21	R9	RANCH	\$26,811	RES LAND ZONE 9	401
05-11-15-482-015	869 HUNTINGTON DR	07/01/24	\$234,000	PTA	03-ARMS LENGTH	\$234,000	\$104,900	43.83	\$345,429	\$32,203	\$191,797	\$119,790	1.601	1,245	\$154.05	R9	RANCH	\$26,811	RES LAND ZONE 9	401
05-11-15-482-025	974 N ESPLANADE ST	07/04/24	\$244,000	PTA	03-ARMS LENGTH	\$244,000	\$130,100	53.22	\$305,901	\$29,004	\$214,366	\$155,223	1.381	1,896	\$126.41	R9	RANCH	\$29,004	RES LAND ZONE 9	401
05-11-22-203-010	883 CREST ST	09/30/24	\$236,000	PTA	03-ARMS LENGTH	\$236,000	\$94,800	40.17	\$221,024	\$25,217	\$210,783	\$110,004	1.916	1,026	\$205.44	R9	RANCH	\$25,217	RES LAND ZONE 9	401
05-11-22-203-056	979 CHPPEWA RD	03/14/25	\$228,000	PTA	03-ARMS LENGTH	\$228,000	\$81,900	35.92	\$191,165	\$25,210	\$202,790	\$93,233	2.175	962	\$210.80	R9	RANCH	\$24,438	RES LAND ZONE 9	401
05-11-22-204-012	1010 CHPPEWA RD	10/21/24	\$215,000	PTA	03-ARMS LENGTH	\$215,000	\$85,400	39.72	\$201,607	\$24,683	\$190,337	\$99,407	1.915	962	\$197.88	R9	RANCH	\$24,683	RES LAND ZONE 9	401
05-11-22-204-014	1030 CHPPEWA RD	07/07/23	\$227,000	PTA	03-ARMS LENGTH	\$227,000	\$71,000	31.21	\$201,727	\$25,710	\$201,290	\$92,706	2.171	962	\$209.24	R9	RANCH	\$24,683	RES LAND ZONE 9	401
05-11-22-204-034	1430 WARRINGTON ST	08/09/24	\$202,000	PTA	03-ARMS LENGTH	\$202,000	\$87,900	43.51	\$203,868	\$27,221	\$174,779	\$99,240	1.761	962	\$181.68	R9	RANCH	\$24,683	RES LAND ZONE 9	401
05-11-22-227-011	855 N ESPLANADE ST	08/04/23	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$82,900	41.45	\$223,982	\$29,604	\$170,396	\$109,201	1.560	1,074	\$158.66	R9	RANCH	\$29,604	RES LAND ZONE 9	401
05-11-22-227-024	900 CREST ST	09/22/23	\$190,000	PTA	03-ARMS LENGTH	\$190,000	\$80,300	42.26	\$193,142	\$26,811	\$163,189	\$108,051	1.510	1,074	\$151.95	R9	RANCH	\$26,811	RES LAND ZONE 9	401
05-11-22-229-001	705 HARRINGTON	06/29/24	\$245,000	PTA	03-ARMS LENGTH	\$245,000	\$84,600	34.53	\$198,884	\$28,607	\$216,393	\$95,661	2.262	954	\$228.83	R9	RANCH	\$28,607	RES LAND ZONE 9	401
05-11-22-229-004	725 HUNTINGTON DR	11/27/24	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$99,200	47.24	\$222,946	\$29,309	\$180,661	\$108,431	1.661	1,116	\$161.34	R9	RANCH	\$29,309	RES LAND ZONE 9	401
05-11-22-230-019	698 CREST ST	10/19/23	\$183,000	PTA	03-ARMS LENGTH	\$183,000	\$82,800	44.32	\$174,267	\$17,874	\$166,126	\$87,612	1.878	999	\$165.29	R9	RANCH	\$17,874	RES LAND ZONE 9	401
05-11-22-276-010	1389 WARRINGTON ST	02/28/25	\$211,000	PTA	03-ARMS LENGTH	\$211,000	\$84,400	39.00	\$196,513	\$24,683	\$186,337	\$95,545	1.930	968	\$192.50	R9	RANCH	\$24,683	RES LAND ZONE 9	401
