

2025 RURAL RESIDENTIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
080-014-300-175-00	10195 HOLT HWY	05/20/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$82,400	63.38	\$164,860	\$57,646	\$72,354	\$116,537	0.621	1,389	\$52.09	RUR1	\$51,810		RURAL RES	401	50
080-002-200-011-00	10700 JOLLY	05/13/24	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$192,700	57.27	\$385,479	\$234,462	\$102,038	\$164,149	0.622	1,560	\$65.41	RUR1	\$221,867		RURAL RES WATER	401	59
080-018-100-001-00	6032 PINCH HWY	12/19/22	\$300,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,750	\$172,500	57.36	\$344,908	\$208,484	\$92,266	\$148,287	0.622	1,504	\$61.35	RUR1	\$203,628	080-018-100-007-00, 080-018-100-005-00	RURAL RES	401	50
080-004-300-070-00	8129 BILLWOOD HWY	10/28/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$89,300	59.14	\$178,647	\$74,465	\$76,535	\$113,241	0.676	1,120	\$68.33	RUR1	\$72,000		RURAL RES	401	50
080-024-400-070-00	11530 JARVIS HWY	10/05/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$166,100	60.40	\$332,146	\$99,717	\$175,283	\$252,640	0.694	2,622	\$66.85	RUR1	\$98,147		RURAL RES WATER	401	60
080-023-400-018-00	10755 RIVERSIDE DR	03/31/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$179,200	58.75	\$358,325	\$101,568	\$203,432	\$279,084	0.729	2,309	\$88.10	RUR1	\$86,267		RURAL RES WATER	401	54
080-005-100-006-00	7894 NIXON RD	04/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$159,500	55.00	\$319,027	\$120,870	\$169,130	\$215,388	0.785	1,358	\$124.54	RUR1	\$111,552		RURAL RES	401	74
080-017-200-011-00	5897 LANSING RD	12/29/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$81,400	54.30	\$162,792	\$62,948	\$86,952	\$108,526	0.801	1,350	\$64.41	RUR1	\$54,532		RURAL RES	401	45
080-033-100-100-00	2678 N GUNNELL RD	08/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$119,500	53.11	\$239,081	\$129,835	\$95,165	\$118,746	0.801	2,000	\$47.58	RUR1	\$120,000		RURAL RES	401	45
080-010-400-185-00	6038 VALLEY	08/18/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$220,200	55.75	\$440,343	\$87,138	\$307,862	\$383,918	0.802	1,457	\$211.30	RUR1	\$87,138		RURAL RES WATER	401	93
080-020-100-005-00	4972 NIXON	06/07/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$90,700	54.97	\$181,391	\$52,491	\$112,509	\$140,109	0.803	1,440	\$78.13	RUR1	\$47,878		RURAL RES	401	55
080-033-200-075-00	8980 ROSSMAN	11/08/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$113,500	55.37	\$227,070	\$52,504	\$152,496	\$189,746	0.804	1,568	\$97.26	RUR1	\$47,878		RURAL RES	401	66
080-012-300-021-00	11090 BISHOP HWY	08/09/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,500	52.69	\$137,098	\$78,313	\$51,687	\$63,897	0.809	900	\$57.43	RUR1	\$78,099		RURAL RES	401	45
080-029-100-150-02	7120 E VERMONTVILLE HWY	06/30/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,600	54.24	\$271,195	\$84,837	\$165,163	\$202,563	0.815	1,276	\$129.44	RUR1	\$84,428		RURAL RES	401	79
080-025-300-042-00	11400 RANSOM	06/11/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$216,000	54.68	\$432,076	\$85,461	\$309,539	\$376,755	0.822	2,080	\$148.82	RUR1	\$67,680		RURAL RES	401	75
080-022-300-160-00	9465 E VERMONTVILLE HWY	07/27/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$175,800	51.71	\$351,512	\$88,978	\$251,022	\$285,363	0.880	2,485	\$101.01	RUR1	\$84,359		RURAL RES	401	77
080-012-100-011-00	6958 WILLIAMS RD	07/22/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$93,800	51.40	\$187,663	\$68,556	\$113,944	\$129,464	0.880	1,798	\$63.37	RUR1	\$67,680		RURAL RES	401	45
