

CHARTER TOWNSHIP OF MERIDIAN

Scott Hendrickson
Angela Demas
Linda Burghardt
Timothy H. Dempsey

Supervisor
Clerk
Treasurer
Manager



Kathy Ann Sundland
Marna Wilson
Nickolas Lentz
Peter Trezise

Trustee
Trustee
Trustee
Trustee

2026 ECONOMIC CONDITION FACTOR ANALYSES

**MERIDIAN TOWNSHIP
RESIDENTIAL (NON-GENERAL CONDOMINIUMS)
2026 ECONOMIC CONDITION FACTOR (ECF) ANALYSIS**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4000 RESIDENTIAL											
33-02-02-33-352-004	3535 KANSAS	05/22/23	\$174,000	\$61,500	35.34	\$48,310	\$125,690	\$106,461	1.181	\$80	4000
33-02-02-36-300-010	910 JOLLY	06/28/23	\$559,000	\$206,000	36.85	\$84,123	\$474,877	\$417,909	1.136	\$135	4000
33-02-02-20-229-001	2573 SMALL ACRES	07/07/23	\$227,000	\$78,700	34.67	\$69,360	\$157,640	\$140,271	1.124	\$97	4000
33-02-02-16-200-029	5448 OKEMOS	07/11/23	\$358,000	\$184,400	51.51	\$136,697	\$221,303	\$218,558	1.013	\$62	4000
33-02-02-22-376-003	1815 HAMILTON	08/10/23	\$185,000	\$46,900	25.35	\$35,478	\$149,522	\$133,313	1.122	\$116	4000
33-02-02-36-200-006	3725 MERIDIAN	08/16/23	\$142,500	\$43,900	30.81	\$48,654	\$93,846	\$90,909	1.032	\$101	4000
33-02-02-25-176-004	4342 VAN ATTA	10/16/23	\$670,000	\$262,400	39.16	\$312,834	\$357,166	\$323,599	1.104	\$130	4000
33-02-02-10-326-008	1672 HASLETT	10/17/23	\$245,000	\$67,700	27.63	\$70,879	\$174,121	\$136,070	1.280	\$129	4000
33-02-02-14-400-023	5120 CORNELL	10/27/23	\$550,000	\$203,400	36.98	\$271,752	\$278,248	\$271,213	1.026	\$123	4000
33-02-02-20-478-017	2594 MT HOPE	10/27/23	\$291,500	\$95,200	32.66	\$79,954	\$211,546	\$156,678	1.350	\$133	4000
33-02-02-22-276-007	4777 POWELL	11/15/23	\$477,922	\$136,900	28.64	\$194,045	\$283,877	\$217,463	1.305	\$146	4000
33-02-02-13-100-012	703 PIPER	11/27/23	\$315,000	\$114,100	36.22	\$108,528	\$206,472	\$177,473	1.163	\$162	4000
33-02-02-28-151-003	2410 HULETT	12/19/23	\$500,000	\$161,900	32.38	\$133,954	\$366,046	\$246,002	1.488	\$249	4000
33-02-02-23-401-003	4690 CORNELL	03/11/24	\$166,000	\$59,300	35.72	\$29,824	\$136,176	\$107,109	1.271	\$136	4000
33-02-02-21-179-002	2343 HAMILTON	03/11/24	\$192,000	\$50,200	26.15	\$21,040	\$170,960	\$97,018	1.762	\$193	4000
33-02-02-15-400-005	5160 MARSH	05/03/24	\$180,000	\$78,000	43.33	\$66,347	\$113,653	\$100,759	1.128	\$96	4000
33-02-02-23-200-004	4766 CORNELL	05/17/24	\$290,000	\$93,500	32.24	\$63,705	\$226,295	\$140,021	1.616	\$224	4000
33-02-02-13-200-002	498 PIPER	06/03/24	\$345,000	\$130,000	37.68	\$78,932	\$266,068	\$212,887	1.250	\$139	4000
33-02-02-09-203-013	5953 OKEMOS	06/07/24	\$300,000	\$98,700	32.90	\$48,495	\$251,505	\$185,321	1.357	\$126	4000
33-02-02-03-126-009	1824 TOWNER	06/13/24	\$482,000	\$227,100	47.12	\$107,169	\$374,831	\$321,023	1.168	\$222	4000
33-02-02-05-454-002	6103 PARK LAKE	06/18/24	\$358,000	\$163,300	45.61	\$126,240	\$231,760	\$193,652	1.197	\$107	4000
33-02-02-09-126-011	2309 LAKE LANSING	07/24/24	\$180,158	\$58,600	32.53	\$53,915	\$126,243	\$111,160	1.136	\$95	4000
33-02-02-21-428-011	2048 HAMILTON	09/05/24	\$295,000	\$72,700	24.64	\$35,612	\$259,388	\$203,841	1.273	\$92	4000
33-02-02-13-200-053	231 PIPER	11/25/24	\$514,900	\$253,400	49.21	\$163,291	\$351,609	\$295,861	1.188	\$225	4000
33-02-02-27-251-001	4275 DOBIE	12/20/24	\$675,000	\$209,900	31.10	\$235,754	\$439,246	\$311,515	1.410	\$154	4000
33-02-02-25-351-007	4045 VAN ATTA	02/03/25	\$616,000	\$292,200	47.44	\$188,412	\$427,588	\$345,022	1.239	\$141	4000
33-02-02-08-101-005	5936 HAGADORN	02/27/25	\$310,000	\$114,900	37.06	\$49,105	\$260,895	\$184,268	1.416	\$119	4000
33-02-02-33-351-013	3549 INDIANA	03/26/25	\$205,000	\$74,800	36.49	\$66,556	\$138,444	\$87,395	1.584	\$100	4000
33-02-02-21-428-010	2052 HAMILTON	03/26/25	\$145,000	\$43,100	29.72	\$35,990	\$109,010	\$55,666	1.958	\$130	4000
Totals:			\$9,948,980	\$3,682,700			\$6,984,025	\$5,588,438			
					Sales Ratio =>	37.02			ECF =>	1.250	
					Standard Deviation =>	7.19			Median ECF =>	1.239	COD => 12.83

Conclusion: The indicated ECF is 1.250; use **1.250**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4005 RESIDENTIAL											
33-02-02-06-401-049	6211 POLLARD	04/14/23	\$230,000	\$91,500	39.78	\$64,098	\$165,902	\$126,772	1.309	\$102	4005
33-02-02-06-451-004	3185 BIRCH ROW	05/04/23	\$108,000	\$45,100	41.76	\$31,801	\$76,199	\$65,324	1.166	\$119	4005
33-02-02-06-377-035	6031 RUTHERFORD	05/30/23	\$210,000	\$70,700	33.67	\$67,890	\$142,110	\$115,927	1.226	\$171	4005
33-02-02-06-401-055	6231 POLLARD	06/21/23	\$300,000	\$123,100	41.03	\$33,829	\$266,171	\$216,463	1.230	\$132	4005
33-02-02-06-328-007	6174 RUTHERFORD	06/28/23	\$183,000	\$72,000	39.34	\$34,978	\$148,022	\$128,552	1.151	\$114	4005
33-02-02-06-252-003	6324 PORTER	06/30/23	\$253,750	\$107,300	42.29	\$41,650	\$212,100	\$174,755	1.214	\$147	4005
33-02-02-06-327-051	6241 RUTHERFORD	07/19/23	\$200,000	\$61,600	30.80	\$27,843	\$172,157	\$119,702	1.438	\$185	4005
33-02-02-06-451-039	6082 PORTER	07/27/23	\$216,000	\$71,100	32.92	\$30,746	\$185,254	\$137,452	1.348	\$160	4005
33-02-02-06-451-044	6050 PORTER	07/28/23	\$225,000	\$91,000	40.44	\$31,409	\$193,591	\$147,807	1.310	\$121	4005
33-02-02-06-328-034	3216 BIRCH ROW	07/28/23	\$130,000	\$29,900	23.00	\$33,458	\$96,542	\$63,157	1.529	\$138	4005
33-02-02-06-453-028	6004 GIBSON	09/25/23	\$190,000	\$86,000	45.26	\$31,669	\$158,331	\$131,331	1.206	\$114	4005
33-02-02-06-402-047	6208 POLLARD	10/05/23	\$215,000	\$100,800	46.88	\$60,540	\$154,460	\$139,509	1.107	\$96	4005
33-02-02-06-377-039	6041 RUTHERFORD	10/10/23	\$230,000	\$66,200	28.78	\$30,227	\$199,773	\$139,632	1.431	\$185	4005
33-02-02-06-451-010	6046 PORTER	10/20/23	\$250,000	\$88,900	35.56	\$56,037	\$193,963	\$161,185	1.203	\$134	4005
33-02-02-06-328-019	6211 PORTER	12/27/23	\$145,000	\$37,800	26.07	\$31,177	\$113,823	\$78,436	1.451	\$159	4005
33-02-02-06-451-028	6020 PORTER	02/02/24	\$185,000	\$63,900	34.54	\$31,096	\$153,904	\$105,629	1.457	\$167	4005
33-02-02-06-251-018	3182 BIBER	05/21/24	\$230,000	\$77,400	33.65	\$31,943	\$198,057	\$117,803	1.681	\$158	4005
33-02-02-06-401-029	6133 POLLARD	06/07/24	\$125,500	\$43,400	34.58	\$30,233	\$95,267	\$64,274	1.482	\$102	4005
33-02-02-06-176-030	3340 BIBER	06/11/24	\$220,000	\$78,000	35.45	\$37,110	\$182,890	\$113,001	1.618	\$169	4005
33-02-02-06-476-033	3095 BIRCH ROW	08/07/24	\$214,000	\$73,800	34.49	\$42,377	\$171,623	\$107,378	1.598	\$168	4005
33-02-02-06-176-034	3310 BIBER	09/10/24	\$225,000	\$74,100	32.93	\$32,339	\$192,661	\$115,277	1.671	\$178	4005
33-02-02-06-453-027	6010 GIBSON	12/27/24	\$205,000	\$77,000	37.56	\$37,708	\$167,292	\$107,882	1.551	\$155	4005
33-02-02-06-476-004	6099 HART	01/31/25	\$255,000	\$108,200	42.43	\$34,415	\$220,585	\$149,364	1.477	\$120	4005
33-02-02-06-476-005	6088 HARDY	03/20/25	\$232,000	\$93,700	40.39	\$56,678	\$175,322	\$127,058	1.380	\$161	4005
33-02-02-06-452-010	6046 POLLARD	03/21/25	\$198,000	\$62,900	31.77	\$53,535	\$144,465	\$73,201	1.974	\$124	4005
Totals:			\$5,175,250	\$1,895,400			\$4,180,464	\$3,026,870			
					Sales Ratio =>	36.62	ECF =>		1.381		
					Standard Deviation =>	5.81	Median ECF =>		1.431	COD =>	11.39

Conclusion: The indicated ECF is 1.381; use **1.381**

ECF AREA: 4015 RESIDENTIAL											
33-02-02-05-304-012	6128 SKYLINE	04/20/23	\$361,650	\$148,900	41.17	\$82,500	\$279,150	\$231,594	1.205	\$128	4015
33-02-02-05-304-019	6054 SKYLINE	08/04/23	\$470,000	\$175,800	37.40	\$90,933	\$379,067	\$271,799	1.395	\$128	4015
33-02-02-05-303-021	6108 HORIZON	10/13/23	\$280,000	\$116,500	41.61	\$52,140	\$227,860	\$173,031	1.317	\$142	4015
33-02-02-05-353-035	2920 LAKE LANSING	11/17/23	\$339,900	\$136,500	40.16	\$84,564	\$255,336	\$191,630	1.332	\$174	4015
33-02-02-06-351-021	6077 HARKSON	01/11/24	\$225,000	\$88,200	39.20	\$73,688	\$151,312	\$111,154	1.361	\$104	4015
33-02-02-05-303-013	6158 HORIZON	02/02/24	\$322,500	\$112,700	34.95	\$53,671	\$268,829	\$174,059	1.544	\$156	4015
33-02-02-05-303-012	6137 SKYLINE	02/14/24	\$352,614	\$131,800	37.38	\$96,678	\$255,936	\$184,902	1.384	\$151	4015
33-02-02-05-304-017	6070 SKYLINE	02/16/24	\$345,000	\$184,800	53.57	\$76,236	\$268,764	\$225,219	1.193	\$108	4015
33-02-02-05-156-004	6324 SKYLINE	04/22/24	\$399,500	\$222,900	55.79	\$72,348	\$327,152	\$242,047	1.352	\$108	4015
33-02-02-05-156-011	6314 SKYLINE	05/15/24	\$475,100	\$205,900	43.34	\$98,889	\$376,211	\$263,853	1.426	\$156	4015
33-02-02-06-352-021	6016 HARKSON	08/08/24	\$301,000	\$112,000	37.21	\$77,045	\$223,955	\$141,119	1.587	\$189	4015
33-02-02-05-353-010	6037 SKYLINE	10/29/24	\$362,907	\$156,700	43.18	\$71,147	\$291,760	\$203,499	1.434	\$127	4015
Totals:			\$4,235,171	\$1,792,700			\$3,305,332	\$2,413,906			
					Sales Ratio =>	42.33	ECF =>		1.369		
					Standard Deviation =>	6.43	Median ECF =>		1.373	COD =>	6.12

Conclusion: The indicated ECF is 1.369; use **1.369**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4020 RESIDENTIAL											
33-02-02-08-203-003	2767 STILL VALLEY	06/27/23	\$335,000	\$129,900	38.78	\$62,037	\$272,963	\$200,041	1.365	\$137	4020
33-02-02-08-101-021	2898 COLONY	07/06/23	\$358,000	\$169,200	47.26	\$78,073	\$279,927	\$214,814	1.303	\$106	4020
33-02-02-08-202-005	2756 STILL VALLEY	01/29/24	\$325,150	\$126,500	38.91	\$67,084	\$258,066	\$187,010	1.380	\$128	4020
33-02-02-08-154-006	2901 BONITA	02/01/24	\$330,000	\$139,100	42.15	\$62,112	\$267,888	\$192,249	1.393	\$115	4020
33-02-02-08-130-004	5966 PATRIOTS	02/20/24	\$335,000	\$140,500	41.94	\$69,280	\$265,720	\$196,193	1.354	\$143	4020
33-02-02-08-181-002	5856 SHADOW LAWN	06/03/24	\$400,000	\$179,600	44.90	\$88,467	\$311,533	\$237,588	1.311	\$115	4020
33-02-02-08-180-010	2839 STILL VALLEY	06/10/24	\$469,900	\$190,200	40.48	\$73,460	\$396,440	\$258,365	1.534	\$131	4020
33-02-02-08-154-004	5838 SMITHFIELD	07/02/24	\$302,000	\$133,700	44.27	\$73,982	\$228,018	\$163,324	1.396	\$152	4020
33-02-02-08-181-005	2781 STILL VALLEY	08/15/24	\$350,000	\$148,800	42.51	\$76,206	\$273,794	\$180,259	1.519	\$178	4020
33-02-02-08-102-005	2933 COLONY	03/21/25	\$435,000	\$206,400	47.45	\$70,767	\$364,233	\$282,124	1.291	\$130	4020
Totals:			\$3,640,050	\$1,563,900			\$2,918,582	\$2,111,967			
					Sales Ratio =>	42.96	ECF =>		1.382		
					Standard Deviation =>	3.09	Median ECF =>		1.372	COD =>	4.37

Conclusion: The indicated ECF is 1.382; use **1.382**.

ECF AREA: 4025 RESIDENTIAL											
33-02-02-04-127-004	6424 RIDGEPOND	04/12/23	\$874,000	\$429,300	49.12	\$153,560	\$720,440	\$869,354	0.829	\$195	4025
33-02-02-04-105-010	6414 WOODCLIFFE	06/30/23	\$730,000	\$382,100	52.34	\$144,878	\$585,122	\$708,017	0.826	\$146	4025
33-02-02-35-326-004	3665 BANDERA	07/24/23	\$1,225,000	\$537,200	43.85	\$107,973	\$1,117,027	\$1,294,657	0.863	\$206	4025
33-02-02-04-127-001	2329 PINE HOLLOW	08/24/23	\$700,000	\$347,000	49.57	\$158,274	\$541,726	\$652,004	0.831	\$146	4025
33-02-02-05-252-017	6301 PINE HOLLOW	09/05/23	\$651,020	\$308,000	47.31	\$157,821	\$493,199	\$593,020	0.832	\$133	4025
33-02-02-04-102-012	2448 PINE HOLLOW	01/30/24	\$1,030,000	\$476,500	46.26	\$262,255	\$767,745	\$901,485	0.852	\$172	4025
33-02-02-04-151-005	6257 MEREFORD	01/31/24	\$845,000	\$377,600	44.69	\$211,819	\$633,181	\$780,333	0.811	\$225	4025
33-02-02-35-301-004	1430 WANDERING	03/27/24	\$1,550,000	\$679,300	43.83	\$225,930	\$1,324,070	\$1,361,073	0.973	\$276	4025
33-02-02-04-128-011	6384 RIDGEPOND	06/03/24	\$920,000	\$444,500	48.32	\$132,067	\$787,933	\$901,760	0.874	\$170	4025
33-02-02-04-151-019	6268 MEREFORD	06/13/24	\$1,400,000	\$497,500	35.54	\$198,776	\$1,201,224	\$1,114,241	1.078	\$234	4025
33-02-02-35-301-007	1437 WANDERING	06/25/24	\$1,350,000	\$545,600	40.41	\$260,357	\$1,089,643	\$1,223,204	0.891	\$188	4025
33-02-02-04-102-008	2436 PINE HOLLOW	08/07/24	\$2,750,000	\$1,041,000	37.85	\$289,568	\$2,460,432	\$2,257,693	1.090	\$267	4025
33-02-02-05-202-020	6404 ISLAND LAKE	08/12/24	\$610,000	\$287,900	47.20	\$116,466	\$493,534	\$530,805	0.930	\$157	4025
33-02-02-05-251-008	6301 ISLAND LAKE	09/06/24	\$490,000	\$218,200	44.53	\$110,012	\$379,988	\$403,299	0.942	\$131	4025
33-02-02-04-105-013	2437 PINE HOLLOW	10/15/24	\$1,250,000	\$476,200	38.10	\$170,451	\$1,079,549	\$991,052	1.089	\$205	4025
33-02-02-04-151-012	6256 MEREFORD	10/15/24	\$825,000	\$358,900	43.50	\$127,779	\$697,221	\$732,947	0.951	\$209	4025
33-02-02-04-128-009	6389 RIDGEPOND	10/24/24	\$1,000,000	\$425,100	42.51	\$188,503	\$811,497	\$908,160	0.894	\$150	4025
33-02-02-05-428-018	6170 WHITEHILLS LAKES	02/03/25	\$720,000	\$348,200	48.36	\$174,449	\$545,551	\$638,280	0.855	\$175	4025
Totals:			\$18,920,020	\$8,180,100			\$15,729,082	\$16,861,385			
					Sales Ratio =>	43.24	ECF =>		0.933		
					Standard Deviation =>	4.50	Median ECF =>		0.882	COD =>	7.94

Conclusion: The indicated ECF is 0.933; use **0.933**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4030 RESIDENTIAL											
33-02-02-21-253-030	4787 ARDMORE	04/13/23	\$300,000	\$132,500	44.17	\$55,695	\$244,305	\$172,136	1.419	\$115	4030
33-02-02-22-379-013	4562 SENECA	06/23/23	\$315,000	\$148,300	47.08	\$47,985	\$267,015	\$194,609	1.372	\$134	4030
33-02-02-21-254-027	2162 KENT	08/09/23	\$226,000	\$111,100	49.16	\$61,995	\$164,005	\$125,993	1.302	\$100	4030
33-02-02-21-402-009	2209 KENT	08/10/23	\$280,000	\$133,000	47.50	\$70,194	\$209,806	\$138,904	1.510	\$135	4030
33-02-02-21-253-041	4789 ARDMORE	08/16/23	\$320,000	\$116,600	36.44	\$51,743	\$268,257	\$166,077	1.615	\$169	4030
33-02-02-21-252-003	2245 KENMORE	09/06/23	\$295,000	\$121,300	41.12	\$103,086	\$191,914	\$125,412	1.530	\$127	4030
33-02-02-22-378-002	4548 KEWEENAW	09/29/23	\$302,800	\$147,700	48.78	\$60,024	\$242,776	\$149,081	1.628	\$111	4030
33-02-02-29-127-005	2768 EASTWAY	10/12/23	\$310,000	\$129,500	41.77	\$69,630	\$240,370	\$157,116	1.530	\$164	4030
33-02-02-20-151-017	1608 RIVER TERRACE	11/14/23	\$285,000	\$90,900	31.89	\$69,001	\$215,999	\$156,781	1.378	\$133	4030
33-02-02-21-253-010	2248 KENMORE	03/26/24	\$285,000	\$100,000	35.09	\$47,210	\$237,790	\$152,459	1.560	\$185	4030
33-02-02-21-254-013	4794 ARDMORE	04/09/24	\$296,000	\$118,800	40.14	\$74,953	\$221,047	\$129,405	1.708	\$141	4030
33-02-02-29-129-003	2795 DEL MAR	04/16/24	\$282,000	\$135,100	47.91	\$91,168	\$190,832	\$123,527	1.545	\$115	4030
33-02-02-22-378-004	4532 KEWEENAW	07/11/24	\$265,000	\$117,800	44.45	\$72,361	\$192,639	\$126,329	1.525	\$183	4030
33-02-02-21-253-037	2242 KENMORE	08/15/24	\$311,000	\$115,300	37.07	\$83,766	\$227,234	\$140,072	1.622	\$151	4030
33-02-02-21-253-015	2232 KENMORE	03/06/25	\$267,900	\$114,000	42.55	\$35,864	\$232,036	\$134,005	1.732	\$156	4030
33-02-02-21-253-033	2194 KENT	03/18/25	\$200,000	\$98,300	49.15	\$57,268	\$142,732	\$98,994	1.442	\$136	4030
Totals:			\$4,540,700	\$1,930,200			\$3,488,757	\$2,290,900			
					Sales Ratio =>	42.51	ECF =>		1.523		
					Standard Deviation =>	5.48	Median ECF =>		1.530	COD =>	5.95

Conclusion: The indicated ECF is 1.523; use [1.523](#).