05-11-22-276-028	1460 HAMPION RD	05/03/24	\$220,000	PTA	03-ARMS LENGTH	\$220,000	\$82,100	37.32	\$193,437	\$24,683	\$186,337	\$84,817	2.090	1,158	\$168.68	R9	RANCH	\$24,683	RES LAND ZONE 9	401
05-11-22-277-003	1379 HAMPION RD	07/19/24	\$180,000	PTA	03-ARMS LENGTH	\$180,000	\$86,400	48.00	\$201,286	\$24,096	\$155,904	\$99,545	1.586	941	\$165.68	R9	RANCH	\$24,096	RES LAND ZONE 9	401
05-11-22-277-032	740 CHPPEWA RD	05/19/24	\$161,500	PTA	03-ARMS LENGTH	\$161,500	\$79,700	49.35	\$185,117	\$24,096	\$137,404	\$90,461	1.519	932	\$147.43	R9	RANCH	\$24,096	RES LAND ZONE 9	401
05-11-22-277-033	730 CHPPEWA RD	01/17/25	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$77,500	39.74	\$180,321	\$28,300	\$166,700	\$85,405	1.952	932	\$178.88	R9	RANCH	\$24,096	RES LAND ZONE 9	401
05-11-22-277-041	650 CHPPEWA RD	02/09/24	\$205,000	PTA	03-ARMS LENGTH	\$205,000	\$89,300	33.80	\$184,169	\$31,388	\$173,612	\$85,832	2.023	932	\$186.28	R9	RANCH	\$24,096	RES LAND ZONE 9	401
05-11-22-278-016	669 CHPPEWA RD	07/12/23	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$74,200	35.33	\$201,997	\$24,186	\$185,814	\$99,894	1.860	1,203	\$154.46	R9	RANCH	\$23,515	RES LAND ZONE 9	401
05-11-22-279-010	1389 KINGSLEY	08/10/23	\$175,000	PTA	03-ARMS LENGTH	\$175,000	\$61,200	34.97	\$164,257	\$24,894	\$150,106	\$78,294	1.917	941	\$159.52	R9	RANCH	\$23,515	RES LAND ZONE 9	401
05-11-22-279-019	569 CHPPEWA RD	11/29/24	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$77,100	36.71	\$179,977	\$25,589	\$184,411	\$86,735	2.126	932	\$197.87	R9	RANCH	\$25,589	RES LAND ZONE 9	401
05-11-22-279-027	1330 BALMORAL DR	11/29/23	\$220,000	PTA	03-ARMS LENGTH	\$220,000	\$72,900	33.14	\$195,567	\$30,022	\$189,978	\$92,997	2.043	1,162	\$160.73	R9	RANCH	\$30,022	RES LAND ZONE 9	401
05-11-22-279-038	1440 BALMORAL DR	12/27/24	\$212,750	WD	03-ARMS LENGTH	\$212,750	\$110,800	52.08	\$257,640	\$30,022	\$187,728	\$127,875	1.429	1,293	\$141.52	R9	RANCH	\$30,022	RES LAND ZONE 9	401
05-11-22-280-004	1339 BALMORAL DR	12/09/23	\$180,000	PTA	03-ARMS LENGTH	\$180,000	\$80,300	44.81	\$207,590	\$44,129	\$135,971	\$93,023	1.476	942	\$144.24	R9	RANCH	\$44,129	RES LAND ZONE 9	401
05-11-22-281-011	1579 HAMPION RD	08/05/24	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$95,900	43.89	\$225,887	\$26,562	\$193,448	\$111,988	1.727	1,323	\$146.22	R9	RANCH	\$26,562	RES LAND ZONE 9	401
05-11-22-281-016	1549 KINGSLEY	08/29/24	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$86,400	41.14	\$203,905	\$23,515	\$186,485	\$101,118	1.844	1,175	\$158.71	R9	RANCH	\$23,515	RES LAND ZONE 9	401