080-002-400-140-00	7237 WILLIAMS RD	12/16/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$178,700	51.80	\$357,303	\$72,008	\$272,992	\$310,103	0.880	2,508	\$108.85	RUR1	\$68,940		RURAL RES	401	76
080-002-300-125-00	7086 DOVE	08/04/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,000	51.20	\$255,933	\$95,272	\$154,728	\$174,632	0.886	1,604	\$96.46	RUR1	\$87,138		RURAL RES WATER	401	60
080-002-200-057-00	7991 WILLIAMS RD	12/02/22	\$142,400	WD	03-ARM'S LENGTH	\$142,400	\$72,400	50.84	\$144,862	\$52,768	\$89,632	\$100,102	0.895	1,154	\$77.67	RUR1	\$44,048		RURAL RES	401	50
080-024-400-089-00	11744 JARVIS HWY	06/01/22	\$478,750	WD	03-ARM'S LENGTH	\$478,750	\$243,600	50.88	\$487,253	\$160,335	\$318,415	\$355,346	0.896	3,051	\$104.36	RUR1	\$150,050		RURAL RES WATER	401	70
080-081-500-120-00	6093 ANCHOR COVE	08/10/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$116,500	50.65	\$232,974	\$23,608	\$206,392	\$227,572	0.907	1,322	\$156.12	RUR1	\$13,885		RURAL RES	401	88
080-035-400-061-00	2205 N MICHIGAN RD	01/10/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$151,100	50.38	\$302,160	\$107,734	\$192,166	\$211,333	0.909	1,708	\$112.51	RUR1	\$89,360		RURAL RES	401	70
080-014-300-148-00	10100 HOLT HWY	02/27/24	\$398,750	WD	03-ARM'S LENGTH	\$398,750	\$200,200	50.21	\$400,457	\$146,914	\$251,836	\$275,590	0.914	1,438	\$175.13	RUR1	\$134,443		RURAL RES WATER	401	69
080-080-600-030-00	6398 VALLEY TRL	09/01/23	\$242,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$242,500	\$121,200	49.98	\$254,811	\$114,599	\$127,901	\$138,793	0.922	1,284	\$99.61	RUR1	\$106,718	080-010-400-021-00	RURAL RES WATER	401	47
080-016-200-125-00	8924 SENEY	09/06/24	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$85,200	49.39	\$170,372	\$17,805	\$154,695	\$165,834	0.933	1,296	\$119.36	RUR1	\$16,279		RURAL RES	401	70
080-016-400-180-01	5179 N CANAL RD	03/22/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$257,700	49.09	\$515,343	\$145,552	\$379,448	\$401,947	0.944	2,936	\$129.24	RUR1	\$139,500		RURAL RES	401	93
080-018-400-301-00	5027 NIXON RD	12/09/22	\$339,300	WD	03-ARM'S LENGTH	\$339,300	\$165,900	48.89	\$331,785	\$115,175	\$224,125	\$235,446	0.952	1,884	\$118.96	RUR1	\$109,887		RURAL RES	401	67
080-006-200-140-00	7559 NIXON	09/15/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,000	49.00	\$195,949	\$87,739	\$112,261	\$117,620	0.954	1,700	\$66.04	RUR1	\$75,850		RURAL RES	401	45
080-032-100-001-00	7042 ROSSMAN HWY	05/11/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$270,900	47.95	\$541,769	\$101,543	\$463,457	\$478,507	0.969	2,760	\$167.92	RUR1	\$90,000		RURAL RES	401	80
080-027-100-161-00	9388 E VERMONTVILLE HWY	06/16/22	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$246,300	47.73	\$492,631	\$134,722	\$381,278	\$389,032	0.980	1,959	\$194.63	RUR1	\$120,240		RURAL RES	401	77
080-016-200-215-00	8655 WINDSOR HWY	09/20/24	\$365,000	OTH	03-ARM'S LENGTH	\$365,000	\$174,100	47.70	\$348,172	\$93,256	\$271,744	\$277,083	0.981	1,529	\$177.73	RUR1	\$90,058		RURAL RES	401	74
080-025-300-047-00	11442 RANSOM HWY	06/30/22	\$370,400	WD	03-ARM'S LENGTH	\$370,400	\$175,000	47.25	\$349,973	\$83,634	\$286,766	\$289,499	0.991	1,952	\$146.91	RUR1	\$75,080		RURAL RES	401	76
080-018-300-056-01	6150 WINDSOR HWY	03/31/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$142,000	47.35	\$284,088	\$80,699	\$219,201	\$221,075	0.992	1,972	\$111.16	RUR1	\$72,000		RURAL RES	401	65