ECF AREA: 4035 RESIDENTIAL											
33-02-02-03-181-011	1763 BAKER	12/29/23	\$185,000	\$66,200	35.78	\$34,143	\$150,857	\$116,152	1.299	\$96	4035
33-02-02-01-378-003	6060 REDONDO	02/16/24	\$224,500	\$88,800	39.55	\$55,710	\$168,790	\$118,065	1.430	\$143	4035
33-02-02-03-182-005	1785 MICHAEL	07/11/24	\$200,000	\$93,300	46.65	\$46,054	\$153,946	\$106,298	1.448	\$163	4035
33-02-02-03-181-005	1771 BAKER	03/21/25	\$288,000	\$108,500	37.67	\$48,104	\$239,896	\$161,347	1.487	\$192	4035
Totals:			\$897,500	\$356,800			\$713,489	\$501,862			
					Sales Ratio =>	39.75	ECF =>		1.422		
					Standard Deviation =>	4.75	Median ECF =>		1.439	COD =>	3.61

Conclusion: The indicated ECF is 1.422; use [1.422](#).

ECF AREA: 4040 RESIDENTIAL											
33-02-02-10-203-009	5972 CYPRESS	05/24/23	\$138,000	\$48,100	34.86	\$23,962	\$114,038	\$76,362	1.493	\$132	4040
33-02-02-02-102-003	6421 E LAKE	05/25/23	\$207,600	\$98,700	47.54	\$55,264	\$152,336	\$102,587	1.485	\$102	4040
33-02-02-02-102-004	6419 E LAKE	06/29/23	\$220,000	\$82,100	37.32	\$55,488	\$164,512	\$106,716	1.542	\$133	4040
33-02-02-03-478-006	1600 PIKE	06/30/23	\$210,000	\$64,100	30.52	\$30,568	\$179,432	\$112,245	1.599	\$166	4040
33-02-02-10-204-023	5976 HARVEY	10/23/23	\$135,000	\$42,100	31.19	\$31,458	\$103,542	\$62,169	1.665	\$165	4040
33-02-02-10-205-003	5994 MARTINUS	10/25/23	\$133,000	\$43,300	32.56	\$23,615	\$109,385	\$69,741	1.568	\$122	4040
33-02-02-10-202-019	5975 CYPRESS	10/25/23	\$120,000	\$37,500	31.25	\$24,247	\$95,753	\$56,424	1.697	\$138	4040
33-02-02-10-202-029	5983 CYPRESS	11/03/23	\$224,000	\$109,200	48.75	\$49,485	\$174,515	\$122,295	1.427	\$122	4040
33-02-02-02-405-010	6158 COTTAGE	03/28/24	\$485,000	\$202,900	41.84	\$34,824	\$450,176	\$305,153	1.475	\$238	4040
33-02-02-03-456-019	6003 HARVEY	04/23/24	\$201,000	\$106,000	52.74	\$41,458	\$159,542	\$105,643	1.510	\$153	4040
33-02-02-03-227-014	6424 W LAKE	04/25/24	\$300,000	\$128,000	42.67	\$84,010	\$215,990	\$132,857	1.626	\$159	4040
33-02-02-03-453-012	1604 PERCH	05/06/24	\$275,000	\$69,400	25.24	\$23,534	\$251,466	\$116,394	2.160	\$279	4040
33-02-02-10-202-009	5976 GREENMAN	06/21/24	\$160,000	\$77,300	48.31	\$24,059	\$135,941	\$91,174	1.491	\$119	4040
33-02-02-10-203-014	5975 HARVEY	07/29/24	\$262,000	\$141,200	53.89	\$31,534	\$230,466	\$147,093	1.567	\$158	4040
33-02-02-03-251-002	6291 RIDGE	09/06/24	\$223,900	\$85,400	38.14	\$36,060	\$187,840	\$115,439	1.627	\$163	4040
33-02-02-02-410-001	6098 E LAKE	10/04/24	\$185,000	\$66,800	36.11	\$63,867	\$121,133	\$71,654	1.691	\$189	4040
33-02-02-10-207-013	1668 LAKE CT	10/17/24	\$162,500	\$58,600	36.06	\$25,359	\$137,141	\$79,971	1.715	\$152	4040
33-02-02-03-226-010	6399 W LAKE	10/30/24	\$226,600	\$97,300	42.94	\$88,926	\$137,674	\$95,153	1.447	\$123	4040
33-02-02-03-257-011	6239 W REYNOLDS	02/14/25	\$190,000	\$101,200	53.26	\$31,322	\$158,678	\$106,662	1.488	\$140	4040
33-02-02-03-227-063	6400 W LAKE	03/05/25	\$130,000	\$59,100	45.46	\$29,007	\$100,993	\$64,703	1.561	\$105	4040
33-02-02-10-203-011	5989 HARVEY	03/12/25	\$130,000	\$51,500	39.62	\$33,868	\$96,132	\$55,718	1.725	\$137	4040
Totals:			\$4,318,600	\$1,769,800			\$3,476,685	\$2,196,153			
					Sales Ratio =>	40.98	ECF =>		1.583		
					Standard Deviation =>	8.26	Median ECF =>		1.567	COD =>	6.57

Conclusion: The indicated ECF is 1.583; use [1.583](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4045 RESIDENTIAL											
33-02-02-04-451-007	6089 SLEEPY HOLLOW	07/24/23	\$634,900	\$280,300	44.15	\$133,987	\$500,913	\$549,623	0.911	\$222	4045
33-02-02-04-453-006	6028 SLEEPY HOLLOW	05/23/24	\$775,000	\$325,700	42.03	\$135,033	\$639,967	\$618,749	1.034	\$192	4045
33-02-02-04-453-009	6010 SLEEPY HOLLOW	06/04/24	\$705,000	\$328,300	46.57	\$120,694	\$584,306	\$633,313	0.923	\$188	4045
33-02-02-04-451-013	6061 SLEEPY HOLLOW	06/21/24	\$675,000	\$291,400	43.17	\$135,668	\$539,332	\$535,064	1.008	\$272	4045
33-02-02-04-452-006	6075 SACRAMENTO	07/19/24	\$665,000	\$276,100	41.52	\$134,930	\$530,070	\$512,227	1.035	\$184	4045
33-02-02-04-451-002	2194 SACRAMENTO	11/06/24	\$629,900	\$335,100	53.20	\$136,300	\$493,600	\$532,012	0.928	\$179	4045
33-02-02-04-402-001	6074 SACRAMENTO	03/28/25	\$755,000	\$399,300	52.89	\$151,879	\$603,121	\$658,143	0.916	\$189	4045
Totals:			\$4,839,800	\$2,236,200			\$3,891,309	\$4,039,130			
			Sales Ratio =>		46.20		ECF =>		0.963		
			Standard Deviation =>		4.94		Median ECF =>		0.928	COD =>	64.87

Conclusion: The indicated ECF is 0.963; use **0.963**.

ECF AREA: 4055 RESIDENTIAL											
33-02-02-09-163-015	5795 BENT TREE	08/11/23	\$325,000	\$141,600	43.57	\$70,818	\$254,182	\$256,287	0.992	\$138	4055
33-02-02-09-130-005	5911 COVENTRY	01/05/24	\$475,000	\$158,300	33.33	\$75,163	\$399,837	\$391,150	1.022	\$157	4055
33-02-02-09-159-013	2325 BARNSBURY	07/19/24	\$405,800	\$161,000	39.67	\$78,417	\$327,383	\$298,462	1.097	\$187	4055
33-02-02-09-157-001	5903 YORK	09/04/24	\$599,900	\$328,300	54.73	\$90,965	\$508,935	\$494,938	1.028	\$190	4055
33-02-02-09-161-009	2479 BARNSBURY	09/05/24	\$400,000	\$227,900	56.98	\$88,292	\$311,708	\$310,059	1.005	\$162	4055
33-02-02-09-154-003	5799 WESTMINSTER	09/10/24	\$389,000	\$148,400	38.15	\$69,659	\$319,341	\$302,498	1.056	\$141	4055
33-02-02-09-152-009	2361 KINGS CROSS	09/18/24	\$425,000	\$142,700	33.58	\$68,888	\$356,112	\$298,476	1.193	\$189	4055
Totals:			\$3,019,700	\$1,308,200			\$2,477,498	\$2,351,870			
			Sales Ratio =>		43.32		ECF =>		1.053		
			Standard Deviation =>		9.57		Median ECF =>		1.028	COD =>	4.57

Conclusion: The indicated ECF is 1.053; use **1.053**.

ECF AREA: 4060 RESIDENTIAL											
33-02-02-10-129-014	5893 MONTEBELLO	05/18/23	\$347,000	\$118,700	34.21	\$49,573	\$297,427	\$211,176	1.408	\$157	4060
33-02-02-03-152-002	1872 WILDER	05/22/23	\$290,000	\$120,500	41.55	\$53,348	\$236,652	\$172,981	1.368	\$153	4060
33-02-02-10-176-024	5785 BEUNA	08/14/23	\$225,000	\$60,700	26.98	\$47,659	\$177,341	\$112,511	1.576	\$171	4060
33-02-02-10-179-003	1841 LYNTHURST	11/01/23	\$215,000	\$74,100	34.47	\$48,496	\$166,504	\$110,463	1.507	\$160	4060
33-02-02-10-128-006	5898 BAYONNE	11/30/23	\$256,000	\$92,200	36.02	\$60,415	\$195,585	\$136,747	1.430	\$155	4060
33-02-02-10-178-008	5794 MONTEBELLO	01/26/24	\$230,000	\$89,100	38.74	\$52,345	\$177,655	\$122,304	1.453	\$171	4060
33-02-02-10-177-005	5832 BEUNA	02/13/24	\$278,000	\$108,400	38.99	\$63,862	\$214,138	\$143,677	1.490	\$140	4060
33-02-02-10-176-012	5792 BAYONNE	03/04/24	\$207,000	\$72,400	34.98	\$46,042	\$160,958	\$102,362	1.572	\$155	4060
33-02-02-10-127-004	5913 BAYONNE	03/25/24	\$303,000	\$90,900	30.00	\$53,856	\$249,144	\$142,821	1.744	\$186	4060
33-02-02-10-153-020	5793 BAYONNE	04/05/24	\$216,500	\$99,200	45.82	\$46,384	\$170,116	\$115,814	1.469	\$164	4060
33-02-02-03-178-021	6326 ROYAL OAK	06/07/24	\$293,000	\$111,200	37.95	\$42,927	\$250,073	\$151,895	1.646	\$192	4060
33-02-02-10-176-016	5843 BEUNA	06/17/24	\$225,000	\$91,700	40.76	\$60,368	\$164,632	\$106,508	1.546	\$156	4060
33-02-02-10-176-008	5824 BAYONNE	07/29/24	\$260,000	\$105,800	40.69	\$54,679	\$205,321	\$121,393	1.691	\$197	4060
33-02-02-03-178-012	6279 SUNHOLLOW	10/07/24	\$263,000	\$86,200	32.78	\$42,854	\$220,146	\$120,346	1.829	\$188	4060
33-02-02-03-185-007	1841 CREST	11/07/24	\$262,000	\$93,500	35.69	\$41,487	\$220,513	\$121,194	1.820	\$141	4060
33-02-02-10-177-007	5816 BEUNA	11/26/24	\$230,000	\$95,000	41.30	\$58,825	\$171,175	\$114,758	1.492	\$162	4060
33-02-02-03-185-003	6269 ROYAL OAK	01/17/25	\$269,900	\$117,000	43.35	\$49,098	\$220,802	\$147,370	1.498	\$141	4060
Totals:			\$4,370,400	\$1,626,600			\$3,498,182	\$2,254,319			
			Sales Ratio =>		37.22		ECF =>		1.552		
			Standard Deviation =>		4.87		Median ECF =>		1.507	COD =>	7.10

Conclusion: The indicated ECF is 1.552; use **1.552**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4065 RESIDENTIAL											
33-02-02-15-280-024	1507 PICADILLY	06/29/23	\$380,000	\$158,700	41.76	\$72,751	\$307,249	\$340,194	0.903	\$137	4065
33-02-02-09-252-001	2141 CIDER MILL	07/26/23	\$433,000	\$143,000	33.03	\$43,115	\$389,885	\$399,604	0.976	\$175	4065
33-02-02-10-377-004	5593 WILD IRIS	07/31/23	\$585,000	\$260,200	44.48	\$83,122	\$501,878	\$560,550	0.895	\$161	4065
33-02-02-09-252-018	2198 CIDER MILL	08/02/23	\$588,000	\$236,400	40.20	\$35,876	\$552,124	\$521,196	1.059	\$240	4065
33-02-02-09-252-024	2146 CIDER MILL	11/01/23	\$499,900	\$171,000	34.21	\$45,064	\$454,836	\$420,430	1.082	\$218	4065
33-02-02-10-377-005	5585 WILD IRIS	02/16/24	\$535,000	\$212,800	39.78	\$76,249	\$458,751	\$489,501	0.937	\$235	4065
33-02-02-15-282-002	5285 HAVERSHAM	04/26/24	\$345,000	\$126,600	36.70	\$77,551	\$267,449	\$232,849	1.149	\$190	4065
33-02-02-15-280-008	5288 HAVERSHAM	06/10/24	\$340,000	\$127,600	37.53	\$83,267	\$256,733	\$219,277	1.171	\$183	4065
33-02-02-10-376-016	5568 WILD IRIS	06/14/24	\$600,000	\$223,400	37.23	\$103,741	\$496,259	\$495,124	1.002	\$245	4065
33-02-02-09-252-013	2240 CIDER MILL	07/26/24	\$640,000	\$240,500	37.58	\$44,627	\$595,373	\$544,441	1.094	\$206	4065
33-02-02-15-277-007	1569 DOWNING	09/04/24	\$395,000	\$174,400	44.15	\$64,668	\$330,332	\$343,082	0.963	\$160	4065
33-02-02-15-277-002	1609 DOWNING	11/01/24	\$455,000	\$210,100	46.18	\$60,446	\$394,554	\$406,614	0.970	\$150	4065
Totals:			\$5,795,900	\$2,284,700			\$5,005,423	\$4,972,863			
					Sales Ratio =>	39.42	ECF =>		1.007		
					Standard Deviation =>	4.12	Median ECF =>		0.989	COD =>	7.68

Conclusion: The indicated ECF is 1.007; use **1.007**.