05-11-22-281-019	1519 KINGSLEY	05/14/24	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$83,900	39.85	\$198,128	\$20,646	\$189,354	\$99,709	1.899	1,133	\$167.13	R9	RANCH	\$20,646	RES LAND ZONE 9	401
05-11-22-281-020	1509 KINGSLEY	06/23/23	\$235,000	PTA	03-ARMS LENGTH	\$235,000	\$90,700	38.60	\$241,263	\$28,350	\$206,650	\$122,985	1.680	1,407	\$146.87	R9	RANCH	\$22,853	RES LAND ZONE 9	401
05-11-23-104-031	314 HARRINGTON	02/29/24	\$220,000	PTA	03-ARMS LENGTH	\$220,000	\$107,100	48.68	\$287,073	\$39,019	\$180,961	\$139,356	1.299	1,286	\$140.73	R9	RANCH	\$37,181	RES LAND ZONE 9	401
05-11-23-105-004	411 HARRINGTON	06/01/23	\$154,850	PTA	03-ARMS LENGTH	\$154,850	\$75,800	48.94	\$202,904	\$24,293	\$130,557	\$100,343	1.301	962	\$135.71	R9	RANCH	\$23,186	RES LAND ZONE 9	401
05-11-23-105-004	411 HARRINGTON	09/11/23	\$228,000	PTA	03-ARMS LENGTH	\$228,000	\$75,800	33.25	\$202,904	\$24,293	\$203,707	\$100,343	2.030	962	\$211.75	R9	RANCH	\$23,186	RES LAND ZONE 9	401
05-11-23-108-001	221 HARRINGTON	01/23/25	\$260,000	PTA	03-ARMS LENGTH	\$260,000	\$93,000	35.77	\$215,175	\$41,149	\$218,051	\$97,318	2.241	1,452	\$150.17	R9	RANCH	\$34,779	RES LAND ZONE 9	401
05-11-23-108-028	206 ESPLANADE ST	05/30/24	\$290,000	PTA	03-ARMS LENGTH	\$290,000	\$126,400	43.99	\$299,102	\$31,429	\$258,571	\$150,378	1.719	1,722	\$150.16	R9	RANCH	\$29,046	RES LAND ZONE 9	401
05-11-23-151-002	437 ESPLANADE ST	06/19/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$89,300	39.69	\$240,047	\$33,255	\$191,745	\$116,175	1.650	1,368	\$137.16	R9	RANCH	\$33,255	RES LAND ZONE 9	401
05-11-23-152-048	1520 BURLINGTON DR	08/29/24	\$241,000	PTA	03-ARMS LENGTH	\$241,000	\$116,100	48.17	\$284,486	\$65,060	\$175,940	\$112,037	1.570	1,000	\$175.94	R9	RANCH	\$65,060	RES LAND ZONE 9	401
												\$8,024,028	\$4,623,996	1.738						

Ranch Current ECF: 1.78  
 Indicated ECF: 1.738  
 ECF Used: 1.738

T4-Level Current ECF: 1.13  
 ECF Used: 1.00

THIS ECF STYLE WAS ANALYSED WITH RANCH SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

Bi-Level

Bi-Level Current ECF: 1.02  
 ECF Used: 1.00

THIS ECF STYLE WAS ANALYSED WITH RANCH SALES FROM SIMILAR STYLE HOMES IN THE SAME ECF AREA DUE TO LACK OF SALES

05-11-15-477-014	1080 ROSLYN DR	09/25/24	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$117,000	42.55	\$248,481	\$40,217	\$234,783	\$132,652	1.770	1,658	\$141.61	R9	BUNGALOW	\$40,217	RES LAND ZONE 9	401
05-11-22-229-011	746 N ESPLANADE ST	10/12/23	\$245,000	PTA	03-ARMS LENGTH	\$245,000	\$113,600	46.37	\$275,003	\$29,604	\$215,396	\$156,305	1.378	1,692	\$127.30	R9	BUNGALOW	\$29,604	RES LAND ZONE 9	401
05-11-22-276-030	1370 HAMPION RD	03/09/25	\$210,000	PT																