080-002-200-230-00	7537 WILLIAMS RD	04/08/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$214,900	47.65	\$429,875	\$165,039	\$285,961	\$287,865	0.993	1,686	\$169.61	RUR1	\$120,960		RURAL RES	401	80
080-018-100-091-00	6265 WINDSOR HWY	03/15/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$174,900	47.92	\$349,804	\$163,912	\$201,088	\$202,057	0.995	1,680	\$119.70	RUR1	\$158,613		RURAL RES	401	77
080-027-200-096-00	9804 E VERMONTVILLE HWY	06/24/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$157,700	47.07	\$315,375	\$89,295	\$245,705	\$245,739	1.000	1,968	\$124.85	RUR1	\$84,975		RURAL RES	401	80
080-022-400-076-00	9895 E VERMONTVILLE HWY	07/13/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$152,300	46.86	\$304,633	\$87,266	\$237,734	\$236,268	1.006	1,676	\$141.85	RUR1	\$68,760		RURAL RES	401	77
080-020-200-040-00	4770 N GUNNELL RD	03/17/23	\$183,700	WD	03-ARM'S LENGTH	\$183,700	\$85,600	46.60	\$171,258	\$54,126	\$129,574	\$127,317	1.018	1,008	\$128.55	RUR1	\$47,878		RURAL RES	401	57
080-023-300-003-00	4348 N SMITH RD	09/29/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$129,100	47.81	\$258,287	\$151,725	\$118,275	\$115,828	1.021	1,104	\$107.13	RUR1	\$150,980		RURAL RES	401	56
080-016-200-091-00	5765 N CANAL	03/29/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$139,700	47.36	\$279,324	\$143,629	\$151,371	\$147,495	1.026	1,424	\$106.30	RUR1	\$133,260		RURAL RES	401	60
080-029-400-080-00	7777 ROSSMAN HWY	08/31/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$159,300	45.53	\$318,626	\$80,202	\$269,698	\$259,157	1.041	2,355	\$114.52	RUR1	\$72,880		RURAL RES	401	69
080-031-300-100-00	2027 PRAY RD	11/10/22	\$172,200	WD	03-ARM'S LENGTH	\$172,200	\$79,300	46.05	\$158,663	\$64,084	\$108,116	\$102,803	1.052	1,816	\$59.54	RUR1	\$58,749		RURAL RES	401	47
080-015-100-070-00	9151 WINDSOR HWY	03/07/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$193,300	44.95	\$386,550	\$102,477	\$327,523	\$308,775	1.061	2,496	\$131.22	RUR1	\$88,240		RURAL RES	401	75
080-025-400-044-00	11976 RANSOM HWY	01/17/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$125,900	44.65	\$251,786	\$61,506	\$220,494	\$206,826	1.066	1,592	\$138.50	RUR1	\$47,878		RURAL RES	401	57
080-001-100-050-00	7800 WILLIAMS RD	05/30/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$120,100	45.32	\$240,282	\$87,051	\$177,949	\$166,555	1.068	1,391	\$127.93	RUR1	\$72,000		RURAL RES	401	65
080-081-500-030-00	6180 LAKEVIEW CIR	09/30/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$143,400	44.12	\$286,803	\$52,638	\$272,362	\$254,527	1.070	1,526	\$178.48	RUR1	\$46,000		RURAL SUB	401	80
080-018-100-047-00	6354 PINCH HWY	04/01/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$169,400	44.58	\$338,732	\$97,825	\$282,175	\$261,855	1.078	1,972	\$143.09	RUR1	\$87,488		RURAL RES	401	74
080-025-300-090-00	3378 N MICHIGAN RD	09/29/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$205,400	45.14	\$410,703	\$178,948	\$276,052	\$251,908	1.096	2,304	\$119.81	RUR1	\$157,070		RURAL RES	401	65
080-085-600-070-00	7227 PATS DR	05/26/23	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$43,300	45.63	\$86,601	\$43,293	\$51,607	\$47,074	1.096	817	\$63.17	RUR1	\$42,000		PRE-MODERN SUB	401	45
080-003-400-022-02	7405 CREYTS RD	05/23/22	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$121,800	43.58	\$243,517	\$67,306											

080-002-200-065-00	10870 JOLLY HWY	03/01/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$157,700	40.44	\$315,414	\$91,525	\$298,475	\$243,358	1.226	2,166	\$137.80	RUR1	\$82,035		RURAL RES	401	72