ECF AREA: 4070 RESIDENTIAL											
33-02-02-15-204-002	5417 MARSH	03/19/24	\$255,000	\$85,200	33.41	\$44,646	\$210,354	\$143,194	1.469	\$171	4070
33-02-02-09-427-020	2050 RABY	04/30/24	\$251,000	\$107,500	42.83	\$39,127	\$211,873	\$128,297	1.651	\$141	4070
33-02-02-09-451-006	2167 RABY	05/17/24	\$262,300	\$104,300	39.76	\$74,092	\$188,208	\$129,013	1.459	\$121	4070
33-02-02-10-476-018	1545 FRANKLIN	06/06/24	\$300,000	\$110,200	36.73	\$40,182	\$259,818	\$178,585	1.455	\$137	4070
33-02-02-15-251-001	5411 MARSH	07/09/24	\$324,900	\$147,900	45.52	\$49,897	\$275,003	\$184,927	1.487	\$185	4070
Totals:			\$1,393,200	\$555,100			\$1,145,256	\$764,016			
					Sales Ratio =>	39.84	ECF =>		1.499		
					Standard Deviation =>	4.80	Median ECF =>		1.469	COD =>	3.06

Conclusion: The indicated ECF is 1.499; use **1.499**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4075 RESIDENTIAL											
33-02-02-11-354-014	1407 WILSHIRE	06/26/23	\$250,000	\$84,800	33.92	\$45,385	\$204,615	\$126,490	1.618	\$224	4075
33-02-02-10-283-004	5712 SHAW	06/29/23	\$199,000	\$60,400	30.35	\$45,358	\$153,642	\$94,703	1.622	\$142	4075
33-02-02-11-376-005	5580 CADE	08/03/23	\$255,000	\$75,400	29.57	\$40,816	\$214,184	\$125,302	1.709	\$235	4075
33-02-02-11-326-013	1364 HASLETT	08/24/23	\$185,000	\$71,200	38.49	\$26,415	\$158,585	\$107,015	1.482	\$101	4075
33-02-02-10-277-012	5869 POTTER	09/29/23	\$172,000	\$96,200	55.93	\$41,440	\$130,560	\$115,043	1.135	\$101	4075
33-02-02-11-302-031	5729 CARLTON	10/17/23	\$280,000	\$92,500	33.04	\$50,955	\$229,045	\$124,387	1.841	\$176	4075
33-02-02-11-327-012	1322 HASLETT	12/01/23	\$242,500	\$56,200	23.18	\$46,619	\$195,881	\$114,901	1.705	\$189	4075
33-02-02-11-380-002	1317 BUCKINGHAM	02/05/24	\$275,000	\$93,100	33.85	\$48,969	\$226,031	\$142,478	1.586	\$182	4075
33-02-02-11-379-020	1266 BUCKINGHAM	03/08/24	\$165,000	\$77,000	46.67	\$44,016	\$120,984	\$88,386	1.369	\$133	4075
33-02-02-10-427-006	5695 POTTER	03/15/24	\$212,000	\$62,200	29.34	\$42,020	\$169,980	\$100,164	1.697	\$155	4075
33-02-02-11-305-002	5636 MONTEREY	03/25/24	\$190,000	\$78,500	41.32	\$49,971	\$140,029	\$94,936	1.475	\$154	4075
33-02-02-11-304-012	5678 BABBITT	05/23/24	\$202,000	\$89,500	44.31	\$29,156	\$172,844	\$108,151	1.598	\$150	4075
33-02-02-11-379-005	5612 CORAL	07/01/24	\$245,000	\$95,100	38.82	\$39,111	\$205,889	\$120,141	1.714	\$226	4075
33-02-02-11-377-020	5597 BUCKINGHAM	08/02/24	\$229,000	\$94,300	41.18	\$42,495	\$186,505	\$112,915	1.652	\$205	4075
33-02-02-11-327-017	1298 HASLETT	08/30/24	\$315,000	\$122,800	38.98	\$64,523	\$250,477	\$156,557	1.600	\$172	4075
33-02-02-11-152-001	5757 CARLTON	09/04/24	\$181,500	\$86,700	47.77	\$51,543	\$129,957	\$92,978	1.398	\$105	4075
33-02-02-11-330-010	5670 BUCKINGHAM	10/16/24	\$190,000	\$83,500	43.95	\$49,471	\$140,529	\$91,359	1.538	\$123	4075
33-02-02-11-303-014	5644 SCHOOL	10/22/24	\$189,900	\$76,200	40.13	\$41,727	\$148,173	\$90,634	1.635	\$145	4075
33-02-02-11-329-008	1341 HASLETT	11/19/24	\$174,900	\$64,500	36.88	\$38,146	\$136,754	\$89,001	1.537	\$127	4075
33-02-02-10-277-011	5873 POTTER	11/22/24	\$230,000	\$92,100	40.04	\$54,567	\$175,433	\$110,567	1.587	\$149	4075
33-02-02-10-278-011	5862 POTTER	11/22/24	\$205,500	\$74,700	36.35	\$43,948	\$161,552	\$99,407	1.625	\$156	4075
33-02-02-11-303-011	5664 SCHOOL	11/22/24	\$259,900	\$97,900	37.67	\$42,371	\$217,529	\$133,091	1.634	\$181	4075
33-02-02-10-277-004	5870 EDSON	12/13/24	\$200,000	\$76,400	38.20	\$39,048	\$160,952	\$100,469	1.602	\$134	4075
33-02-02-11-353-001	5581 WOODVILLE	01/03/25	\$222,710	\$104,300	46.83	\$42,886	\$179,824	\$118,816	1.513	\$150	4075
33-02-02-11-354-007	1469 WILSHIRE	01/15/25	\$250,000	\$97,100	38.84	\$51,260	\$198,740	\$120,044	1.656	\$167	4075
33-02-02-11-379-016	5605 CORNELL	02/21/25	\$289,900	\$102,200	35.25	\$45,659	\$244,241	\$132,221	1.847	\$173	4075
33-02-02-11-179-005	5758 CARLTON	02/26/25	\$224,000	\$76,400	34.11	\$30,771	\$193,229	\$100,184	1.929	\$182	4075
33-02-02-10-281-003	5815 LAKE	03/17/25	\$265,000	\$114,300	43.13	\$40,767	\$224,233	\$149,053	1.504	\$216	4075
33-02-02-11-351-002	1481 FRANKLIN	03/20/25	\$236,500	\$88,200	37.29	\$38,807	\$197,693	\$106,658	1.854	\$162	4075
Totals:			\$6,536,310	\$2,483,700			\$5,268,090	\$3,266,052			
					Sales Ratio =>	38.00	ECF =>		1.613		
					Standard Deviation =>	6.57	Median ECF =>		1.618	COD =>	6.80

Conclusion: The indicated ECF is 1.613; use **1.613**.

ECF AREA: 4085 RESIDENTIAL											
33-02-02-24-277-005	4815 SUNNY MEADOW	06/09/23	\$572,000	\$176,200	30.80	\$97,301	\$474,699	\$526,867	0.901	\$170	4085
33-02-02-33-478-011	2056 TIMBERVIEW	07/26/23	\$730,000	\$353,500	48.42	\$140,585	\$589,415	\$714,803	0.825	\$173	4085
33-02-02-34-326-009	3780 VICEROY	11/16/23	\$535,000	\$230,100	43.01	\$116,225	\$418,775	\$489,220	0.856	\$131	4085
33-02-02-34-327-001	3817 VICEROY	12/08/23	\$710,000	\$287,500	40.49	\$167,622	\$542,378	\$557,202	0.973	\$183	4085
33-02-02-34-401-016	3777 CHIPPENDALE	01/04/24	\$690,000	\$280,000	40.58	\$144,358	\$545,642	\$590,176	0.925	\$153	4085
33-02-02-34-401-013	3795 CHIPPENDALE	01/24/24	\$568,500	\$253,600	44.61	\$127,080	\$441,420	\$488,134	0.904	\$137	4085
33-02-02-29-254-008	4335 AZTEC	02/02/24	\$525,000	\$220,300	41.96	\$66,034	\$458,966	\$477,903	0.960	\$146	4085
33-02-02-33-428-033	2016 BELWOOD	02/12/24	\$515,000	\$301,400	58.52	\$152,247	\$362,753	\$421,348	0.861	\$150	4085
33-02-02-34-401-008	3800 CHIPPENDALE	03/11/24	\$775,000	\$308,400	39.79	\$114,291	\$660,709	\$658,298	1.004	\$194	4085
33-02-02-34-401-007	3794 CHIPPENDALE	04/11/24	\$599,900	\$280,700	46.79	\$132,930	\$466,970	\$513,434	0.910	\$143	4085
33-02-02-34-352-011	3699 POWDERHORN	05/01/24	\$644,900	\$237,000	36.75	\$123,440	\$521,460	\$519,059	1.005	\$183	4085
33-02-02-34-401-003	3770 CHIPPENDALE	05/20/24	\$665,000	\$278,200	41.83	\$124,944	\$540,056	\$566,226	0.954	\$147	4085
33-02-02-13-452-006	5050 COUNTRY	05/24/24	\$522,500	\$153,300	29.34	\$104,651	\$417,849	\$402,477	1.038	\$186	4085
33-02-02-34-378-003	3580 CHIPPENDALE	06/28/24	\$585,000	\$280,600	47.97	\$105,680	\$479,320	\$526,759	0.910	\$154	4085
33-02-02-24-277-001	4825 SUNNY MEADOW	07/23/24	\$570,000	\$228,600	40.11	\$204,629	\$365,371	\$409,813	0.892	\$128	4085
33-02-02-33-479-008	3546 AUTUMNWOOD	08/09/24	\$840,000	\$405,100	48.23	\$140,272	\$699,728	\$764,111	0.916	\$199	4085
33-02-02-34-401-005	3782 CHIPPENDALE	09/27/24	\$593,000	\$229,000	38.62	\$149,586	\$443,414	\$402,199	1.102	\$149	4085
33-02-02-29-252-001	4340 AZTEC	10/31/24	\$543,200	\$253,500	46.67	\$67,616	\$475,584	\$471,296	1.009	\$176	4085
Totals:			\$11,184,000	\$4,757,000			\$8,904,509	\$9,499,322			
					Sales Ratio =>	42.53	ECF =>		0.937		
					Standard Deviation =>	6.75	Median ECF =>		0.920	COD =>	5.98

Conclusion: The indicated ECF is 0.937; use **0.937**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4090 RESIDENTIAL											
33-02-02-17-326-010	2768 LELAND	07/20/23	\$250,000	\$122,500	49.00	\$69,750	\$180,250	\$127,006	1.419	\$128	4090
33-02-02-17-328-002	5210 GREENFIELD	01/12/24	\$290,000	\$105,800	36.48	\$44,994	\$245,006	\$160,455	1.527	\$149	4090
33-02-02-17-459-004	2683 MANSFIELD	02/28/24	\$374,000	\$151,200	40.43	\$68,164	\$305,836	\$197,462	1.549	\$157	4090
33-02-02-17-378-011	5147 EAST BROOKFIELD	04/19/24	\$235,000	\$81,700	34.77	\$51,451	\$183,549	\$99,200	1.850	\$218	4090
33-02-02-17-258-008	5271 PARK LAKE	05/10/24	\$312,550	\$129,300	41.37	\$90,254	\$222,296	\$150,596	1.476	\$124	4090
33-02-02-17-378-004	5205 EAST BROOKFIELD	05/29/24	\$280,000	\$93,500	33.39	\$50,748	\$229,252	\$130,606	1.755	\$218	4090
33-02-02-11-429-005	1010 CLIFFDALE	06/10/24	\$270,000	\$92,100	34.11	\$60,383	\$209,617	\$133,235	1.573	\$192	4090
33-02-02-17-453-004	2672 GREENCLIFF	07/10/24	\$245,000	\$104,900	42.82	\$52,310	\$192,690	\$115,937	1.662	\$151	4090
33-02-02-17-329-009	2751 BRENTWOOD	07/23/24	\$240,000	\$96,800	40.33	\$61,854	\$178,146	\$102,879	1.732	\$187	4090
33-02-02-17-205-003	5434 AMBER	02/28/25	\$345,000	\$175,500	50.87	\$36,380	\$308,620	\$247,754	1.246	\$136	4090
Totals:			\$2,841,550	\$1,153,300			\$2,255,262	\$1,465,130			
					Sales Ratio =>	40.59	ECF =>		1.539		
					Standard Deviation =>	6.02	Median ECF =>		1.561	COD =>	8.71

Conclusion: The indicated ECF is 1.539; use **1.539**.

ECF AREA: 4095 RESIDENTIAL											
33-02-02-12-303-012	5645 CREEKWOOD	04/17/23	\$340,000	\$126,200	37.12	\$60,067	\$279,933	\$231,078	1.211	\$141	4095
33-02-02-12-382-013	5517 EARLIGLOW	08/25/23	\$370,000	\$144,500	39.05	\$69,171	\$300,829	\$256,224	1.174	\$129	4095
33-02-02-12-304-002	5618 CREEKWOOD	09/27/23	\$275,000	\$100,900	36.69	\$59,921	\$215,079	\$185,342	1.160	\$145	4095
33-02-02-12-151-011	5825 GREEN	11/02/23	\$299,000	\$113,900	38.09	\$72,190	\$226,810	\$202,128	1.122	\$103	4095
33-02-02-12-379-001	5577 STRAWBERRY	04/26/24	\$435,000	\$170,700	39.24	\$87,477	\$347,523	\$253,568	1.371	\$166	4095
33-02-02-12-383-009	5554 EARLIGLOW	06/03/24	\$416,600	\$159,900	38.38	\$73,041	\$343,559	\$245,128	1.402	\$159	4095
33-02-02-12-380-010	5563 STRAWBERRY	06/12/24	\$444,100	\$219,700	49.47	\$97,545	\$346,555	\$279,095	1.242	\$149	4095
33-02-02-12-151-023	5907 GREEN	07/12/24	\$361,100	\$131,900	36.53	\$65,968	\$295,132	\$241,042	1.224	\$200	4095
33-02-02-13-129-012	5485 EARLIGLOW	08/02/24	\$430,000	\$231,600	53.86	\$100,417	\$329,583	\$286,103	1.152	\$160	4095
33-02-02-13-127-006	662 EMILY	08/22/24	\$440,000	\$189,300	43.02	\$103,853	\$336,147	\$301,169	1.116	\$166	4095
33-02-02-13-251-004	5318 CONRAD	10/16/24	\$590,000	\$262,700	44.53	\$92,414	\$497,586	\$417,418	1.192	\$197	4095
33-02-02-12-382-001	631 EARLIGLOW	12/19/24	\$392,836	\$176,000	44.80	\$76,237	\$316,599	\$265,522	1.192	\$154	4095
33-02-02-13-129-007	641 EMILY	01/15/25	\$385,000	\$184,900	48.03	\$99,412	\$285,588	\$264,273	1.081	\$142	4095
33-02-02-12-303-011	5639 CREEKWOOD	03/13/25	\$419,900	\$153,000	36.44	\$59,871	\$360,029	\$243,204	1.480	\$155	4095
Totals:			\$5,598,536	\$2,365,200			\$4,480,952	\$3,671,295			
					Sales Ratio =>	42.25	ECF =>		1.221		
					Standard Deviation =>	5.58	Median ECF =>		1.192	COD =>	6.71

Conclusion: The indicated ECF is 1.221; use **1.221**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4110 RESIDENTIAL											
33-02-02-33-252-008	3854 NEW SALEM	04/18/23	\$275,000	\$113,700	41.35	\$64,556	\$210,444	\$162,876	1.292	\$135	4110
33-02-02-34-427-009	3720 WEST HIAWATHA	06/02/23	\$265,000	\$107,800	40.68	\$104,014	\$160,986	\$133,541	1.206	\$138	4110
33-02-02-33-202-011	2135 BELDING	06/21/23	\$345,000	\$136,600	39.59	\$89,875	\$255,125	\$218,162	1.169	\$128	4110
33-02-02-33-276-006	3886 SANDLEWOOD	06/22/23	\$308,000	\$122,700	39.84	\$58,860	\$249,140	\$209,099	1.191	\$147	4110
33-02-02-33-203-014	2160 DONOVAN	07/10/23	\$376,250	\$154,300	41.01	\$74,012	\$302,238	\$250,321	1.207	\$150	4110
33-02-02-34-127-028	3918 CLOVERDALE	07/11/23	\$420,000	\$236,000	56.19	\$91,410	\$328,590	\$267,761	1.227	\$121	4110
33-02-02-33-204-022	3855 SANDLEWOOD	07/20/23	\$335,000	\$113,900	34.00	\$74,188	\$260,812	\$193,970	1.345	\$160	4110
33-02-02-33-254-016	2117 TAMARACK	07/24/23	\$385,000	\$156,900	40.75	\$71,004	\$313,996	\$255,418	1.229	\$161	4110
33-02-02-28-254-015	2147 BUTTERNUT	08/24/23	\$310,000	\$123,200	39.74	\$66,724	\$243,276	\$228,588	1.064	\$116	4110
33-02-02-34-452-012	3546 DOBIE	08/29/23	\$270,000	\$90,000	33.33	\$77,102	\$192,898	\$151,743	1.271	\$158	4110
33-02-02-33-203-011	2178 DONOVAN	09/28/23	\$309,900	\$122,500	39.53	\$69,639	\$240,261	\$191,312	1.256	\$126	4110
33-02-02-33-202-002	2173 BELDING	11/30/23	\$340,000	\$147,700	43.44	\$56,596	\$283,404	\$227,769	1.244	\$131	4110
33-02-02-33-278-005	2079 ASHLAND	12/15/23	\$345,000	\$160,400	46.49	\$67,597	\$277,403	\$249,810	1.110	\$126	4110
33-02-02-34-477-015	3617 EAST ARBUTUS	02/07/24	\$350,000	\$137,400	39.26	\$78,264	\$271,736	\$206,900	1.313	\$137	4110
33-02-02-34-485-009	3536 EAST HIAWATHA	02/09/24	\$358,000	\$147,500	41.20	\$83,030	\$274,970	\$207,934	1.322	\$136	4110
33-02-02-33-276-022	3881 ROXBURY	03/15/24	\$352,000	\$128,100	36.39	\$66,237	\$285,763	\$223,975	1.276	\$121	4110
33-02-02-33-229-009	2045 SHELDRAKE	05/31/24	\$375,000	\$187,400	49.97	\$89,841	\$285,159	\$242,414	1.176	\$122	4110
33-02-02-34-203-009	3862 TRAILWOOD	06/18/24	\$421,000	\$145,000	34.44	\$64,652	\$356,348	\$237,317	1.502	\$191	4110
33-02-02-28-252-023	2158 BUTTERNUT	06/20/24	\$385,000	\$150,500	39.09	\$63,731	\$321,269	\$265,509	1.210	\$141	4110
33-02-02-33-204-015	3911 SANDLEWOOD	07/11/24	\$353,000	\$127,400	36.09	\$63,978	\$289,022	\$200,447	1.442	\$171	4110
33-02-02-34-427-029	3605 EAST HIAWATHA	08/15/24	\$289,900	\$136,300	47.02	\$90,035	\$199,865	\$156,584	1.276	\$101	4110
33-02-02-34-426-010	3663 WEST HIAWATHA	08/15/24	\$340,000	\$124,100	36.50	\$100,965	\$239,035	\$174,083	1.373	\$161	4110
33-02-02-33-278-015	2100 TAMARACK	09/27/24	\$329,900	\$110,500	33.49	\$57,307	\$272,593	\$167,097	1.631	\$191	4110
33-02-02-34-202-006	3938 JONQUIL	10/24/24	\$399,900	\$154,200	38.56	\$61,534	\$338,366	\$226,917	1.491	\$193	4110
33-02-02-34-483-006	3580 EAST ARBUTUS	11/25/24	\$306,000	\$145,400	47.52	\$79,966	\$226,034	\$166,117	1.361	\$122	4110
33-02-02-33-252-022	2170 ARUNDEL	01/17/25	\$361,900	\$144,200	39.85	\$76,340	\$285,560	\$197,205	1.448	\$149	4110
33-02-02-28-254-013	2163 BUTTERNUT	01/27/25	\$430,000	\$146,100	33.98	\$66,247	\$363,753	\$236,065	1.541	\$154	4110
33-02-02-33-251-030	2228 TAMARACK	02/04/25	\$265,000	\$140,800	53.13	\$63,098	\$201,902	\$187,066	1.079	\$118	4110
33-02-02-28-252-002	4400 CHERRYWOOD	02/28/25	\$320,000	\$151,900	47.47	\$57,022	\$262,978	\$243,239	1.081	\$119	4110
33-02-02-34-483-010	3579 EAST HIAWATHA	03/14/25	\$377,000	\$182,800	48.49	\$76,399	\$300,601	\$242,288	1.241	\$144	4110
33-02-02-34-476-003	3604 WEST HIAWATHA	03/20/25	\$379,000	\$153,900	40.61	\$92,237	\$286,763	\$185,096	1.549	\$153	4110
Totals:			\$10,676,750	\$4,399,200			\$8,380,290	\$6,506,625			
					Sales Ratio =>	41.20	ECF =>		1.288		
					Standard Deviation =>	5.81	Median ECF =>		1.271	COD =>	8.81

Conclusion: The indicated ECF is 1.288; use **1.288**.