080-017-100-105-00	5932 CHUBBY DR	01/18/23	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$50,200	41.87	\$100,462	\$46,654	\$73,246	\$58,487	1.252	1,080	\$67.82	RUR1	\$46,442		RURAL RES	401	45
080-019-400-040-01	4316 OLD POND	02/13/24	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$191,900	38.92	\$383,826	\$84,906	\$408,094	\$324,913	1.256	1,746	\$233.73	RUR1	\$84,906		RURAL RES	401	99
080-023-200-004-00	4853 KNAPP ST	03/29/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,100	39.58	\$170,247	\$51,070	\$163,930	\$129,540	1.265	1,360	\$120.54	RUR1	\$47,878		RURAL RES	401	59
080-016-200-025-00	8613 WINDSOR HWY	05/09/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,700	40.57	\$243,477	\$94,520	\$205,480	\$161,910	1.269	2,650	\$77.54	RUR1	\$72,000		RURAL RES	401	45
080-014-300-050-00	10250 DIMONDALE	05/30/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$111,700	38.92	\$223,363	\$59,478	\$227,522	\$178,136	1.277	2,536	\$89.72	RUR1	\$42,133		RURAL RES	401	53
080-021-100-080-00	4713 PARES RD	03/05/24	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$135,000	41.28	\$269,916	\$127,218	\$199,782	\$155,107	1.288	1,504	\$132.83	RUR1	\$120,000		RURAL RES	401	56
080-028-100-036-00	8240 E VERMONTVILLE HWY	07/08/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$104,700	38.78	\$209,488	\$63,608	\$206,392	\$158,565	1.302	1,084	\$190.40	RUR1	\$47,878		RURAL RES	401	61
080-011-100-070-00	6540 CREYTS RD	09/17/24	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$101,700	37.81	\$203,481	\$48,514	\$220,486	\$168,442	1.309	2,521	\$87.46	RUR1	\$47,399		RURAL RES	401	50
080-035-400-041-00	2467 N MICHIGAN	04/29/24	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$141,500	40.08	\$282,956	\$123,273	\$229,727	\$173,568	1.324	1,196	\$192.08	RUR1	\$111,798		RURAL RES	401	65
080-030-100-020-00	6232 E VERMONTVILLE	12/29/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,000	39.61	\$201,971	\$84,564	\$170,436	\$127,616	1.336	1,152	\$147.95	RUR1	\$72,330		RURAL RES	401	59
080-010-400-180-00	6070 VALLEY TRL	10/27/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$140,300	38.44	\$280,585	\$100,941	\$264,059	\$195,265	1.352	1,660	\$159.07	RUR1	\$92,642		RURAL RES WATER	401	61
080-012-400-060-00	11918 BISHOP HWY	12/16/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$100,100	38.50	\$200,278	\$77,719	\$182,281	\$133,216	1.368	1,788	\$101.95	RUR1	\$57,556		RURAL RES	401	45
080-009-205-130-00	6335 NEWS	07/25/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,600	38.74	\$147,218	\$62,984	\$127,016	\$91,559	1.387	1,144	\$111.03	RUR1	\$62,698		RURAL RES	401	46
080-016-200-140-00	5581 N CANAL RD	06/05/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$73,200	36.60	\$146,362	\$41,204	\$158,796	\$114,302	1.389	1,434	\$110.74	RUR1	\$28,248		RURAL RES	401	45

Totals:		\$23,527,050	\$23,527,050	\$10,989,400	\$21,985,981	\$16,191,284	\$15,916,681	\$119.76	
				Sale. Ratio =>	46.71		E.C.F. =>	1.017	Std. Deviation=> 0.195376
				Std. Dev. =>	6.04		Ave. E.C.F. =>	1.033	
							PRIOR YEAR	0.920	
							USED:	1.010	

2025 RURAL SUB ECF ANALYSIS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
080-047-600-040-00	189 FAWNCREEK	12/29/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$269,000	50.28	\$538,038	\$79,751	\$455,249	\$526,767	0.864	3,900	\$116.73	SUB1	\$46,000		RURAL SUB	401	74	
080-067-000-080-00	4658 AMBER LN	10/12/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$181,900	42.80	\$363,720	\$58,930	\$366,070	\$350,333	1.045	2,114	\$173.16	SUB1	\$46,000		RURAL SUB	401	84	
Totals:			\$960,000			\$960,000	\$450,900		\$901,758		\$821,319	\$877,100			\$144.95							
								Sale. Ratio =>	46.97			E.C.F. =>	0.936	Std. Deviation=>		0.127765						
								Std. Dev. =>	5.29			Ave. E.C.F. =>	0.955									
PRIOR YEAR USED: 0.870 0.930																						

2025 PRE-MOD SUBDIVISION ECF ANALYSIS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
080-050-500-820-00	7410 NOEL	12/27/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$115,500	58.04	\$231,048	\$68,164	\$130,836	\$183,016	0.715	1,578	\$82.91	SUB2	\$64,000		PRE-MODERN SUB	401	59	
080-050-500-920-00	10207 LAFAYETTE LN	06/24/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$173,000	54.92	\$345,925	\$70,190	\$244,810	\$309,815	0.790	3,337	\$73.36	SUB2	\$64,000		PRE-MODERN SUB	401	67	
080-043-501-100-00	4119 BRIDGEPORT DR	05/05/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$105,800	53.71	\$211,550	\$46,181	\$150,819	\$185,808	0.812	1,378	\$109.45	SUB2	\$42,000		PRE-MODERN SUB	401	77	
080-050-500-190-00	10189 BARON BLVD	02/06/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,900	52.65	\$273,888	\$73,679	\$186,321	\$224,954	0.828	1,155	\$161.32	SUB2	\$64,000		PRE-MODERN SUB	401	69	
080-050-500-970-00	10125 LAFAYETTE	12/08/23	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$142,000	50.00	\$284,093	\$74,507	\$209,493	\$235,490	0.890	1,680	\$124.70	SUB2	\$64,000		PRE-MODERN SUB	401	62	
080-050-000-080-00	4933 KNAPP ST	09/23/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$107,300	49.00	\$214,528	\$68,370	\$150,630	\$164,222	0.917	1,988	\$75.77	SUB2	\$60,000		PRE-MODERN SUB	401	57	
080-050-500-010-00	10014 BURGUNDY BLVD	02/17/23	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$103,700	48.80	\$207,477	\$67,594	\$144,906	\$157,172	0.922	1,331	\$108.87	SUB2	\$64,000		PRE-MODERN SUB	401	63	
080-050-500-020-00	10026 BURGUNDY	01/18/24	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$105,600	48.78	\$211,137	\$68,132	\$148,368	\$160,680	0.923	1,281	\$115.82	SUB2	\$64,000		PRE-MODERN SUB	401	63	
080-050-500-610-00	10300 LAFAYETTE LN	07/22/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,400	48.21	\$274,700	\$68,572	\$216,428	\$231,605	0.934	1,860	\$116.36	SUB2	\$64,000		PRE-MODERN SUB	401	71	
080-043-500-981-00	4136 BRIDGEPORT DR	08/31/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$98,200	46.76	\$196,378	\$45,537	\$164,463	\$169,484	0.970	1,541	\$106.72	SUB2	\$42,000		PRE-MODERN SUB	401	75	
080-050-500-470-00	10015 BURGUNDY BLVD	06/30/22	\$278,250	WD	03-ARM'S LENGTH	\$278,250	\$129,600	46.58	\$259,187	\$69,071	\$209,179	\$213,613	0.979	1,159	\$180.48	SUB2	\$64,000		PRE-MODERN SUB	401	63	
080-050-500-480-00	10088 LAFAYETTE LN	08/15/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$115,500	42.78	\$230,950	\$67,095	\$202,905	\$184,107	1.102	1,752	\$115.81	SUB2	\$64,000		PRE-MODERN SUB	401	55	
081-080-000-130-00	345 NUTMEG DR	04/03/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,200	40.46	\$210,354	\$55,853	\$204,147	\$173,597	1.176	1,490	\$137.01	SUB2	\$52,000		PRE-MODERN SUB	401	63	
081-080-000-260-00	335 BALSAM DR	03/25/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,300	40.50	\$210,663	\$66,309	\$193,691	\$162,196	1.194	1,694	\$114.34	SUB2	\$52,000		PRE-MODERN SUB	401	69	
080-050-000-160-00	4937 HUDSON ST	08/17/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,900	40.43	\$169,852	\$72,111	\$137,889	\$109,821	1.256	988	\$139.56	SUB2	\$60,000		PRE-MODERN SUB	401	55	
080-050-000-140-00	4920 KNAPP	09/06/23	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$90,000	38.05	\$180,082	\$65,996	\$170,504	\$128,187	1.330	1,066	\$159.95	SUB2	\$60,000		PRE-MODERN SUB	401	62	