ECF AREA: 4115 RESIDENTIAL											
33-02-02-12-206-003	5806 WOOD VALLEY	05/11/23	\$400,000	\$174,900	43.73	\$82,809	\$317,191	\$268,032	1.183	\$133	4115
33-02-02-12-177-009	5872 GREEN	06/14/23	\$300,000	\$118,300	39.43	\$74,894	\$225,106	\$190,550	1.181	\$183	4115
33-02-02-12-201-006	5705 WOOD VALLEY	09/11/23	\$275,000	\$99,300	36.11	\$61,138	\$213,862	\$157,370	1.359	\$174	4115
33-02-02-12-303-016	5548 WOOD VALLEY	09/27/23	\$360,000	\$112,100	31.14	\$69,646	\$290,354	\$178,022	1.631	\$190	4115
33-02-02-12-205-001	365 SHOESMITH	10/06/23	\$340,000	\$150,000	44.12	\$96,088	\$243,912	\$209,874	1.162	\$136	4115
33-02-02-12-154-002	5784 GREEN	05/31/24	\$401,000	\$156,800	39.10	\$86,447	\$314,553	\$246,005	1.279	\$141	4115
33-02-02-12-202-002	5706 WOOD VALLEY	11/18/24	\$425,000	\$179,000	42.12	\$62,205	\$362,795	\$254,877	1.423	\$156	4115
33-02-02-12-205-002	5790 WHISPERWOOD	02/14/25	\$379,000	\$150,600	39.74	\$73,560	\$305,440	\$217,957	1.401	\$146	4115
Totals:			\$2,880,000	\$1,141,000			\$2,273,213	\$1,722,689			
					Sales Ratio =>	39.62	ECF =>		1.320		
					Standard Deviation =>	4.27	Median ECF =>		1.319	COD =>	9.55

Conclusion: The indicated ECF is 1.320; use **1.320**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4120 RESIDENTIAL											
33-02-02-11-478-006	5555 WHITE ASH	04/26/23	\$387,000	\$185,300	47.88	\$69,300	\$317,700	\$391,628	0.811	\$119	4120
33-02-02-11-480-012	5537 SILVERLEAF	05/02/23	\$452,000	\$230,300	50.95	\$87,765	\$364,235	\$449,936	0.810	\$135	4120
33-02-02-11-480-005	5594 WHITE ASH	07/05/23	\$510,000	\$184,100	36.10	\$84,068	\$425,932	\$430,639	0.989	\$174	4120
33-02-02-12-129-005	5988 EAGLES	03/08/24	\$325,000	\$113,500	34.92	\$76,123	\$248,877	\$208,319	1.195	\$154	4120
33-02-02-12-105-006	5979 EAGLES	03/13/25	\$365,000	\$132,300	36.25	\$69,897	\$295,103	\$183,240	1.610	\$205	4120
Totals:			\$2,039,000	\$845,500			\$1,651,847	\$1,663,763			
			Sales Ratio =>		41.47		ECF =>		0.993		
			Standard Deviation =>		7.58		Median ECF =>		0.989	COD =>	23.96

Conclusion: The indicated ECF is 0.993; use **0.993**.

ECF AREA: 4135 RESIDENTIAL											
33-02-02-02-431-003	6038 OAKPARK	05/01/23	\$458,000	\$172,800	37.73	\$72,483	\$385,517	\$326,094	1.182	\$159	4135
33-02-02-11-454-007	1175 BUCKINGHAM	06/22/23	\$343,250	\$150,700	43.90	\$90,683	\$252,567	\$226,919	1.113	\$150	4135
33-02-02-02-427-021	6181 OAKPARK	08/08/23	\$385,500	\$139,100	36.08	\$62,478	\$323,022	\$236,959	1.363	\$207	4135
33-02-02-11-451-025	1172 BUCKINGHAM	12/22/23	\$397,500	\$179,600	45.18	\$74,193	\$323,307	\$284,365	1.137	\$145	4135
33-02-02-11-455-002	1203 TEAKWOOD	02/12/24	\$297,000	\$114,000	38.38	\$72,346	\$224,654	\$173,198	1.297	\$167	4135
33-02-02-02-428-003	6206 OAKPARK	04/17/24	\$470,000	\$245,700	52.28	\$91,527	\$378,473	\$332,218	1.139	\$202	4135
33-02-02-11-455-001	1211 TEAKWOOD	05/17/24	\$423,000	\$178,500	42.20	\$78,827	\$344,173	\$279,879	1.230	\$198	4135
33-02-02-02-427-011	6101 OAKPARK	05/31/24	\$525,000	\$257,600	49.07	\$97,092	\$427,908	\$351,275	1.218	\$171	4135
Totals:			\$3,299,250	\$1,438,000			\$2,659,621	\$2,210,907			
			Sales Ratio =>		43.59		ECF =>		1.203		
			Standard Deviation =>		5.68		Median ECF =>		1.200	COD =>	5.58

Conclusion: The indicated ECF is 1.203; use **1.203**.

ECF AREA: 4140 RESIDENTIAL											
33-02-02-26-327-008	1311 HATCH	04/07/23	\$352,000	\$123,400	35.06	\$76,985	\$275,015	\$252,332	1.090	\$146	4140
33-02-02-26-327-038	1308 SEBEWAING	04/24/23	\$362,000	\$133,700	36.93	\$72,328	\$289,672	\$282,015	1.027	\$157	4140
33-02-02-26-327-050	1249 HARBOR CUT	05/16/23	\$340,000	\$116,700	34.32	\$97,710	\$242,290	\$228,302	1.061	\$174	4140
33-02-02-26-377-017	4072 SHOALS	06/22/23	\$480,000	\$218,700	45.56	\$84,986	\$395,014	\$415,976	0.950	\$143	4140
33-02-02-26-454-005	4110 LEEWARD	07/10/23	\$544,200	\$214,100	39.34	\$83,506	\$460,694	\$464,332	0.992	\$192	4140
33-02-02-26-453-027	1215 MIZZEN	07/31/23	\$489,900	\$222,300	45.38	\$108,334	\$381,566	\$412,804	0.924	\$144	4140
33-02-02-26-177-003	4281 GOLDENWOOD	08/24/23	\$512,500	\$217,200	42.38	\$103,101	\$409,399	\$389,079	1.052	\$156	4140
33-02-02-26-155-007	4335 GOLDENWOOD	09/05/23	\$445,000	\$199,700	44.88	\$99,127	\$345,873	\$327,585	1.056	\$144	4140
33-02-02-26-154-004	4404 HICKORYWOOD	09/25/23	\$325,000	\$142,300	43.78	\$80,083	\$244,917	\$223,800	1.094	\$131	4140
33-02-02-26-155-006	1375 SILVERWOOD	10/18/23	\$530,000	\$293,400	55.36	\$105,323	\$424,677	\$447,488	0.949	\$139	4140
33-02-02-26-132-001	1300 SWEETWOOD	01/12/24	\$440,000	\$216,200	49.14	\$79,061	\$360,939	\$308,417	1.170	\$142	4140
33-02-02-26-378-015	4101 SPINNAKER	02/22/24	\$350,000	\$184,700	52.77	\$86,941	\$263,059	\$269,381	0.977	\$112	4140
33-02-02-26-128-012	4461 ALDERWOOD	03/20/24	\$455,000	\$176,600	38.81	\$82,182	\$372,818	\$302,746	1.231	\$128	4140
33-02-02-26-378-007	1246 MIZZEN	04/11/24	\$402,750	\$140,300	34.84	\$82,896	\$319,854	\$280,739	1.139	\$175	4140
33-02-02-26-327-042	1274 SEBEWAING	05/02/24	\$405,000	\$185,600	45.83	\$82,062	\$322,938	\$322,985	1.000	\$125	4140
33-02-02-26-328-026	1259 LEEWARD	05/15/24	\$380,000	\$121,300	31.92	\$85,742	\$294,258	\$247,271	1.190	\$186	4140
33-02-02-26-327-033	1352 SEBEWAING	06/07/24	\$452,000	\$191,500	42.37	\$82,161	\$369,839	\$326,001	1.134	\$180	4140
33-02-02-23-353-011	1494 IVYWOOD	06/12/24	\$562,000	\$270,000	48.04	\$107,533	\$454,467	\$399,134	1.139	\$156	4140
33-02-02-23-379-004	4581 N SPICEWOOD	07/09/24	\$540,000	\$242,000	44.81	\$92,279	\$447,721	\$367,763	1.217	\$144	4140
33-02-02-26-327-043	1268 SEBEWAING	08/05/24	\$399,900	\$140,300	35.08	\$80,160	\$319,740	\$262,449	1.218	\$168	4140
33-02-02-26-380-006	4067 SHOALS	08/05/24	\$535,000	\$213,800	39.96	\$101,948	\$433,052	\$408,766	1.059	\$169	4140
33-02-02-26-106-015	4387 HICKORYWOOD	09/04/24	\$410,000	\$191,700	46.76	\$84,269	\$325,731	\$286,187	1.138	\$150	4140
33-02-02-26-132-003	1272 SWEETWOOD	09/09/24	\$504,000	\$254,800	50.56	\$92,535	\$411,465	\$371,032	1.109	\$174	4140
33-02-02-26-107-022	4469 SATINWOOD	10/31/24	\$400,000	\$159,100	39.78	\$95,396	\$304,604	\$259,187	1.175	\$132	4140
33-02-02-26-455-019	3991 SHOALS	02/27/25	\$635,000	\$284,100	44.74	\$103,452	\$531,548	\$483,001	1.101	\$167	4140
33-02-02-23-378-004	1323 S SPICEWOOD	03/03/25	\$485,000	\$210,700	43.44	\$78,900	\$406,100	\$346,410	1.172	\$135	4140
33-02-02-23-379-006	4585 MISTYWOOD	03/11/25	\$525,000	\$208,600	39.73	\$109,212	\$415,788	\$324,493	1.281	\$174	4140
Totals:			\$12,261,250	\$5,272,800			\$9,823,038	\$9,009,676			
			Sales Ratio =>		43.00		ECF =>		1.090		
			Standard Deviation =>		5.88		Median ECF =>		1.101	COD =>	6.99

Conclusion: The indicated ECF is 1.090; use **1.090**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4145 RESIDENTIAL											
33-02-02-03-477-004	6074 COLUMBIA	05/12/23	\$465,000	\$204,400	43.96	\$194,209	\$270,791	\$212,310	1.275	\$122	4145
33-02-02-03-253-026	6285 W REYNOLDS	06/30/23	\$525,000	\$242,100	46.11	\$265,713	\$259,287	\$215,339	1.204	\$149	4145
33-02-02-02-252-009	6225 E LAKE	10/19/23	\$750,000	\$279,000	37.20	\$271,330	\$478,670	\$286,323	1.672	\$178	4145
33-02-02-02-252-012	6211 E LAKE	10/27/23	\$519,000	\$224,300	43.22	\$294,944	\$224,056	\$182,663	1.227	\$129	4145
33-02-02-11-127-023	5891 E LAKE	11/27/23	\$980,060	\$373,000	38.06	\$354,927	\$625,133	\$479,452	1.304	\$187	4145
33-02-02-03-479-006	6056 COLUMBIA	05/31/24	\$630,000	\$301,700	47.89	\$163,661	\$466,339	\$344,896	1.352	\$211	4145
33-02-02-02-376-001	6031 E LAKE	09/26/24	\$1,275,000	\$586,100	45.97	\$455,156	\$819,844	\$643,991	1.273	\$239	4145
33-02-02-03-258-029	6240 W REYNOLDS	10/28/24	\$1,070,000	\$417,700	39.04	\$326,184	\$743,816	\$445,301	1.670	\$273	4145
33-02-02-03-477-002	6080 COLUMBIA	01/24/25	\$520,000	\$220,500	42.40	\$193,024	\$326,976	\$216,981	1.507	\$130	4145
Totals:			\$6,734,060	\$2,848,800			\$4,214,912	\$3,027,255			
					Sales Ratio =>	42.30	ECF =>		1.392		
					Standard Deviation =>	3.81	Median ECF =>		1.304	COD =>	10.43

Conclusion: The indicated ECF is 1.392; use [1.392](#).

ECF AREA: 4155 RESIDENTIAL											
33-02-02-21-201-009	2164 SEMINOLE	08/18/23	\$235,000	\$61,000	25.96	\$45,377	\$189,623	\$111,407	1.702	\$192	4155
33-02-02-21-126-001	5010 ALGONQUIN	10/06/23	\$257,000	\$98,100	38.17	\$76,625	\$180,375	\$124,512	1.449	\$153	4155
33-02-02-21-103-003	4980 MOHAWK	02/14/25	\$270,000	\$129,100	47.81	\$62,855	\$207,145	\$121,394	1.706	\$134	4155
33-02-02-21-102-002	5005 MOHAWK	03/31/25	\$335,000	\$110,100	32.87	\$43,629	\$291,371	\$140,011	2.081	\$171	4155
Totals:			\$1,097,000	\$398,300			\$868,514	\$497,324			
					Sales Ratio =>	36.31	ECF =>		1.746		
					Standard Deviation =>	9.22	Median ECF =>		1.704	COD =>	9.33

Conclusion: The indicated ECF is 1.746; use [1.746](#).

ECF AREA: 4160 RESIDENTIAL											
33-02-02-16-126-006	2212 QUARRY	07/12/23	\$392,800	\$153,600	39.10	\$71,830	\$320,970	\$323,115	0.993	\$144	4160
33-02-02-16-126-010	2228 QUARRY	11/17/23	\$449,900	\$164,500	36.56	\$75,898	\$374,002	\$388,838	0.962	\$148	4160
33-02-02-16-203-009	5452 JO	01/30/24	\$450,000	\$150,000	33.33	\$65,760	\$384,240	\$339,912	1.130	\$168	4160
33-02-02-16-252-005	2154 BANYON	04/16/24	\$330,000	\$176,500	53.48	\$78,367	\$251,633	\$255,245	0.986	\$136	4160
33-02-02-17-280-003	2564 KOALA	06/06/24	\$375,000	\$145,100	38.69	\$60,317	\$314,683	\$296,010	1.063	\$158	4160
33-02-02-16-206-011	5510 JO	07/08/24	\$576,500	\$331,400	57.48	\$102,222	\$474,278	\$469,954	1.009	\$156	4160
33-02-02-16-251-005	2151 BANYON	11/22/24	\$335,000	\$127,200	37.97	\$72,897	\$262,103	\$231,000	1.135	\$157	4160
33-02-02-16-204-006	2149 QUARRY	12/23/24	\$388,500	\$147,400	37.94	\$78,117	\$310,383	\$296,511	1.047	\$166	4160
Totals:			\$3,297,700	\$1,395,700			\$2,692,292	\$2,600,584			
					Sales Ratio =>	42.32	ECF =>		1.035		
					Standard Deviation =>	8.69	Median ECF =>		1.028	COD =>	5.16

Conclusion: The indicated ECF is 1.035; use [1.035](#).

ECF AREA: 4170 RESIDENTIAL											
33-02-02-22-353-007	1966 LAGOON	06/30/23	\$360,000	\$127,300	35.36	\$73,569	\$286,431	\$201,102	1.424	\$189	4170
33-02-02-21-478-003	2021 TOMAHAWK	07/14/23	\$347,500	\$112,900	32.49	\$66,330	\$281,170	\$219,986	1.278	\$154	4170
33-02-02-22-307-006	1910 TOMAHAWK	08/28/23	\$361,000	\$158,400	43.88	\$79,164	\$281,836	\$222,539	1.266	\$127	4170
33-02-02-28-230-002	2031 OSAGE	10/02/23	\$375,000	\$106,100	28.29	\$78,523	\$296,477	\$195,620	1.516	\$192	4170
33-02-02-22-358-009	4568 MANITOU	03/13/24	\$295,000	\$121,100	41.05	\$63,542	\$231,458	\$169,744	1.364	\$105	4170
33-02-02-28-229-006	2032 OSAGE	05/22/24	\$251,000	\$108,100	43.07	\$68,495	\$182,505	\$137,323	1.329	\$106	4170
33-02-02-28-230-006	2034 YUMA	07/19/24	\$337,000	\$111,600	33.12	\$71,957	\$265,043	\$178,145	1.488	\$167	4170
33-02-02-27-126-004	4456 MANITOU	08/30/24	\$388,750	\$179,700	46.23	\$89,565	\$299,185	\$223,793	1.337	\$127	4170
33-02-02-22-358-008	4578 MANITOU	09/26/24	\$340,000	\$140,300	41.26	\$65,242	\$274,758	\$208,174	1.320	\$136	4170
33-02-02-28-230-008	2014 YUMA	10/03/24	\$360,000	\$160,300	44.53	\$67,544	\$292,456	\$218,153	1.341	\$126	4170
Totals:			\$3,415,250	\$1,325,800			\$2,691,319	\$1,974,580			
					Sales Ratio =>	38.82	ECF =>		1.363		
					Standard Deviation =>	6.12	Median ECF =>		1.339	COD =>	4.48

Conclusion: The indicated ECF is 1.363; use [1.363](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4175 RESIDENTIAL											
33-02-02-27-154-002	1943 BIRCHWOOD	04/13/23	\$345,000	\$140,000	40.58	\$74,333	\$270,667	\$232,958	1.162	\$117	4175
33-02-02-27-153-029	4327 MANITOU	08/14/23	\$377,000	\$138,900	36.84	\$77,220	\$299,780	\$275,095	1.090	\$128	4175
33-02-02-27-176-006	4326 MANITOU	04/26/24	\$372,900	\$141,800	38.03	\$74,909	\$297,991	\$231,370	1.288	\$147	4175
33-02-02-27-153-021	1909 TAHOE	08/29/24	\$418,000	\$186,800	44.69	\$76,489	\$341,511	\$298,219	1.145	\$123	4175
33-02-02-27-154-009	1873 BIRCHWOOD	11/22/24	\$344,000	\$166,000	48.26	\$103,016	\$240,984	\$217,675	1.107	\$105	4175
33-02-02-27-206-007	4418 CALGARY	12/05/24	\$340,000	\$167,000	49.12	\$62,609	\$277,391	\$245,121	1.132	\$151	4175
33-02-02-27-126-020	1824 MIRABEAU	03/14/25	\$455,000	\$183,800	40.40	\$82,539	\$372,461	\$293,184	1.270	\$181	4175
33-02-02-27-176-004	1845 PENOBSCOT	03/25/25	\$342,000	\$113,700	33.25	\$70,606	\$271,394	\$171,325	1.584	\$153	4175
Totals:			\$2,993,900	\$1,238,000			\$2,372,179	\$1,964,947			
			Sales Ratio =>		41.35		ECF =>		1.207		
			Standard Deviation =>		5.58		Median ECF =>		1.154	COD =>	9.01

Conclusion: The indicated ECF is 1.207 use [1.207](#).