Totals:			\$3,912,750			\$3,912,750	\$1,855,900		\$3,711,812		\$2,865,389	\$2,993,765			\$120.15							
								Sale. Ratio =>	47.43					E.C.F. =>	0.957	Std. Deviation=>		0.178142				
								Std. Dev. =>	5.80					Ave. E.C.F. =>	0.984							
													PRIOR YEAR USED:	0.890 0.950								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
080-087-600-170-00	6745 LANSDOWN DR	08/06/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$150,500	56.79	\$300,914	\$116,016	\$148,984	\$220,117	0.677	2,240	\$66.51	SUB3	\$107,800		SUBDIVISION- MODERN WATER	401	55
080-055-000-980-00	6348 ELLISTONE CIR	07/22/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$147,300	56.65	\$294,691	\$54,771	\$205,229	\$285,619	0.719	1,573	\$130.47	SUB3	\$51,000		SUBDIVISION- MODERN	401	87
080-055-000-890-00	6357 MACADAM WAY	05/23/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$163,000	54.33	\$326,080	\$55,198	\$244,802	\$322,479	0.759	1,752	\$139.73	SUB3	\$51,000		SUBDIVISION- MODERN	401	88
081-050-000-540-00	742 TANBARK DR	12/12/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$191,600	53.97	\$383,100	\$76,380	\$278,620	\$365,143	0.763	3,534	\$78.84	SUB3	\$71,650		SUBDIVISION- MODERN	401	70
080-055-000-670-00	8792 MATTRADA DR	08/31/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$155,300	53.57	\$310,689	\$55,704	\$234,196	\$303,554	0.772	1,720	\$136.16	SUB3	\$51,000		SUBDIVISION- MODERN	401	85
081-050-000-530-00	736 TANBARK DR	05/26/23	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$200,500	53.32	\$401,091	\$87,118	\$288,882	\$373,777	0.773	1,823	\$158.47	SUB3	\$71,650		SUBDIVISION- MODERN	401	74
080-052-000-010-00	6791 W GALWAY CIR	08/30/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$160,200	53.42	\$320,470	\$61,181	\$238,719	\$308,677	0.773	1,903	\$125.44	SUB3	\$52,000		SUBDIVISION- MODERN	401	83
080-055-000-770-00	8803 JUSTONIAN WAY	08/30/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,600	53.04	\$265,100	\$55,162	\$194,838	\$249,926	0.780	1,765	\$110.39	SUB3	\$51,000		SUBDIVISION- MODERN	401	82
080-055-001-040-00	8827 MATTRADA	06/28/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$169,400	52.94	\$338,720	\$55,237	\$264,763	\$337,480	0.785	1,914	\$138.33	SUB3	\$51,000		SUBDIVISION- MODERN	401	87
080-051-800-040-00	6764 E GALWAY CIR	07/08/22	\$250,300	WD	03-ARM'S LENGTH	\$250,300	\$130,200	52.02	\$260,454	\$76,172	\$174,128	\$219,383	0.794	1,988	\$87.59	SUB3	\$72,800		SUBDIVISION- MODERN WATER	401	59
080-052-600-006-00	6939 W GALWAY CIR	01/19/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$168,500	51.85	\$336,900	\$52,000	\$273,000	\$339,167	0.805	1,596	\$171.05	SUB3	\$52,000		SUBDIVISION- MODERN	401	95
081-050-000-550-00	746 TANBARK DR	02/24/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$199,500	51.15	\$398,909	\$85,189	\$304,811	\$373,476	0.816	2,748	\$110.92	SUB3	\$71,650		SUBDIVISION- MODERN	401	70
081-050-000-550-00	746 TANBARK DR	06/09/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$199,500	51.15	\$398,909	\$85,189	\$304,811	\$373,476	0.816	2,748	\$110.92	SUB3	\$71,650		SUBDIVISION- MODERN	401	70

081-050-000-820-00	342 CROSSWIND DR	11/21/23	\$382,500	PTA	03-ARM'S LENGTH	\$382,500	\$195,600	51.14	\$391,259	\$79,662	\$302,838	\$370,949	0.816	2,508	\$120.75	SUB3	\$71,650	SUBDIVISION- MODERN	401	79
080-073-800-029-00	10262 RIVER ROCK BLVD	06/29/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$185,100	50.71	\$370,198	\$60,278	\$304,722	\$368,952	0.826	2,425	\$125.66	SUB3	\$55,000	SUBDIVISION- MODERN	401	84