ECF AREA: 4180 RESIDENTIAL											
33-02-02-26-151-008	4327 ARBOR	04/24/23	\$252,400	\$111,300	44.10	\$64,510	\$187,890	\$153,812	1.222	\$148	4180
33-02-02-27-228-013	4453 OAKWOOD	05/05/23	\$247,000	\$91,300	36.96	\$64,355	\$182,645	\$146,881	1.243	\$168	4180
33-02-02-26-105-003	4454 ARBOR	06/23/23	\$296,000	\$117,500	39.70	\$63,642	\$232,358	\$158,984	1.462	\$121	4180
33-02-02-22-477-029	4549 OAKWOOD	07/07/23	\$337,700	\$147,200	43.59	\$62,497	\$275,203	\$209,392	1.314	\$138	4180
33-02-02-26-101-006	1440 FOREST HILLS	07/10/23	\$318,000	\$118,000	37.11	\$70,658	\$247,342	\$183,499	1.348	\$143	4180
33-02-02-26-103-009	4455 ELMWOOD	07/28/23	\$330,000	\$124,600	37.76	\$75,910	\$254,090	\$183,482	1.385	\$130	4180
33-02-02-27-428-005	4206 SARAN	08/03/23	\$271,000	\$112,500	41.51	\$79,921	\$191,079	\$150,654	1.268	\$154	4180
33-02-02-22-477-012	4554 EASTWOOD	08/17/23	\$249,000	\$90,800	36.47	\$66,802	\$182,198	\$129,854	1.403	\$155	4180
33-02-02-22-478-007	4542 OAKWOOD	08/22/23	\$248,000	\$127,200	51.29	\$61,664	\$186,336	\$149,590	1.246	\$114	4180
33-02-02-26-105-014	1426 BIRCHWOOD	08/31/23	\$383,000	\$151,400	39.53	\$71,330	\$311,670	\$221,499	1.407	\$140	4180
33-02-02-27-227-001	4496 OAKWOOD	09/01/23	\$425,000	\$123,000	28.94	\$62,543	\$362,457	\$222,444	1.629	\$155	4180
33-02-02-22-477-020	4526 EASTWOOD	09/12/23	\$369,000	\$109,900	29.78	\$79,457	\$289,543	\$186,555	1.552	\$182	4180
33-02-02-27-202-007	1640 FOREST HILLS	10/10/23	\$280,000	\$113,500	40.54	\$59,153	\$220,847	\$147,055	1.502	\$123	4180
33-02-02-26-104-018	1452 BIRCHWOOD	12/29/23	\$303,000	\$112,400	37.10	\$61,648	\$241,352	\$145,545	1.658	\$186	4180
33-02-02-27-277-008	4279 OAKWOOD	01/11/24	\$420,000	\$167,400	39.86	\$55,394	\$364,606	\$246,946	1.476	\$125	4180
33-02-02-27-230-006	4404 CHERRY HILL	04/05/24	\$349,900	\$155,500	44.44	\$54,090	\$295,810	\$204,447	1.447	\$125	4180
33-02-02-26-303-021	4151 WABANINGO	04/12/24	\$267,000	\$97,900	36.67	\$75,306	\$191,694	\$129,489	1.480	\$157	4180
33-02-02-22-477-006	1567 HILLSIDE	04/29/24	\$332,000	\$118,500	35.69	\$65,172	\$266,828	\$179,044	1.490	\$176	4180
33-02-02-22-477-034	4505 OAKWOOD	05/03/24	\$475,000	\$225,700	47.52	\$62,635	\$412,365	\$264,591	1.558	\$117	4180
33-02-02-27-276-010	4371 CHERRY HILL	05/28/24	\$317,550	\$133,500	42.04	\$57,451	\$260,099	\$178,223	1.459	\$156	4180
33-02-02-27-276-003	4352 STONEYCROFT	05/30/24	\$436,000	\$176,900	40.57	\$54,022	\$381,978	\$250,247	1.526	\$158	4180
33-02-02-27-278-011	4323 GREENWOOD	09/12/24	\$305,000	\$126,700	41.54	\$64,197	\$240,803	\$162,000	1.486	\$153	4180
33-02-02-27-229-019	1606 PEBBLESTONE	11/08/24	\$339,900	\$129,100	37.98	\$51,194	\$288,706	\$182,148	1.585	\$156	4180
33-02-02-27-232-005	4382 GREENWOOD	11/15/24	\$329,900	\$137,400	41.65	\$64,471	\$265,429	\$172,240	1.541	\$164	4180
Totals:			\$7,881,350	\$3,119,200			\$6,333,328	\$4,358,625			
			Sales Ratio =>		39.58		ECF =>		1.453		
			Standard Deviation =>		4.88		Median ECF =>		1.469	COD =>	6.47

Conclusion: The indicated ECF is 1.453 use [1.453](#).

ECF AREA: 4185 RESIDENTIAL											
33-02-02-27-429-009	4201 INDIAN GLEN	06/26/23	\$387,000	\$188,700	48.76	\$85,584	\$301,416	\$290,383	1.038	\$139	4185
33-02-02-27-402-017	1636 DOBIE	08/25/23	\$370,000	\$156,000	42.16	\$73,069	\$296,931	\$262,159	1.133	\$142	4185
33-02-02-27-429-012	4193 INDIAN GLEN	02/15/24	\$405,000	\$205,300	50.69	\$94,323	\$310,677	\$303,685	1.023	\$107	4185
33-02-02-27-430-011	4190 INDIAN GLEN	04/18/24	\$370,000	\$172,800	46.70	\$71,981	\$298,019	\$266,610	1.118	\$145	4185
Totals:			\$1,532,000	\$722,800			\$1,207,043	\$1,122,837			
			Sales Ratio =>		47.18		ECF =>		1.075		
			Standard Deviation =>		9.44		Median ECF =>		1.078	COD =>	4.45

Conclusion: The indicated ECF is 1.075, use [1.075](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4205 RESIDENTIAL											
33-02-02-23-452-001	1237 GRAND RIVER	07/07/23	\$185,000	\$60,400	32.65	\$62,195	\$122,805	\$106,022	1.158	\$128	4205
33-02-02-23-453-008	4530 ETHEL	12/20/23	\$365,000	\$149,600	40.99	\$63,303	\$301,697	\$245,014	1.231	\$115	4205
33-02-02-23-453-002	4534 ETHEL	02/24/25	\$420,000	\$245,600	58.48	\$79,628	\$340,372	\$269,010	1.265	\$109	4205
33-02-02-23-452-005	4531 ETHEL	03/11/25	\$305,000	\$132,400	43.41	\$51,539	\$253,461	\$190,400	1.331	\$122	4205
Totals:			\$1,275,000	\$588,000			\$1,018,335	\$810,447			
					Sales Ratio =>	46.12	ECF =>		1.257		
					Standard Deviation =>	10.77	Median ECF =>		1.248	COD =>	4.17

Conclusion: The indicated ECF is 1.257; use **1.257**.

ECF AREA: 4210 RESIDENTIAL											
33-02-02-24-303-014	4630 WELLINGTON	11/17/23	\$650,000	\$257,200	39.57	\$116,624	\$533,376	\$656,508	0.812	\$173	4210
33-02-02-24-351-008	4570 WELLINGTON	03/20/24	\$590,000	\$238,300	40.39	\$129,849	\$460,151	\$565,002	0.814	\$196	4210
33-02-02-36-201-006	3919 TURNBERRY	05/31/24	\$1,365,000	\$391,400	28.67	\$341,447	\$1,023,553	\$1,341,457	0.763	\$167	4210
33-02-02-24-301-005	915 NICOLE	07/12/24	\$960,000	\$400,400	41.71	\$197,663	\$762,337	\$932,455	0.818	\$158	4210
33-02-02-24-301-007	4695 WELLINGTON	10/31/24	\$801,500	\$283,700	35.40	\$122,541	\$678,959	\$740,514	0.917	\$199	4210
33-02-02-24-303-015	4610 WELLINGTON	11/08/24	\$795,000	\$290,200	36.50	\$125,377	\$669,623	\$739,986	0.905	\$187	4210
Totals:			\$5,161,500	\$1,861,200			\$4,127,999	\$4,975,922			
					Sales Ratio =>	36.06	ECF =>		0.830		
					Standard Deviation =>	4.74	Median ECF =>		0.816	COD =>	5.15

Conclusion: The indicated ECF is 0.830; use **0.830**.

ECF AREA: 4215 RESIDENTIAL											
33-02-02-15-101-001	1991 CAMERON OAKS	04/17/23	\$650,000	\$223,200	34.34	\$219,215	\$430,785	\$446,471	0.965	\$163	4215
33-02-02-22-228-025	1600 MAIDEN	05/05/23	\$491,000	\$220,700	44.95	\$92,958	\$398,042	\$444,480	0.896	\$131	4215
33-02-02-14-378-016	1423 KALORAMA	06/07/23	\$573,000	\$212,800	37.14	\$116,127	\$456,873	\$485,654	0.941	\$217	4215
33-02-02-14-302-006	5222 TWINGING	06/09/23	\$532,000	\$200,900	37.76	\$113,996	\$418,004	\$396,988	1.053	\$189	4215
33-02-02-14-378-017	1429 KALORAMA	06/15/23	\$590,000	\$209,700	35.54	\$114,152	\$475,848	\$421,052	1.130	\$181	4215
33-02-02-14-352-002	5140 GIESBORO	07/31/23	\$543,000	\$241,500	44.48	\$120,115	\$422,885	\$461,242	0.917	\$171	4215
33-02-02-14-351-025	1442 KALORAMA	10/26/23	\$448,500	\$182,100	40.60	\$113,718	\$334,782	\$334,453	1.001	\$149	4215
33-02-02-22-227-001	1605 COLUMBUS	11/17/23	\$540,000	\$190,200	35.22	\$97,137	\$442,863	\$385,924	1.148	\$162	4215
33-02-02-22-228-029	4858 NASSAU	03/06/24	\$445,900	\$170,400	38.21	\$100,374	\$345,526	\$310,768	1.112	\$156	4215
33-02-02-22-226-013	4819 NASSAU	04/09/24	\$516,000	\$257,500	49.90	\$98,633	\$417,367	\$363,902	1.147	\$170	4215
33-02-02-22-228-023	1588 MAIDEN	04/25/24	\$480,000	\$221,800	46.21	\$102,011	\$377,989	\$370,840	1.019	\$153	4215
33-02-02-14-376-012	1316 KALORAMA	05/03/24	\$555,100	\$227,900	41.06	\$115,004	\$440,096	\$380,948	1.155	\$184	4215
33-02-02-14-379-008	5088 CHAGGAL	05/06/24	\$470,000	\$189,300	40.28	\$118,955	\$351,045	\$298,488	1.176	\$185	4215
33-02-02-14-302-005	5226 TWINGING	06/12/24	\$575,000	\$249,300	43.36	\$116,552	\$458,448	\$404,493	1.133	\$249	4215
33-02-02-22-228-014	1535 BELVEDERE	06/17/24	\$565,000	\$233,300	41.29	\$100,191	\$464,809	\$382,252	1.216	\$184	4215
33-02-02-14-379-007	5094 CHAGGAL	07/11/24	\$416,000	\$185,300	44.54	\$114,044	\$301,956	\$283,687	1.064	\$165	4215
33-02-02-22-229-030	1581 MAIDEN	08/12/24	\$585,500	\$278,300	47.53	\$106,667	\$478,833	\$439,335	1.090	\$153	4215
33-02-02-22-228-020	1572 MAIDEN	08/28/24	\$515,000	\$226,600	44.00	\$100,200	\$414,800	\$390,666	1.062	\$145	4215
Totals:			\$9,491,000	\$3,920,800			\$7,430,951	\$7,001,645			
					Sales Ratio =>	41.31	ECF =>		1.061		
					Standard Deviation =>	4.48	Median ECF =>		1.077	COD =>	7.15

Conclusion: The indicated ECF is 1.061; use **1.061**.

ECF AREA: 4225 RESIDENTIAL											
33-02-02-20-477-008	4584 SEQUOIA	08/29/23	\$531,000	\$176,700	33.28	\$105,406	\$425,594	\$413,131	1.030	\$199	4225
33-02-02-20-276-007	2576 SARANAC	02/23/24	\$560,000	\$235,800	42.11	\$100,653	\$459,347	\$441,596	1.040	\$128	4225
33-02-02-20-477-025	4609 COMANCHE	04/08/24	\$800,000	\$392,200	49.03	\$178,386	\$621,614	\$629,831	0.987	\$159	4225
33-02-02-20-277-004	4777 MOHICAN	11/14/24	\$445,000	\$196,800	44.22	\$89,849	\$355,151	\$348,865	1.018	\$113	4225
33-02-02-20-477-010	4562 SEQUOIA	12/06/24	\$440,000	\$161,100	36.61	\$108,794	\$331,206	\$309,402	1.070	\$158	4225
Totals:			\$2,776,000	\$1,162,600			\$2,192,912	\$2,142,825			
					Sales Ratio =>	41.88	ECF =>		1.023		
					Standard Deviation =>	6.22	Median ECF =>		1.030	COD =>	2.04

Conclusion: The indicated ECF is 1.023; use **1.023**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4230 RESIDENTIAL											
33-02-02-21-379-006	2333 INDIAN HILLS	04/27/23	\$284,000	\$103,800	36.55	\$53,836	\$230,164	\$140,153	1.642	\$167	4230
33-02-02-21-303-002	4721 OTTAWA	05/30/23	\$300,000	\$121,300	40.43	\$70,923	\$229,077	\$192,754	1.188	\$108	4230
33-02-02-21-377-016	4637 NAKOMA	06/20/23	\$497,500	\$155,900	31.34	\$71,360	\$426,140	\$258,947	1.646	\$167	4230
33-02-02-21-301-003	4723 WOODCRAFT	07/05/23	\$289,000	\$107,600	37.23	\$84,632	\$204,368	\$126,332	1.618	\$156	4230
33-02-02-21-326-008	4690 HURON HILL	08/04/23	\$460,000	\$212,000	46.09	\$126,682	\$333,318	\$265,636	1.255	\$149	4230
33-02-02-21-352-010	4591 ARROW HEAD	11/20/23	\$315,000	\$118,600	37.65	\$77,957	\$237,043	\$184,672	1.284	\$116	4230
33-02-02-21-379-007	2321 INDIAN HILLS	12/22/23	\$356,000	\$213,300	59.92	\$53,772	\$302,228	\$236,289	1.279	\$100	4230
33-02-02-21-377-002	2343 HURON HILL	01/24/24	\$342,000	\$125,100	36.58	\$75,117	\$266,883	\$178,728	1.493	\$197	4230
33-02-02-21-377-027	4592 OTTAWA	04/05/24	\$320,000	\$141,500	44.22	\$68,493	\$251,507	\$187,850	1.339	\$104	4230
33-02-02-21-151-007	4751 WOODCRAFT	08/14/24	\$342,500	\$168,800	49.28	\$97,330	\$245,170	\$180,625	1.357	\$136	4230
33-02-02-21-353-007	2410 MT HOPE	08/16/24	\$275,000	\$114,900	41.78	\$69,332	\$205,668	\$145,094	1.417	\$111	4230
33-02-02-21-303-001	4735 OTTAWA	09/10/24	\$410,000	\$116,600	28.44	\$65,108	\$344,892	\$210,132	1.641	\$229	4230
33-02-02-21-379-002	4520 CHEROKEE	10/09/24	\$314,900	\$106,300	33.76	\$63,731	\$251,169	\$157,879	1.591	\$152	4230
33-02-02-21-301-001	4741 WOODCRAFT	10/25/24	\$374,500	\$168,500	44.99	\$82,077	\$292,423	\$214,614	1.363	\$133	4230
33-02-02-21-303-014	2466 ARROW HEAD	10/31/24	\$295,000	\$135,000	45.76	\$81,460	\$213,540	\$157,435	1.356	\$121	4230
33-02-02-21-326-003	4720 HURON HILL	12/09/24	\$337,000	\$139,600	41.42	\$81,359	\$255,641	\$161,595	1.582	\$146	4230
33-02-02-21-326-009	4682 HURON HILL	12/18/24	\$434,900	\$188,600	43.37	\$147,816	\$287,084	\$201,189	1.427	\$111	4230
Totals:			\$5,947,300	\$2,437,400			\$4,576,315	\$3,199,925			
					Sales Ratio =>	40.98	ECF =>		1.430		
					Standard Deviation =>	7.40	Median ECF =>		1.417	COD =>	9.24

Conclusion: The indicated ECF is 1.430; use [1.430](#).

ECF AREA: 4235 RESIDENTIAL											
33-02-02-28-128-023	2398 HULETT	04/24/23	\$365,000	\$141,900	38.88	\$93,072	\$271,928	\$227,538	1.195	\$119	4235
33-02-02-22-302-001	1976 BLOOMFIELD	05/16/23	\$360,000	\$148,800	41.33	\$71,149	\$288,851	\$226,786	1.274	\$101	4235
33-02-02-29-226-008	4461 MAUMEE	06/07/23	\$424,000	\$175,800	41.46	\$95,581	\$328,419	\$267,926	1.226	\$125	4235
33-02-02-33-402-007	2174 WOOD LEAF	06/09/23	\$416,100	\$197,400	47.44	\$57,070	\$359,030	\$309,240	1.161	\$94	4235
33-02-02-22-304-002	1967 KINGSWOOD	06/16/23	\$370,000	\$146,000	39.46	\$49,334	\$320,666	\$239,833	1.337	\$144	4235
33-02-02-28-128-008	2371 KEWANEE	06/29/23	\$284,900	\$92,900	32.61	\$69,803	\$215,097	\$157,588	1.365	\$181	4235
33-02-02-22-304-006	4676 KINGSWOOD	07/17/23	\$275,000	\$119,800	43.56	\$75,687	\$199,313	\$164,566	1.211	\$130	4235
33-02-02-28-128-024	2380 HULETT	09/12/23	\$295,000	\$111,400	37.76	\$83,215	\$211,785	\$178,707	1.185	\$109	4235
33-02-02-28-102-006	4429 APACHE	11/27/23	\$475,000	\$210,400	44.29	\$87,971	\$387,029	\$305,405	1.267	\$190	4235
33-02-02-28-126-001	4490 MAUMEE	08/20/24	\$337,500	\$134,900	39.97	\$89,150	\$248,350	\$183,630	1.352	\$134	4235
33-02-02-28-127-025	2380 KEWANEE	09/13/24	\$375,000	\$118,800	31.68	\$68,841	\$306,159	\$185,068	1.654	\$168	4235
33-02-02-28-127-023	2400 KEWANEE	01/10/25	\$370,000	\$135,800	36.70	\$69,468	\$300,532	\$175,648	1.711	\$149	4235
33-02-02-29-226-010	4437 MAUMEE	02/25/25	\$305,000	\$161,200	52.85	\$91,684	\$213,316	\$195,922	1.089	\$135	4235
Totals:			\$4,652,500	\$1,895,100			\$3,650,475	\$2,817,855			
					Sales Ratio =>	40.73	ECF =>		1.295		
					Standard Deviation =>	5.72	Median ECF =>		1.267	COD =>	9.87

Conclusion: The indicated ECF is 1.295; use [1.295](#).

ECF AREA: 4245 RESIDENTIAL											
33-02-02-28-308-012	4236 HIDDEN MEADOWS	05/11/23	\$310,000	\$112,700	36.35	\$57,429	\$252,571	\$189,758	1.331	\$178	4245
33-02-02-28-306-017	2352 GRAYSTONE	08/23/23	\$303,000	\$101,200	33.40	\$56,838	\$246,162	\$184,826	1.332	\$221	4245
33-02-02-28-308-002	4252 GRAYSTONE	04/24/24	\$293,000	\$132,100	45.09	\$52,211	\$240,789	\$183,616	1.311	\$173	4245
33-02-02-33-102-001	3996 SUN RAPIDS	05/30/24	\$369,000	\$139,700	37.86	\$111,003	\$257,997	\$186,154	1.386	\$161	4245
33-02-02-33-103-016	3839 WINDY HEIGHTS	06/27/24	\$371,000	\$151,400	40.81	\$100,975	\$270,025	\$203,384	1.328	\$170	4245
33-02-02-33-101-027	3943 WINDY HEIGHTS	07/03/24	\$325,000	\$133,200	40.98	\$52,160	\$272,840	\$205,170	1.330	\$202	4245
33-02-02-28-304-010	2424 SEVILLE	10/28/24	\$293,000	\$111,900	38.19	\$51,061	\$241,939	\$165,118	1.465	\$150	4245
33-02-02-28-305-001	2435 SEVILLE	11/12/24	\$317,000	\$131,500	41.48	\$69,633	\$247,367	\$184,493	1.341	\$155	4245
33-02-02-28-304-006	2399 SOWER	03/04/25	\$303,000	\$129,700	42.81	\$57,202	\$245,798	\$185,973	1.322	\$152	4245
Totals:			\$2,884,000	\$1,143,400			\$2,275,488	\$1,688,493			
					Sales Ratio =>	39.65	ECF =>		1.348		
					Standard Deviation =>	3.56	Median ECF =>		1.331	COD =>	1.95

Conclusion: The indicated ECF is 1.348; use [1.348](#).

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4260 RESIDENTIAL											
33-02-02-32-455-024	2591 LUPINE	06/08/23	\$498,800	\$185,200	37.13	\$105,990	\$392,810	\$314,447	1.249	\$166	4260
33-02-02-32-455-009	2704 COREOPSIS	07/05/23	\$529,000	\$202,200	38.22	\$110,078	\$418,922	\$340,817	1.229	\$171	4260
33-02-02-32-453-005	3531 HYACINTH	07/20/23	\$534,900	\$209,300	39.13	\$105,975	\$428,925	\$378,669	1.133	\$158	4260
33-02-02-32-453-002	3560 ASTILBE	08/28/23	\$498,000	\$198,200	39.80	\$107,031	\$390,969	\$335,181	1.166	\$162	4260
33-02-02-32-453-004	3548 ASTILBE	02/08/24	\$540,000	\$206,600	38.26	\$108,880	\$431,120	\$356,417	1.210	\$176	4260
33-02-02-32-276-009	2703 ELDERBERRY	05/03/24	\$437,500	\$190,600	43.57	\$107,917	\$329,583	\$291,471	1.131	\$137	4260
33-02-02-32-451-006	2722 LUPINE	06/12/24	\$561,000	\$227,100	40.48	\$109,660	\$451,340	\$348,976	1.293	\$202	4260
33-02-02-32-477-012	2607 COREOPSIS	11/13/24	\$585,000	\$269,200	46.02	\$110,742	\$474,258	\$354,243	1.339	\$183	4260
33-02-02-32-276-020	2637 ELDERBERRY	11/14/24	\$521,000	\$215,900	41.44	\$108,063	\$412,937	\$364,187	1.134	\$181	4260
33-02-02-32-477-001	2673 COREOPSIS	01/28/25	\$507,500	\$226,200	44.57	\$94,361	\$413,139	\$339,585	1.217	\$186	4260
33-02-02-32-453-007	2697 LUPINE	02/20/25	\$610,000	\$265,600	43.54	\$107,458	\$502,542	\$402,352	1.249	\$190	4260
Totals:			\$5,822,700	\$2,396,100			\$4,646,545	\$3,826,345			
					Sales Ratio =>	41.15	ECF =>		1.214		
					Standard Deviation =>	2.94	Median ECF =>		1.217	COD =>	4.35

Conclusion: The indicated ECF is 1.214; use **1.214**.

ECF AREA: 4265 RESIDENTIAL											
33-02-02-32-402-019	2641 LOON	04/25/23	\$650,000	\$358,800	55.20	\$161,209	\$488,791	\$606,078	0.806	\$136	4265
33-02-02-32-426-010	2539 ROBINS	06/15/23	\$615,000	\$276,000	44.88	\$136,689	\$478,311	\$577,531	0.828	\$152	4265
33-02-02-32-401-031	2574 ROBINS	07/13/23	\$720,000	\$336,900	46.79	\$139,846	\$580,154	\$681,530	0.851	\$180	4265
33-02-02-29-402-032	2713 SOPHIEA	07/14/23	\$595,000	\$266,400	44.77	\$134,921	\$460,079	\$551,698	0.834	\$165	4265
33-02-02-29-402-050	4123 USIAK	09/29/23	\$642,000	\$240,700	37.49	\$125,606	\$516,394	\$543,918	0.949	\$175	4265
33-02-02-32-401-025	2556 ROBINS	12/27/23	\$700,000	\$320,500	45.79	\$143,416	\$556,584	\$653,509	0.852	\$183	4265
33-02-02-29-402-040	4228 RAIN FOREST	05/15/24	\$752,400	\$271,700	36.11	\$159,587	\$592,813	\$505,208	1.173	\$215	4265
Totals:			\$4,674,400	\$2,071,000			\$3,673,126	\$4,119,472			
					Sales Ratio =>	44.31	ECF =>		0.892		
					Standard Deviation =>	6.34	Median ECF =>		0.851	COD =>	8.46

Conclusion: The indicated ECF is 0.892; use **0.892**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4285 RESIDENTIAL											
33-02-02-28-255-032	4285 CONIFER	06/08/23	\$415,000	\$137,700	33.18	\$98,244	\$316,756	\$296,838	1.067	\$129	4285
33-02-02-34-101-011	3923 HEMMINGWAY	06/16/23	\$589,000	\$233,600	39.66	\$108,564	\$480,436	\$542,651	0.885	\$136	4285
33-02-02-29-279-006	4325 AZTEC	06/28/23	\$527,000	\$239,700	45.48	\$86,360	\$440,640	\$497,368	0.886	\$134	4285
33-02-02-28-256-019	2148 LONG LEAF	07/06/23	\$520,000	\$175,100	33.67	\$91,215	\$428,785	\$444,349	0.965	\$148	4285
33-02-02-28-258-023	2163 WOODFIELD	08/04/23	\$529,900	\$257,700	48.63	\$92,296	\$437,604	\$491,026	0.891	\$114	4285
33-02-02-34-181-007	1815 YOSEMITE	08/16/23	\$450,000	\$157,300	34.96	\$101,422	\$348,578	\$426,984	0.816	\$124	4285
33-02-02-29-282-004	2531 SOLAR	10/09/23	\$420,000	\$170,500	40.60	\$115,605	\$304,395	\$323,623	0.941	\$132	4285
33-02-02-34-131-017	3898 CROOKED CREEK	11/29/23	\$574,500	\$239,100	41.62	\$115,859	\$458,641	\$553,389	0.829	\$149	4285
33-02-02-34-182-001	1808 YOSEMITE	12/29/23	\$551,250	\$202,100	36.66	\$114,151	\$437,099	\$504,938	0.866	\$149	4285
33-02-02-34-156-010	3776 YOSEMITE	01/31/24	\$534,900	\$218,300	40.81	\$119,675	\$415,225	\$474,732	0.875	\$121	4285
33-02-02-34-252-007	1740 SASHABAW	03/01/24	\$502,000	\$187,900	37.43	\$121,974	\$380,026	\$428,541	0.887	\$134	4285
33-02-02-28-401-020	2172 WHITE OWL	03/06/24	\$545,000	\$206,300	37.85	\$95,864	\$449,136	\$413,760	1.085	\$155	4285
33-02-02-34-103-020	3894 HIGHWOOD	03/08/24	\$300,000	\$151,300	50.43	\$102,120	\$197,880	\$238,553	0.830	\$101	4285
33-02-02-29-278-031	4348 HEARTWOOD	04/12/24	\$623,000	\$350,000	56.18	\$80,867	\$542,133	\$563,670	0.962	\$144	4285
33-02-02-34-105-009	3953 CROOKED CREEK	05/01/24	\$592,000	\$227,100	38.36	\$110,165	\$481,835	\$498,066	0.967	\$160	4285
33-02-02-34-131-005	3937 BRECKINRIDGE	05/03/24	\$507,500	\$195,600	38.54	\$96,270	\$411,230	\$413,719	0.994	\$154	4285
33-02-02-34-252-006	1746 SASHABAW	05/06/24	\$560,000	\$228,100	40.73	\$94,733	\$465,267	\$485,756	0.958	\$167	4285
33-02-02-34-179-002	1778 SASHABAW	05/24/24	\$555,000	\$263,300	47.44	\$90,699	\$464,301	\$542,848	0.855	\$146	4285
33-02-02-28-258-022	2169 WOODFIELD	06/04/24	\$514,900	\$180,100	34.98	\$74,905	\$439,995	\$377,311	1.166	\$152	4285
33-02-02-34-179-006	1798 SASHABAW	06/11/24	\$705,000	\$287,800	40.82	\$157,903	\$547,097	\$610,465	0.896	\$168	4285
33-02-02-28-428-012	2035 WILD CHERRY	07/19/24	\$425,000	\$185,700	43.69	\$102,454	\$322,546	\$313,401	1.029	\$114	4285
33-02-02-34-155-006	3832 CROOKED CREEK	07/23/24	\$640,000	\$314,000	49.06	\$190,695	\$449,305	\$495,434	0.907	\$130	4285
33-02-02-29-429-002	2555 CAPESIDE	08/02/24	\$425,500	\$180,000	42.30	\$91,438	\$334,062	\$316,789	1.055	\$143	4285
33-02-02-28-255-035	4294 CONIFER	08/08/24	\$382,000	\$164,200	42.98	\$84,401	\$297,599	\$294,178	1.012	\$117	4285
33-02-02-34-131-019	3926 CROOKED CREEK	08/21/24	\$584,900	\$238,600	40.79	\$127,115	\$457,785	\$462,788	0.989	\$146	4285
33-02-02-34-154-007	1976 THISTLEWOOD	10/24/24	\$425,000	\$175,800	41.36	\$90,294	\$334,706	\$378,791	0.884	\$127	4285
33-02-02-29-278-039	4353 HEARTWOOD	11/19/24	\$549,900	\$247,600	45.03	\$82,603	\$467,297	\$481,388	0.971	\$122	4285
33-02-02-34-180-004	3818 HEMMINGWAY	01/30/25	\$575,000	\$295,400	51.37	\$99,727	\$475,273	\$556,228	0.854	\$140	4285
Totals:			\$14,523,250	\$6,109,900			\$11,585,632	\$12,427,585			
			Sales Ratio =>		42.07		ECF =>		0.932		
			Standard Deviation =>		5.64		Median ECF =>		0.924	COD =>	7.68

Conclusion: The indicated ECF is 0.932; use **0.932**.

ECF AREA: 4295 RESIDENTIAL											
33-02-02-05-476-024	6008 SOUTHRIDGE	11/15/23	\$590,000	\$223,400	37.86	\$127,258	\$462,742	\$479,304	0.965	\$182	4295
33-02-02-05-476-030	6044 SOUTHRIDGE	07/11/24	\$825,000	\$323,000	39.15	\$124,228	\$700,772	\$527,896	1.327	\$340	4295
33-02-02-12-329-008	620 TITANIUM	03/28/25	\$563,000	\$22,500	4.00	\$99,957	\$463,043	\$402,443	1.151	\$176	4295
Totals:			\$1,978,000	\$568,900			\$1,626,557	\$1,409,643			
			Sales Ratio =>		28.76		ECF =>		1.154		
			Standard Deviation =>		19.94		Median ECF =>		1.151	COD =>	10.51

Conclusion: The indicated ECF is 1.154; use **1.154**.

ECF AREA: 4300 RESIDENTIAL											
33-02-02-36-403-009	240 WINTERBERRY	02/14/24	\$535,000	\$176,600	33.01	\$104,681	\$430,319	\$411,359	1.046	\$156	4300
33-02-02-36-403-011	120 WINTERBERRY	04/26/24	\$485,000	\$241,300	49.75	\$114,649	\$370,351	\$374,707	0.988	\$98	4300
33-02-02-36-406-003	475 JUNE BERRY	05/24/24	\$475,000	\$248,300	52.27	\$86,820	\$388,180	\$392,058	0.990	\$107	4300
Totals:			\$1,495,000	\$666,200			\$1,188,850	\$1,178,123			
			Sales Ratio =>		44.56		ECF =>		1.009		
			Standard Deviation =>		10.47		Median ECF =>		0.990	COD =>	1.92

Conclusion: The indicated ECF is 1.009; use **1.009**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4315 RESIDENTIAL											
33-02-02-03-205-034	1733 CRYSTAL COVE SOUTH	07/12/23	\$332,000	\$142,700	42.98	\$49,329	\$282,671	\$312,645	0.904	\$205	4315
33-02-02-09-451-023	5545 SONGBIRD	08/15/23	\$418,000	\$171,600	41.05	\$46,995	\$371,005	\$337,237	1.100	\$224	4315
33-02-02-16-327-029	5154 SAPPHIRE	03/27/24	\$402,250	\$135,500	33.69	\$90,965	\$311,285	\$330,292	0.942	\$184	4315
33-02-02-16-327-013	2340 SAPPHIRE	07/15/24	\$517,500	\$218,600	42.24	\$96,839	\$420,661	\$354,112	1.188	\$242	4315
33-02-02-16-327-002	2368 SAPPHIRE	11/01/24	\$413,000	\$190,300	46.08	\$94,233	\$318,767	\$283,101	1.126	\$210	4315
33-02-02-03-205-018	1682 NORTH CRYSTAL COVE	12/19/24	\$360,000	\$149,000	41.39	\$50,107	\$309,893	\$304,524	1.018	\$226	4315
33-02-02-03-205-035	1737 CRYSTAL COVE SOUTH	03/17/25	\$365,000	\$154,100	42.22	\$49,612	\$315,388	\$285,996	1.103	\$222	4315
	Totals:		\$2,807,750	\$1,161,800			\$2,329,670	\$2,207,907			
			Sales Ratio =>		41.38		ECF =>		1.055		
			Standard Deviation =>		3.77		Median ECF =>		1.100	COD =>	7.18

Conclusion: The indicated ECF is 1.055; use **1.055**.

**MERIDIAN TOWNSHIP
RESIDENTIAL (GENERAL CONDOMINIUMS)
2026 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4900 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-06-428-081	6165 INNKEEPERS	04/17/23	\$89,000	\$34,900	39.21	\$0	\$89,000	\$59,550	1.495	\$120	4900
33-02-02-06-428-002	6228 CAPTAINS	05/03/23	\$162,000	\$67,400	41.60	\$0	\$162,000	\$120,146	1.348	\$116	4900
33-02-02-06-428-061	6160 INNKEEPERS	05/25/23	\$81,700	\$33,300	40.76	\$0	\$81,700	\$56,630	1.443	\$110	4900
33-02-02-06-428-113	6150 COBBLERS	06/02/23	\$118,500	\$49,200	41.52	\$0	\$118,500	\$83,533	1.419	\$111	4900
33-02-02-20-353-030	2934 MT HOPE	06/07/23	\$130,000	\$45,800	35.23	\$347	\$129,653	\$77,921	1.664	\$118	4900
33-02-02-06-428-069	6160 INNKEEPERS	06/27/23	\$104,500	\$32,500	31.10	\$0	\$104,500	\$55,468	1.884	\$139	4900
33-02-02-20-353-046	2926 MT HOPE	07/12/23	\$97,572	\$49,400	50.63	\$0	\$97,572	\$83,940	1.162	\$84	4900
33-02-02-06-428-112	6150 COBBLERS	07/20/23	\$100,000	\$37,900	37.90	\$0	\$100,000	\$68,688	1.456	\$134	4900
33-02-02-06-428-105	6150 COBBLERS	08/04/23	\$86,500	\$32,000	36.99	\$0	\$86,500	\$59,998	1.442	\$116	4900
33-02-02-06-428-079	6165 INNKEEPERS	08/09/23	\$133,000	\$49,200	36.99	\$0	\$133,000	\$83,533	1.592	\$124	4900
33-02-02-06-428-012	6208 CAPTAINS	10/02/23	\$169,000	\$70,600	41.78	\$0	\$169,000	\$114,361	1.478	\$121	4900
33-02-02-06-428-023	6228 BROOKLINE	12/15/23	\$179,000	\$65,800	36.76	\$919	\$178,081	\$112,685	1.580	\$128	4900
33-02-02-06-428-048	6209 COBBLERS	12/19/23	\$150,000	\$65,500	43.67	\$459	\$149,541	\$104,542	1.430	\$107	4900
33-02-02-06-428-095	6164 COBBLERS	01/16/24	\$93,000	\$35,300	37.96	\$0	\$93,000	\$60,079	1.548	\$125	4900
33-02-02-06-428-109	6150 COBBLERS	02/27/24	\$75,000	\$25,000	33.33	\$0	\$75,000	\$42,522	1.764	\$101	4900
33-02-02-06-428-106	6150 COBBLERS	03/29/24	\$81,000	\$34,000	41.98	\$0	\$81,000	\$54,528	1.485	\$109	4900
33-02-02-06-428-047	6207 COBBLERS	04/12/24	\$220,000	\$79,700	36.23	\$0	\$220,000	\$138,460	1.589	\$158	4900
33-02-02-06-428-058	6160 INNKEEPERS	04/22/24	\$89,000	\$36,800	41.35	\$0	\$89,000	\$54,515	1.633	\$120	4900
33-02-02-20-353-036	2926 MT HOPE	05/31/24	\$155,000	\$55,100	35.55	\$0	\$155,000	\$91,649	1.691	\$138	4900
33-02-02-20-353-049	2926 MT HOPE	06/20/24	\$167,500	\$54,200	32.36	\$0	\$167,500	\$80,114	2.091	\$149	4900
33-02-02-06-428-119	6150 COBBLERS	08/07/24	\$120,000	\$52,400	43.67	\$0	\$120,000	\$77,986	1.539	\$112	4900
33-02-02-06-428-024	6226 BROOKLINE	08/20/24	\$180,000	\$72,300	40.17	\$459	\$179,541	\$113,211	1.586	\$129	4900
33-02-02-20-353-024	2926 MT HOPE	12/05/24	\$166,000	\$67,500	40.66	\$347	\$165,653	\$100,416	1.650	\$150	4900
33-02-02-20-353-031	2934 MT HOPE	12/09/24	\$150,000	\$54,200	36.13	\$0	\$150,000	\$80,114	1.872	\$133	4900
33-02-02-06-428-018	6189 CAPTAINS	03/07/25	\$184,900	\$83,400	45.11	\$319	\$184,581	\$120,799	1.528	\$133	4900
33-02-02-20-353-027	2926 MT HOPE	03/11/25	\$146,000	\$54,800	37.53	\$347	\$145,653	\$81,058	1.797	\$125	4900
33-02-02-06-428-016	6184 CAPTAINS	03/19/25	\$182,500	\$83,300	45.64	\$383	\$182,117	\$121,232	1.502	\$131	4900
33-02-02-06-428-116	6150 COBBLERS	03/31/25	\$116,500	\$55,000	47.21	\$0	\$116,500	\$81,823	1.424	\$109	4900
33-02-02-06-428-046	6223 COBBLERS	03/31/25	\$198,000	\$87,200	44.04	\$459	\$197,541	\$125,827	1.570	\$142	4900
Totals:			\$3,925,172	\$1,563,700			\$3,921,133	\$2,505,329			
					Sales Ratio =>	39.84	ECF =>		1.565		
					Standard Deviation =>	4.54	Median ECF =>		1.548	COD =>	8.46

Conclusion: The indicated ECF is 1.565; use **1.565**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4905 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-33-404-028	3647 EAST MEADOWS	05/01/23	\$200,000	\$60,900	30.45	\$244	\$199,756	\$143,110	1.396	\$163	4905
33-02-02-33-405-002	2065 FOX HOLLOW	05/05/23	\$190,000	\$65,200	34.32	\$0	\$190,000	\$144,016	1.319	\$147	4905
33-02-02-08-427-004	5705 PAIGE	07/17/23	\$225,000	\$97,600	43.38	\$637	\$224,363	\$155,607	1.442	\$173	4905
33-02-02-33-404-018	3627 EAST MEADOWS	07/21/23	\$235,000	\$62,100	26.43	\$244	\$234,756	\$165,804	1.416	\$192	4905
33-02-02-08-427-016	2520 MARMON	08/11/23	\$208,250	\$137,900	66.22	\$887	\$207,363	\$160,344	1.293	\$157	4905
33-02-02-08-427-036	2519 DURYEA	10/05/23	\$199,900	\$103,200	51.63	\$1,321	\$198,579	\$152,969	1.298	\$137	4905
33-02-02-08-427-079	5636 DE VILLE	11/07/23	\$209,000	\$89,300	42.73	\$797	\$208,203	\$126,128	1.651	\$191	4905
33-02-02-33-426-010	3706 CAVALIER	12/11/23	\$229,900	\$87,300	37.97	\$1,308	\$228,592	\$163,129	1.401	\$144	4905
33-02-02-08-427-088	5614 DE VILLE	01/30/24	\$160,000	\$55,400	34.63	\$784	\$159,216	\$88,124	1.807	\$177	4905
33-02-02-33-401-021	3735 CAVALIER	04/09/24	\$260,000	\$100,000	38.46	\$2,161	\$257,839	\$179,203	1.439	\$179	4905
33-02-02-33-405-003	2067 FOX HOLLOW	06/05/24	\$205,000	\$67,800	33.07	\$0	\$205,000	\$125,732	1.630	\$164	4905
33-02-02-08-427-042	2531 DURYEA	07/03/24	\$250,000	\$121,500	48.60	\$1,292	\$248,708	\$163,038	1.525	\$172	4905
33-02-02-08-427-044	5724 LEBARON	08/16/24	\$174,000	\$68,900	39.60	\$684	\$173,316	\$131,837	1.315	\$100	4905
33-02-02-33-405-006	2077 FOX HOLLOW	08/19/24	\$209,900	\$70,200	33.44	\$0	\$209,900	\$131,775	1.593	\$162	4905
33-02-02-33-426-008	3722 CAVALIER	09/09/24	\$265,500	\$108,600	40.90	\$1,596	\$263,904	\$171,458	1.539	\$185	4905
33-02-02-08-427-018	2516 ROYCE	09/10/24	\$270,000	\$122,100	45.22	\$802	\$269,198	\$179,912	1.496	\$174	4905
33-02-02-33-404-020	3631 EAST MEADOWS	09/20/24	\$251,000	\$73,500	29.28	\$244	\$250,756	\$148,523	1.688	\$180	4905
33-02-02-33-405-015	2099 FOX HOLLOW	09/25/24	\$189,900	\$58,200	30.65	\$271	\$189,629	\$113,023	1.678	\$170	4905
33-02-02-33-404-035	3661 EAST MEADOWS	09/27/24	\$215,000	\$64,900	30.19	\$224	\$214,776	\$129,361	1.660	\$166	4905
33-02-02-08-427-002	5709 PAIGE	10/01/24	\$255,000	\$93,800	36.78	\$648	\$254,352	\$161,059	1.579	\$172	4905
33-02-02-33-404-010	3638 EAST MEADOWS	01/22/25	\$224,500	\$65,800	29.31	\$244	\$224,256	\$112,562	1.992	\$183	4905
Totals:			\$4,626,850	\$1,774,200			\$4,612,462	\$3,046,714			
			Sales Ratio =>		38.35		ECF =>		1.514		
			Standard Deviation =>		9.32		Median ECF =>		1.525	COD =>	9.38