080-055-001-380-00	6258 BARBADOS WAY	03/18/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$167,300	50.70	\$334,662	\$54,750	\$275,250	\$333,229	0.826	1,859	\$148.06	SUB3	\$51,000	SUBDIVISION- MODERN	401	95
080-045-000-040-00	10053 DEBLIND CIR	03/31/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$135,100	50.60	\$270,192	\$51,862	\$215,138	\$259,917	0.828	1,380	\$155.90	SUB3	\$48,000	SUBDIVISION- MODERN	401	81
080-051-800-650-00	6733 E GALWAY	06/24/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$143,800	50.28	\$287,614	\$81,438	\$204,562	\$245,448	0.833	1,619	\$126.35	SUB3	\$72,800	SUBDIVISION- MODERN WATER	401	67
080-055-000-040-00	8923 JACARANDA DR	04/06/23	\$243,400	WD	03-ARM'S LENGTH	\$243,400	\$122,400	50.29	\$244,703	\$55,076	\$188,324	\$225,746	0.834	1,288	\$146.21	SUB3	\$51,000	SUBDIVISION- MODERN	401	83
080-087-600-630-00	6501 CHESHIRE	03/11/24	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$180,600	50.03	\$361,150	\$79,454	\$281,546	\$335,352	0.840	2,227	\$126.42	SUB3	\$77,000	SUBDIVISION- MODERN	401	70
080-087-600-140-00	6795 LANSDOWN DR	04/14/22	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$155,900	49.97	\$311,735	\$113,204	\$198,796	\$236,346	0.841	1,560	\$127.43	SUB3	\$107,800	SUBDIVISION- MODERN WATER	401	55
080-055-001-030-00	8839 MATTRADA DR	03/06/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,600	49.44	\$247,112	\$54,041	\$195,959	\$229,846	0.853	1,303	\$150.39	SUB3	\$51,000	SUBDIVISION- MODERN	401	87
080-073-800-017-00	10425 RIVER ROCK BLVD	09/09/22	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$221,500	48.47	\$443,048	\$87,038	\$369,962	\$423,821	0.873	1,769	\$209.14	SUB3	\$77,000	SUBDIVISION- MODERN WATER	401	82
080-045-000-100-00	10098 DEBLIND CIR	06/27/24	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$129,200	48.12	\$258,428	\$51,245	\$217,255	\$246,646	0.881	1,241	\$175.06	SUB3	\$48,000	SUBDIVISION- MODERN	401	80
080-042-000-015-00	6067 LIMESTONE	09/11/23	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$206,400	46.92	\$412,860	\$63,104	\$376,796	\$416,376	0.905	1,722	\$218.81	SUB3	\$60,000	SUBDIVISION- MODERN	401	81
080-055-000-880-00	6373 MACADAM WAY	06/10/22	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$127,400	46.92	\$254,876	\$54,224	\$217,276	\$238,871	0.910	1,491	\$145.73	SUB3	\$51,000	SUBDIVISION- MODERN	401	88
080-051-800-070-00	6704 E GALWAY CIR	08/19/24	\$376,900	WD	03-ARM'S LENGTH	\$376,900	\$176,200	46.75	\$352,320	\$80,054	\$296,846	\$324,126	0.916	2,016	\$147.25	SUB3	\$72,800	SUBDIVISION- MODERN WATER	401	75
081-050-000-070-00	366 TANBARK DR	08/31/22	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$126,300	46.95	\$252,646	\$84,030	\$184,970	\$200,733	0.921	1,636	\$113.06	SUB3	\$71,650	SUBDIVISION- MODERN	401	71
080-073-900-210-00	4677 DIMOND WAY	05/17/24	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$298,400	45.91	\$596,755	\$85,233	\$564,667	\$608,955	0.927	2,168	\$260.46	SUB3	\$77,000	SUBDIVISION- MODERN WATER	401	85
081-050-000-110-00	404 WINDROCK LN	08/16/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$173,100	46.16	\$346,134	\$85,470	\$289,530	\$310,314	0.933	1,522	\$190.23	SUB3	\$71,650	SUBDIVISION- MODERN	401	72
081-050-000-060-00	360 TANBARK DR	07/07/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,600	46.50	\$223,204	\$77,902	\$162,098	\$172,979	0.937	1,200	\$135.08	SUB3	\$71,650	SUBDIVISION- MODERN	401	70