Conclusion: The indicated ECF is 1.514; use [1.514](#)

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4910 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-09-226-022	5874 OKEMOS	04/19/23	\$165,000	\$52,000	31.52	\$0	\$165,000	\$90,608	1.821	\$166	4910
33-02-02-09-276-078	2066 LAC DU MONT	05/12/23	\$190,000	\$61,500	32.37	\$0	\$190,000	\$110,671	1.717	\$159	4910
33-02-02-09-276-063	2081 LAC DU MONT	06/13/23	\$159,900	\$54,300	33.96	\$250	\$159,650	\$86,417	1.847	\$174	4910
33-02-02-09-277-043	5810 OKEMOS	06/23/23	\$140,000	\$53,900	38.50	\$281	\$139,719	\$81,788	1.708	\$152	4910
33-02-02-09-276-031	2017 LAC DU MONT	09/13/23	\$165,000	\$53,400	32.36	\$0	\$165,000	\$89,928	1.835	\$166	4910
33-02-02-09-276-008	1969 LAC DU MONT	09/14/23	\$149,000	\$55,100	36.98	\$250	\$148,750	\$75,826	1.962	\$150	4910
33-02-02-09-276-056	2067 LAC DU MONT	09/19/23	\$145,000	\$64,500	44.48	\$0	\$145,000	\$87,528	1.657	\$122	4910
33-02-02-09-226-015	5860 OKEMOS	10/30/23	\$149,000	\$51,800	34.77	\$292	\$148,708	\$79,684	1.866	\$150	4910
33-02-02-09-276-015	1985 LAC DU MONT	11/01/23	\$157,000	\$61,500	39.17	\$0	\$157,000	\$84,533	1.857	\$132	4910
33-02-02-09-276-003	1922 LAC DU MONT	11/14/23	\$145,000	\$47,200	32.55	\$0	\$145,000	\$69,926	2.074	\$146	4910
33-02-02-09-226-041	5912 OKEMOS	12/08/23	\$132,000	\$52,500	39.77	\$131	\$131,869	\$73,090	1.804	\$144	4910
33-02-02-10-152-042	1953 LAC DU MONT	12/08/23	\$124,900	\$48,200	38.59	\$0	\$124,900	\$67,752	1.843	\$145	4910
33-02-02-09-277-071	2060 LA MER	12/18/23	\$150,000	\$62,800	41.87	\$281	\$149,719	\$86,672	1.727	\$125	4910
33-02-02-09-277-061	2082 LA MER	03/13/24	\$159,000	\$64,800	40.75	\$281	\$158,719	\$86,560	1.834	\$133	4910
33-02-02-09-226-030	5890 OKEMOS	03/19/24	\$145,000	\$54,800	37.79	\$0	\$145,000	\$78,109	1.856	\$146	4910
33-02-02-09-226-037	5904 OKEMOS	04/24/24	\$149,900	\$63,600	42.43	\$0	\$149,900	\$72,293	2.074	\$163	4910
33-02-02-09-276-017	1989 LAC DU MONT	04/25/24	\$149,500	\$70,700	47.29	\$0	\$149,500	\$81,589	1.832	\$163	4910
33-02-02-09-276-043	2041 LAC DU MONT	05/01/24	\$155,500	\$76,900	49.45	\$250	\$155,250	\$84,398	1.840	\$130	4910
33-02-02-10-152-070	2040 LAC DU MONT	05/07/24	\$156,500	\$50,800	32.46	\$0	\$156,500	\$71,108	2.201	\$181	4910
33-02-02-09-226-021	5872 OKEMOS	05/21/24	\$137,995	\$62,300	45.15	\$292	\$137,703	\$71,908	1.915	\$139	4910
33-02-02-10-152-032	1941 LAC DU MONT	05/29/24	\$127,000	\$55,800	43.94	\$0	\$127,000	\$64,337	1.974	\$128	4910
33-02-02-09-226-064	5950 VILLAGE	06/14/24	\$167,500	\$70,900	42.33	\$302	\$167,198	\$85,235	1.962	\$169	4910
33-02-02-09-276-024	2003 LAC DU MONT	07/15/24	\$185,000	\$80,100	43.30	\$0	\$185,000	\$91,512	2.022	\$155	4910
33-02-02-09-277-028	2081 LA MER	07/24/24	\$163,100	\$81,700	50.09	\$0	\$163,100	\$87,889	1.856	\$137	4910
33-02-02-09-226-082	5976 VILLAGE	08/14/24	\$161,000	\$73,300	45.53	\$313	\$160,687	\$83,268	1.930	\$175	4910
33-02-02-09-277-085	2030 BLUE LAC	08/22/24	\$162,000	\$77,100	47.59	\$0	\$162,000	\$88,065	1.840	\$136	4910
33-02-02-10-152-044	1988 LAC DU MONT	09/10/24	\$185,000	\$67,600	36.54	\$0	\$185,000	\$84,936	2.178	\$149	4910
33-02-02-09-276-011	1977 LAC DU MONT	09/17/24	\$185,000	\$77,200	41.73	\$0	\$185,000	\$89,555	2.066	\$155	4910
33-02-02-09-277-013	2120 BLUE LAC	09/23/24	\$179,900	\$77,000	42.80	\$337	\$179,563	\$91,528	1.962	\$151	4910
33-02-02-09-277-053	2098 LA MER	10/29/24	\$151,000	\$83,300	55.17	\$0	\$151,000	\$88,953	1.698	\$127	4910
33-02-02-09-276-030	2015 LAC DU MONT	03/31/25	\$161,000	\$70,500	43.79	\$0	\$161,000	\$72,605	2.217	\$162	4910
Totals:			\$4,852,695	\$1,977,100			\$4,849,435	\$2,558,271			
			Sales Ratio =>		40.74		ECF =>		1.896		
			Standard Deviation =>		5.92		Median ECF =>		1.856	COD =>	5.93

Conclusion: The indicated ECF is 1.896; use **1.896**.

ECF AREA: 4915 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-16-108-020	2410 EMERALD FOREST	06/09/23	\$300,000	\$128,100	42.70	\$563	\$299,437	\$276,504	1.083	\$175	4915
33-02-02-10-328-020	5639 BAYONNE	07/31/23	\$300,000	\$115,400	38.47	\$1,914	\$298,086	\$254,653	1.171	\$253	4915
33-02-02-16-301-004	5248 HIDDEN LAKE	09/08/23	\$330,000	\$138,600	42.00	\$3,624	\$326,376	\$294,192	1.109	\$221	4915
33-02-02-16-151-039	5303 HIDDEN LAKE	09/27/23	\$255,000	\$129,600	50.82	\$685	\$254,315	\$244,365	1.041	\$112	4915
33-02-02-10-328-010	5664 BAYONNE	09/29/23	\$335,000	\$135,800	40.54	\$5,017	\$329,983	\$289,429	1.140	\$229	4915
33-02-02-16-153-004	5266 HIDDEN LAKE	11/09/23	\$319,400	\$123,200	38.57	\$1,457	\$317,943	\$266,183	1.194	\$230	4915
33-02-02-16-151-026	2455 EMERALD LAKE	12/01/23	\$365,000	\$131,100	35.92	\$1,440	\$363,560	\$309,486	1.175	\$157	4915
33-02-02-16-151-019	2464 EMERALD LAKE	01/30/24	\$400,000	\$158,700	39.68	\$685	\$399,315	\$343,566	1.162	\$160	4915
33-02-02-16-155-001	5252 GOLDEN	04/04/24	\$319,000	\$139,500	43.73	\$3,249	\$315,751	\$263,161	1.200	\$224	4915
33-02-02-16-155-006	5247 GOLDEN	04/30/24	\$362,000	\$147,300	40.69	\$2,274	\$359,726	\$282,953	1.271	\$245	4915
33-02-02-10-328-014	5636 BAYONNE	05/29/24	\$295,500	\$158,300	53.57	\$4,867	\$290,633	\$271,272	1.071	\$212	4915
33-02-02-16-151-033	2421 EMERALD LAKE	06/12/24	\$363,300	\$154,200	42.44	\$1,028	\$362,272	\$314,133	1.153	\$201	4915
33-02-02-10-328-005	5686 BAYONNE	08/15/24	\$347,000	\$142,600	41.10	\$5,213	\$341,787	\$269,919	1.266	\$230	4915
33-02-02-16-152-001	5291 HIDDEN LAKE	02/07/25	\$310,000	\$154,700	49.90	\$900	\$309,100	\$271,119	1.140	\$174	4915
33-02-02-10-328-003	5696 BAYONNE	02/10/25	\$295,000	\$124,400	42.17	\$3,850	\$291,150	\$238,173	1.222	\$227	4915
Totals:			\$4,896,200	\$2,081,500			\$4,859,434	\$4,189,109			
			Sales Ratio =>		42.51		ECF =>		1.160		
			Standard Deviation =>		4.92		Median ECF =>		1.162	COD =>	4.39

Conclusion: The indicated ECF is 1.160; use **1.160**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4920 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-11-200-032	1207 ACADEMIC	05/01/23	\$184,000	\$94,000	51.09	\$650	\$183,350	\$130,099	1.409	\$135	4920
33-02-02-15-128-013	1790 NEMOKE	10/31/23	\$167,000	\$54,000	32.34	\$2,042	\$164,958	\$104,025	1.586	\$135	4920
33-02-02-15-128-008	1778 NEMOKE	12/18/23	\$125,000	\$53,500	42.80	\$1,625	\$123,375	\$90,110	1.369	\$101	4920
33-02-02-15-201-021	5473 MAPLE RIDGE	05/30/24	\$245,000	\$89,700	36.61	\$980	\$244,020	\$136,797	1.784	\$177	4920
33-02-02-15-128-022	1812 NEMOKE	05/31/24	\$179,900	\$69,500	38.63	\$2,012	\$177,888	\$113,463	1.568	\$125	4920
33-02-02-15-201-020	5475 MAPLE RIDGE	08/14/24	\$224,900	\$92,100	40.95	\$980	\$223,920	\$132,294	1.693	\$163	4920
33-02-02-15-201-022	5471 MAPLE RIDGE	08/19/24	\$215,000	\$86,700	40.33	\$980	\$214,020	\$136,878	1.564	\$156	4920
33-02-02-11-200-030	1234 ACADEMIC	11/15/24	\$230,500	\$90,400	39.22	\$537	\$229,963	\$119,354	1.927	\$191	4920
Totals:			\$1,571,300	\$629,900			\$1,561,494	\$963,020			
			Sales Ratio =>		40.09		ECF =>		1.621		
			Standard Deviation =>		5.40		Median ECF =>		1.577	COD =>	8.56

Conclusion: The indicated ECF is 1.621; use **1.621**.

ECF AREA: 4925 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-15-202-013	1747 MAPLE RIDGE	04/17/23	\$125,000	\$39,300	31.44	\$0	\$125,000	\$67,526	1.851	\$155	4925
33-02-02-15-202-086	1748 MAPLE RIDGE	05/15/23	\$170,000	\$57,700	33.94	\$319	\$169,681	\$102,270	1.659	\$144	4925
33-02-02-15-202-066	1727 MAPLE RIDGE	06/26/23	\$72,500	\$29,700	40.97	\$0	\$72,500	\$44,705	1.622	\$117	4925
33-02-02-15-202-072	5407 MAPLE RIDGE	07/13/23	\$120,000	\$51,300	42.75	\$319	\$119,681	\$76,166	1.571	\$120	4925
33-02-02-15-202-092	1760 MAPLE RIDGE	08/30/23	\$144,000	\$55,700	38.68	\$319	\$143,681	\$87,728	1.638	\$141	4925
33-02-02-15-202-042	1717 MAPLE RIDGE	11/13/23	\$85,000	\$29,400	34.59	\$319	\$84,681	\$43,985	1.925	\$136	4925
33-02-02-15-202-039	1715 MAPLE RIDGE	11/29/23	\$79,000	\$29,200	36.96	\$319	\$78,681	\$45,497	1.729	\$127	4925
33-02-02-15-202-043	1715 MAPLE RIDGE	02/07/24	\$76,000	\$29,200	38.42	\$319	\$75,681	\$43,775	1.729	\$122	4925
33-02-02-15-202-087	1750 MAPLE RIDGE	04/18/24	\$145,900	\$58,400	40.03	\$319	\$145,581	\$77,852	1.870	\$143	4925
33-02-02-15-202-070	5403 MAPLE RIDGE	06/13/24	\$156,500	\$66,400	42.43	\$319	\$156,181	\$85,375	1.829	\$133	4925
33-02-02-15-202-053	1727 MAPLE RIDGE	06/13/24	\$128,820	\$45,200	35.09	\$319	\$128,501	\$58,825	2.184	\$160	4925
33-02-02-21-429-033	2063 HAMILTON	06/26/24	\$245,000	\$86,600	35.35	\$0	\$245,000	\$132,798	1.845	\$213	4925
33-02-02-21-428-021	2024 HAMILTON	08/13/24	\$141,000	\$44,700	31.70	\$346	\$140,654	\$62,538	2.249	\$160	4925
33-02-02-15-202-044	1715 MAPLE RIDGE	11/26/24	\$118,000	\$45,400	38.47	\$319	\$117,681	\$59,062	1.993	\$146	4925
33-02-02-21-429-039	2051 HAMILTON	02/11/25	\$275,000	\$108,700	39.53	\$0	\$275,000	\$139,554	1.971	\$217	4925
33-02-02-15-202-049	1717 MAPLE RIDGE	03/05/25	\$124,900	\$45,800	36.67	\$0	\$124,900	\$59,756	2.090	\$155	4925
Totals:			\$2,206,620	\$822,700			\$2,203,084	\$1,187,413			
			Sales Ratio =>		37.28		ECF =>		1.855		
			Standard Deviation =>		3.46		Median ECF =>		1.848	COD =>	8.50

Conclusion: The indicated ECF is 1.855; use **1.855**.

ECF AREA: 4930 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-03-204-023	6344 W LAKE	04/08/23	\$385,000	\$188,400	48.94	\$1,256	\$383,744	\$246,866	1.554	\$174	4930
33-02-02-03-204-022	6342 W LAKE	12/05/23	\$399,000	\$197,400	49.47	\$2,708	\$396,292	\$253,075	1.566	\$205	4930
33-02-02-03-204-007	6312 W LAKE	02/27/25	\$444,000	\$247,800	55.81	\$1,911	\$442,089	\$260,611	1.696	\$213	4930
33-02-02-04-303-056	6198 GRAEBEAR	10/18/24	\$755,000	\$308,000	40.79	\$6,572	\$748,428	\$476,850	1.570	\$387	4930
33-02-02-04-303-027	6194 GRAEBEAR	12/06/24	\$659,900	\$326,100	49.42	\$10,868	\$649,032	\$469,005	1.384	\$340	4930
Totals:			\$2,642,900	\$1,267,700			\$2,619,585	\$1,706,407			
			Sales Ratio =>		47.97		ECF =>		1.535		
			Standard Deviation =>		3.82		Median ECF =>		1.566	COD =>	3.00

Conclusion: The indicated ECF is 1.535; use **1.535**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4935 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-05-402-082	6105 W LONGVIEW	05/03/23	\$452,000	\$180,000	39.82	\$1,928	\$450,072	\$421,852	1.067	\$216	4935
33-02-02-28-352-017	2450 TURNING LEAF	05/12/23	\$445,000	\$207,700	46.67	\$6,199	\$438,801	\$413,871	1.060	\$255	4935
33-02-02-28-352-004	2429 TURNING LEAF	08/23/23	\$473,000	\$177,600	37.55	\$3,710	\$469,290	\$377,533	1.243	\$320	4935
33-02-02-05-402-005	6210 WEST GOLFRIDGE	10/17/23	\$450,000	\$190,200	42.27	\$2,939	\$447,061	\$390,747	1.144	\$234	4935
33-02-02-05-402-047	6138 W LONGVIEW	11/17/23	\$385,000	\$175,100	45.48	\$6,727	\$378,273	\$342,026	1.106	\$217	4935
33-02-02-28-352-040	4071 HIGHLAND	03/01/24	\$425,000	\$173,100	40.73	\$4,212	\$420,788	\$369,756	1.138	\$272	4935
33-02-02-28-352-043	4061 HIGHLAND	05/02/24	\$430,000	\$181,400	42.19	\$3,830	\$426,170	\$341,023	1.250	\$256	4935
33-02-02-05-402-061	6143 E LONGVIEW	02/13/25	\$550,000	\$202,100	36.75	\$8,179	\$541,821	\$370,016	1.464	\$294	4935
33-02-02-05-402-083	6111 W LONGVIEW	03/10/25	\$565,255	\$221,900	39.26	\$4,141	\$561,114	\$427,141	1.314	\$274	4935
Totals:			\$4,175,255	\$1,709,100			\$4,133,390	\$3,453,966			
			Sales Ratio =>		40.93		ECF =>		1.197		
			Standard Deviation =>		3.34		Median ECF =>		1.144	COD =>	8.74

Conclusion: The indicated ECF is 1.197; use **1.197**.

ECF AREA: 4940 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-16-104-009	2448 BURCHAM	05/04/23	\$185,000	\$74,400	40.22	\$0	\$185,000	\$140,800	1.314	\$117	4940
33-02-02-17-227-008	5459 WILD OAK	06/26/23	\$185,000	\$70,900	38.32	\$0	\$185,000	\$130,425	1.418	\$181	4940
33-02-02-16-104-011	2444 BURCHAM	06/29/23	\$155,000	\$71,200	45.94	\$0	\$155,000	\$117,496	1.319	\$98	4940
33-02-02-16-102-004	2476 BURCHAM	07/10/23	\$189,000	\$63,300	33.49	\$0	\$189,000	\$132,645	1.425	\$155	4940
33-02-02-16-101-037	5365 WILD OAK	07/20/23	\$175,000	\$74,700	42.69	\$0	\$175,000	\$125,593	1.393	\$129	4940
33-02-02-16-105-010	2385 WILD BLOSSOM	09/26/23	\$205,000	\$100,000	48.78	\$0	\$205,000	\$149,531	1.371	\$110	4940
33-02-02-16-104-019	2426 BURCHAM	10/23/23	\$200,000	\$100,900	50.45	\$0	\$200,000	\$148,036	1.351	\$111	4940
33-02-02-23-352-001	1440 TREETOP	12/14/23	\$205,000	\$73,500	35.85	\$0	\$205,000	\$136,590	1.501	\$194	4940
33-02-02-16-101-049	2459 WILD BLOSSOM	01/25/24	\$155,000	\$72,200	46.58	\$0	\$155,000	\$118,515	1.308	\$98	4940
33-02-02-16-104-012	2442 BURCHAM	04/12/24	\$155,000	\$65,500	42.26	\$0	\$155,000	\$109,831	1.411	\$152	4940
33-02-02-17-227-014	5447 WILD OAK	05/15/24	\$195,000	\$69,900	35.85	\$0	\$195,000	\$114,302	1.706	\$191	4940
33-02-02-16-101-032	5377 WILD OAK	05/31/24	\$185,000	\$70,800	38.27	\$0	\$185,000	\$121,019	1.529	\$152	4940
33-02-02-23-352-002	1442 TREETOP	07/03/24	\$235,750	\$75,200	31.90	\$0	\$235,750	\$129,547	1.820	\$150	4940
33-02-02-16-107-026	2450 WILD BLOSSOM	07/08/24	\$142,000	\$69,800	49.15	\$0	\$142,000	\$101,043	1.405	\$116	4940
33-02-02-16-107-010	2432 WILD BLOSSOM	08/23/24	\$207,500	\$100,800	48.58	\$0	\$207,500	\$154,703	1.341	\$161	4940
33-02-02-16-101-014	5415 WILD OAK	08/30/24	\$175,000	\$71,400	40.80	\$0	\$175,000	\$116,899	1.497	\$171	4940
33-02-02-16-106-009	2378 BURCHAM	09/06/24	\$215,000	\$96,400	44.84	\$0	\$215,000	\$147,855	1.454	\$166	4940
33-02-02-17-227-012	5451 WILD OAK	11/21/24	\$187,500	\$70,700	37.71	\$0	\$187,500	\$116,699	1.607	\$183	4940
33-02-02-16-101-038	5363 WILD OAK	12/02/24	\$186,000	\$72,400	38.92	\$0	\$186,000	\$119,214	1.560	\$152	4940
33-02-02-16-101-045	2451 WILD BLOSSOM	01/24/25	\$185,000	\$77,000	41.62	\$0	\$185,000	\$115,580	1.601	\$117	4940
33-02-02-16-104-017	2430 BURCHAM	01/31/25	\$294,900	\$92,900	31.50	\$0	\$294,900	\$156,504	1.884	\$228	4940
Totals:			\$4,017,650	\$1,633,900			\$4,017,650	\$2,702,828			
			Sales Ratio =>		40.67		ECF =>		1.486		
			Standard Deviation =>		5.75		Median ECF =>		1.425	COD =>	8.42

Conclusion: The indicated ECF is 1.486; use **1.486**.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Yard Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 4950 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-29-227-004	4466 COMANCHE	04/07/23	\$299,000	\$134,800	45.08	\$1,824	\$297,176	\$279,783	1.062	\$168	4950
33-02-02-29-202-013	4447 COPPERHILL	05/23/23	\$260,000	\$116,000	44.62	\$1,470	\$258,530	\$250,063	1.034	\$141	4950
33-02-02-22-310-010	1897 DANBURY	05/30/23	\$280,900	\$111,200	39.59	\$2,088	\$278,812	\$264,925	1.052	\$155	4950
33-02-02-29-227-042	2613 WOODHILL	05/31/23	\$308,000	\$105,100	34.12	\$5,013	\$302,987	\$300,687	1.008	\$190	4950
33-02-02-29-202-009	4463 COPPERHILL	06/09/23	\$291,700	\$135,000	46.28	\$1,413	\$290,287	\$290,950	0.998	\$136	4950
33-02-02-22-310-019	1917 DANBURY	06/12/23	\$249,000	\$96,500	38.76	\$854	\$248,146	\$244,728	1.014	\$147	4950
33-02-02-29-227-003	4474 COMANCHE	06/13/23	\$253,000	\$68,200	26.96	\$796	\$252,204	\$244,413	1.032	\$118	4950
33-02-02-22-309-014	1942 DANBURY	06/30/23	\$258,501	\$115,200	44.56	\$1,681	\$256,820	\$251,598	1.021	\$148	4950
33-02-02-22-308-005	4659 DANBURY	07/07/23	\$260,000	\$92,500	35.58	\$2,211	\$257,789	\$236,821	1.089	\$180	4950
33-02-02-34-453-014	3523 APPLE VALLEY	08/14/23	\$295,000	\$111,900	37.93	\$1,138	\$293,862	\$290,289	1.012	\$228	4950
33-02-02-22-308-001	4651 DANBURY	09/08/23	\$290,000	\$108,700	37.48	\$2,470	\$287,530	\$291,054	0.988	\$165	4950
33-02-02-22-309-015	1940 DANBURY	10/20/23	\$260,000	\$124,200	47.77	\$1,681	\$258,319	\$259,058	0.997	\$149	4950
33-02-02-29-227-006	2588 WOODHILL	02/02/24	\$280,000	\$90,800	32.43	\$1,388	\$278,612	\$241,587	1.153	\$180	4950
33-02-02-22-310-011	1899 DANBURY	02/06/24	\$250,000	\$109,600	43.84	\$1,709	\$248,291	\$240,840	1.031	\$138	4950
33-02-02-22-310-001	1910 DANBURY	04/12/24	\$260,000	\$124,000	47.69	\$1,709	\$258,291	\$253,812	1.018	\$149	4950
33-02-02-22-310-020	1919 DANBURY	05/13/24	\$270,000	\$101,300	37.52	\$854	\$269,146	\$219,445	1.226	\$160	4950
33-02-02-22-310-003	1906 DANBURY	09/25/24	\$306,000	\$124,800	40.78	\$1,709	\$304,291	\$255,292	1.192	\$170	4950
33-02-02-29-227-033	2595 WOODHILL	11/18/24	\$287,900	\$100,500	34.91	\$1,203	\$286,697	\$237,415	1.208	\$185	4950
33-02-02-29-227-030	4428 COMANCHE	11/26/24	\$245,000	\$109,300	44.61	\$1,286	\$243,714	\$224,657	1.085	\$158	4950
33-02-02-29-202-002	4491 COPPERHILL	12/31/24	\$300,000	\$134,300	44.77	\$1,413	\$298,587	\$280,320	1.065	\$172	4950
33-02-02-22-310-005	1898 DANBURY	01/08/25	\$242,000	\$119,100	49.21	\$1,711	\$240,289	\$225,208	1.067	\$138	4950
Totals:			\$5,746,001	\$2,333,000			\$5,710,380	\$5,382,945			
			Sales Ratio =>		40.60		ECF =>		1.061		
			Standard Deviation =>		5.86		Median ECF =>		1.034	COD =>	4.93

Conclusion: The indicated ECF is 1.061; use **1.061**.

ECF AREA: 4955 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-10-284-016	5692 SHAW	04/28/23	\$235,000	\$105,400	44.85	\$2,812	\$232,188	\$224,470	1.034	\$175	4955
33-02-02-10-284-006	5700 SHAW	06/22/23	\$233,000	\$103,700	44.51	\$2,719	\$230,281	\$217,112	1.061	\$173	4955
33-02-02-33-327-059	3718 TAOS	10/16/23	\$201,000	\$82,700	41.14	\$3,240	\$197,760	\$173,304	1.141	\$165	4955
33-02-02-10-284-004	5704 SHAW	06/18/24	\$265,000	\$127,900	48.26	\$2,775	\$262,225	\$236,262	1.110	\$197	4955
33-02-02-33-327-036	2342 COYOTE CREEK	07/12/24	\$240,000	\$97,300	40.54	\$3,105	\$236,895	\$197,794	1.198	\$183	4955
33-02-02-33-327-033	3703 TAOS	07/22/24	\$246,000	\$137,400	55.85	\$1,478	\$244,522	\$210,534	1.161	\$166	4955
33-02-02-33-327-052	2309 TAOS	10/25/24	\$275,000	\$109,500	39.82	\$3,195	\$271,805	\$217,609	1.249	\$194	4955
33-02-02-10-284-012	5696 SHAW	10/30/24	\$276,000	\$118,300	42.86	\$2,719	\$273,281	\$222,026	1.231	\$205	4955
33-02-02-33-327-057	2333 TAOS	11/05/24	\$239,900	\$97,100	40.48	\$1,642	\$238,258	\$183,109	1.301	\$192	4955
33-02-02-33-327-073	2314 TAOS	12/05/24	\$240,500	\$103,800	43.16	\$1,620	\$238,880	\$203,487	1.174	\$162	4955
33-02-02-33-327-071	2318 TAOS	01/17/25	\$241,500	\$96,900	40.12	\$1,620	\$239,880	\$176,592	1.358	\$193	4955
33-02-02-33-327-047	2317 TAOS	02/20/25	\$270,000	\$62,200	23.04	\$3,195	\$266,805	\$179,140	1.489	\$223	4955
Totals:			\$2,962,900	\$1,242,200			\$2,932,780	\$2,441,438			
			Sales Ratio =>		41.93		ECF =>		1.201		
			Standard Deviation =>		7.51		Median ECF =>		1.186	COD =>	8.01

Conclusion: The indicated ECF is 1.201; use **1.201**.

ECF AREA: 4965 (RESIDENTIAL) CONDOMINIUMS											
33-02-02-33-328-022	2342 FIELDSTONE	02/12/24	\$360,000	\$128,300	35.64	\$2,591	\$357,409	\$254,536	1.404	\$231	4965
33-02-02-33-328-021	2340 FIELDSTONE	04/22/24	\$365,000	\$166,900	45.73	\$2,494	\$362,506	\$258,595	1.402	\$235	4965
33-02-02-09-278-006	5836 OKEMOS	04/29/24	\$260,000	\$91,200	35.08	\$0	\$260,000	\$180,821	1.438	\$153	4965
33-02-02-33-328-008	2286 FIELDSTONE	03/10/25	\$375,000	\$149,400	39.84	\$2,674	\$372,326	\$230,686	1.614	\$216	4965
33-02-02-16-476-003	2026 CENTRAL PARK	04/24/23	\$285,000	\$128,300	45.02	\$0	\$285,000	\$255,998	1.113	\$145	4965
33-02-02-16-476-008	2040 CENTRAL PARK	03/12/24	\$225,000	\$100,200	44.53	\$0	\$225,000	\$198,945	1.131	\$199	4965
33-02-02-16-476-005	2032 CENTRAL PARK	08/23/24	\$259,900	\$100,900	38.82	\$0	\$259,900	\$193,950	1.340	\$237	4965
Totals:			\$2,129,900	\$865,200			\$2,122,141	\$1,573,531			
			Sales Ratio =>		40.62		ECF =>		1.349		
			Standard Deviation =>		4.47		Median ECF =>		1.402	COD =>	8.92

Conclusion: The indicated ECF is 1.349; an estimated ECF of **1.349**.

**MERIDIAN TOWNSHIP
COMMERCIAL
2026 ECONOMIC CONDITION FACTOR (ECF) ANALYSES**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 2000 GOLF 2005 OKEMOS 2010 GRAND RIVER/JOLLY/MARSH/NEWMAN RETAIL 2015 HASLETT/OUTLYING RETAIL 2020 EAST LANSING RETAIL 2025 RETAIL 2030 RESTAURANT/STRIP MALL RETAIL											
33-02-02-21-406-001	4708 OKEMOS	04/02/24	\$425,000	\$229,200	53.93	\$164,517	\$260,483	\$209,160	1.245	\$106.25	2005
33-02-02-20-226-003	4980 PARK LAKE	05/20/24	\$635,000	\$424,000	66.77	\$501,150	\$133,850	\$241,262	0.555	\$90.58	2010
33-02-02-10-432-004	5707 SCHOOL	12/20/23	\$450,000	\$188,800	41.96	\$121,301	\$328,699	\$191,120	1.720	\$43.48	2015
33-02-02-10-432-010	5707 SCHOOL	12/20/23	\$450,000	\$188,800	41.96	\$259,731	\$190,269	\$191,120	0.996	\$43.48	2015
33-02-02-04-201-005	2120 M-78	08/03/23	\$750,000	\$456,200	60.83	\$355,666	\$394,334	\$337,281	1.169	\$35.33	2015
33-02-02-33-353-012	2380 JOLLY	12/16/24	\$475,000	\$197,100	41.49	\$231,844	\$243,156	\$105,352	2.308	\$383.06	2025
33-02-02-10-228-026	1591 LAKE LANSING	08/08/24	\$900,000	\$443,200	49.24	\$186,074	\$713,926	\$482,423	1.480	\$123.98	2030
Totals:			\$4,085,000	\$2,127,300			\$2,264,717	\$1,757,718			
			Sales Ratio =>		52.08		ECF =>		1.288		
			Standard Deviation =>		10.09		Median ECF =>		1.245		

Conclusion: The indicated ECF is 1.288; ECF of 1.288 will be used.

Outliers:

33-02-02-10-228-025	1589 LAKE LANSING	01/14/25	\$1,210,000	\$264,700	21.88	\$184,507	\$1,025,493	\$237,872	4.311	\$220.00	2030
33-02-02-22-401-011	4750 CENTRAL PARK	01/24/25	\$3,737,000	\$1,365,000	36.53	\$1,627,699	\$2,109,301	\$753,446	2.800	\$184.97	2030
33-02-02-20-176-006	2810 HANNAH	04/20/23	\$4,830,000	\$1,089,000	22.55	\$1,215,491	\$3,614,509	\$935,726	3.863	\$53.77	2020
33-02-02-21-406-002	4696 OKEMOS	12/20/24	\$1,300,000	\$1,210,000	93.08	\$833,690	\$466,310	\$1,094,617	0.426	\$59.74	2005
33-02-02-10-207-030	5951 MARSH	12/20/24	\$400,000	\$127,400	31.85	\$117,813	\$282,187	\$88,897	3.174	\$310.56	2030

ECF AREA: 2035 OKEMOS DOWNTOWN/HAGADORN/OUTLYING OFFICE 2040 GRAND RIVER/MARSH/NEWMAN/HASLETT OFFICE 2045 JOLLY/OKEMOS OFFICE 2050 EAST LANSING OFFICE											
33-02-02-10-428-007	5681 SHAW	10/18/23	\$80,000	\$140,100	175.13	\$52,272	\$27,728	\$42,406	0.654	\$30.44	2040
33-02-02-09-426-002	2116 HASLETT	11/13/24	\$860,000	\$393,900	45.80	\$190,200	\$669,800	\$497,113	1.347	\$104.39	2040
33-02-02-28-326-041	4225 OKEMOS	06/25/24	\$480,000	\$157,400	32.79	\$64,839	\$415,161	\$274,479	1.513	\$133.93	2045
33-02-02-33-453-004	2150 ASSOCIATION	11/29/23	\$2,130,000	\$1,046,600	49.14	\$346,029	\$1,783,971	\$1,454,562	1.226	\$99.59	2045
Totals:			\$3,550,000	\$1,738,000			\$2,896,660	\$2,268,561			
			Sales Ratio =>		48.96		ECF =>		1.277		
			Standard Deviation =>		66.65		Median ECF =>		1.287		

Conclusion: The indicated ECF is 1.277; ECF of 1.277 will be used.

ECF AREA: 2060 APARTMENTS, >29 UNITS AND 2065 APARTMENTS, <30 UNITS											
33-02-02-15-252-004	1727 MONTGOMERY	11/28/23	\$2,076,000	\$908,200	43.75	\$1,694,364	\$381,636	\$610,581	0.625	\$66.54	2060
33-02-02-03-452-012	6076 MARSH	07/12/23	\$3,550,000	\$852,000	24.00	\$1,784,171	\$1,765,829	\$725,652	2.433	\$123.62	2060
33-02-02-10-282-009	5706 POTTER	05/12/23	\$380,000	\$183,500	48.29	\$257,008	\$122,992	\$171,061	0.719	\$113.10	2065
33-02-02-10-227-006	5898 MARSH	11/28/23	\$1,297,500	\$165,400	12.75	\$323,651	\$973,849	\$174,027	5.596	\$240.55	2065
Totals:			\$7,303,500	\$2,109,100			\$3,244,306	\$1,681,320			
			Sales Ratio =>		28.88		ECF =>		1.930		
			Standard Deviation =>		16.71		Median ECF =>		1.576		

Conclusion: The indicated ECF is 1.930; an ECF of 1.930 will be used.

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 2900 (COMMERCIAL) CONDOMINIUMS											
33-02-02-28-177-028	4265 OKEMOS	04/07/23	\$57,500	\$45,600	79.30	\$1,833	\$55,667	\$64,956	0.857	\$0.86	2900
33-02-02-28-377-023	4125 OKEMOS	01/24/25	\$115,000	\$47,600	41.39	\$1,956	\$113,044	\$68,252	1.656	\$1.66	2900
33-02-02-28-379-005	4111 OKEMOS	04/16/24	\$150,000	\$70,900	47.27	\$2,116	\$147,884	\$96,138	1.538	\$1.54	2900
33-02-02-28-379-001	4111 OKEMOS	06/02/23	\$158,000	\$64,900	41.08	\$2,704	\$155,296	\$87,970	1.765	\$1.77	2900
33-02-02-28-378-003	4121 OKEMOS	10/31/24	\$190,000	\$81,700	43.00	\$3,684	\$186,316	\$110,796	1.682	\$1.76	2900
33-02-02-28-379-006	4111 OKEMOS	06/02/23	\$215,000	\$83,400	38.79	\$2,822	\$212,178	\$116,220	1.826	\$1.82	2900
33-02-02-28-177-032	4265 OKEMOS	06/08/23	\$311,350	\$122,100	39.22	\$4,156	\$307,194	\$181,414	1.693	\$1.87	2900
33-02-02-21-277-001	4780 OKEMOS	12/27/24	\$565,000	\$228,500	40.44	\$6,930	\$558,070	\$307,619	1.814	\$1.81	2900
Totals:			\$57,500	\$45,600			\$1,735,649	\$1,033,364			
					Sales Ratio =>	79.30	ECF =>		1.680		
					Standard Deviation =>	13.59	Median ECF =>		0.857		

Conclusion: The indicated ECF is 1.680; an ECF of **1.680** will be used.

**MERIDIAN TOWNSHIP
INDUSTRIAL
2026 ECONOMIC CONDITION FACTOR (ECF) ANALYSIS**

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Assessment When Sold	Assessment ÷ Adjusted Sale Price	Value of Land and Land Improvements	Building Residual	Appraised Value by Cost Manual	ECF	Sale Price Per Square Foot	ECF Area
ECF AREA: 3000 INDUSTRIAL											
33-02-02-20-204-003	4900 DAWN	12/18/19	\$600,000	\$102,700	17.12	\$40,200	\$559,800	\$304,800	1.837	\$65.03	3000
33-02-02-20-204-006	4910 DAWN	12/11/20	\$325,000	\$129,900	39.97	\$47,200	\$263,433	\$312,200	0.844	\$35.22	3000
Totals:			\$925,000	\$232,600			\$823,233	\$617,000			
					Sales Ratio =>	25.15	ECF =>		1.334		
					Standard Deviation =>	---	Median ECF =>		1.837	COD =>	---

Conclusion: These are the only usable improved sales covered by this ECF table which has occurred since 2014. The indicated ECF is 1.334; with consideration given to these sales and current market conditions, an ECF of 0.950 is estimated for use.