080-087-600-050-00	6720 LANSDOWN DR	08/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,200	46.48	\$232,465	\$82,357	\$167,643	\$178,700	0.938	2,130	\$78.71	SUB3	\$77,000	SUBDIVISION- MODERN	401	53
080-042-000-001-00	9925 BROOKS RIVER DR	07/15/22	\$440,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$440,000	\$202,300	45.98	\$436,450	\$102,938	\$337,062	\$359,133	0.939	1,794	\$187.88	SUB3	\$95,840	081-010-400-136-03, 081-010-400-136-04	401	77
080-045-000-090-00	10108 DEBLIND CIR	08/25/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$134,700	45.66	\$269,476	\$52,840	\$242,160	\$257,900	0.939	1,648	\$146.94	SUB3	\$48,000	SUBDIVISION- MODERN	401	79
080-055-000-950-00	8889 MATTRADA DR	10/13/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,900	45.73	\$237,746	\$56,047	\$203,953	\$216,308	0.943	1,400	\$145.68	SUB3	\$51,000	SUBDIVISION- MODERN	401	86
080-055-000-270-00	8644 JACARANDA	05/31/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$127,700	45.61	\$255,329	\$55,207	\$224,793	\$238,240	0.944	1,452	\$154.82	SUB3	\$51,000	SUBDIVISION- MODERN	401	84
080-055-001-040-00	8827 MATTRADA	11/27/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$169,400	45.17	\$338,720	\$55,237	\$319,763	\$337,480	0.948	1,914	\$167.07	SUB3	\$51,000	SUBDIVISION- MODERN	401	87
080-045-000-350-00	10083 ROBLYN CIR	06/03/22	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$145,200	45.23	\$290,473	\$63,826	\$257,174	\$269,818	0.953	1,623	\$158.46	SUB3	\$48,000	SUBDIVISION- MODERN	401	85
080-045-000-150-00	5205 MIRAGE CIR	06/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$157,300	44.94	\$314,634	\$72,548	\$277,452	\$288,198	0.963	2,044	\$135.74	SUB3	\$48,000	SUBDIVISION- MODERN	401	79
080-087-600-720-00	6491 LANSDOWN DR	07/11/24	\$400,900	WD	03-ARM'S LENGTH	\$400,900	\$182,000	45.40	\$363,974	\$112,734	\$288,166	\$299,095	0.963	2,762	\$104.33	SUB3	\$107,800	SUBDIVISION- MODERN WATER	401	63
080-073-800-003-00	10141 RIVER ROCK BLVD	02/24/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$192,400	43.73	\$384,881	\$66,951	\$373,049	\$378,488	0.986	2,384	\$156.48	SUB3	\$55,000	SUBDIVISION- MODERN	401	81
080-073-800-014-00	10367 RIVER ROCK BLVD	09/06/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,500	43.73	\$480,942	\$86,797	\$463,203	\$469,220	0.987	2,631	\$176.06	SUB3	\$77,000	SUBDIVISION- MODERN WATER	401	81
080-051-800-630-00	6679 E GALWAY CIR	07/14/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$126,200	44.59	\$252,310	\$79,161	\$203,839	\$206,130	0.989	1,305	\$156.20	SUB3	\$72,800	SUBDIVISION- MODERN WATER	401	67
080-055-000-350-00	8796 JACARANDA DR	06/13/22	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$129,200	43.65	\$258,322	\$54,080	\$241,920	\$243,145	0.995	1,639	\$147.60	SUB3	\$51,000	SUBDIVISION- MODERN	401	84
081-050-000-770-00	355 CROSSWIND DR	09/08/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$174,800	43.70	\$349,688	\$85,364	\$314,636	\$314,671	1.000	2,000	\$157.32	SUB3	\$71,650	SUBDIVISION- MODERN	401	74
080-055-000-500-00	6374 MACADAM WAY	06/30/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$137,900	43.09	\$275,705	\$63,542	\$256,458	\$252,575	1.015	1,515	\$169.28	SUB3	\$51,000	SUBDIVISION- MODERN	401	88
080-055-000-730-00	8745 JUSTONIAN	01/15/24	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$121,400	42.75	\$242,876	\$54,118	\$229,882	\$224,712	1.023	1,359	\$169.16	SUB3	\$51,000	SUBDIVISION- MODERN	401	85
080-087-600-020-00	9955 DONEGAL DR	05/26/23	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$112,900	43.84	\$225,739	\$82,944	\$174,556	\$169,994	1.027	1,504	\$116.06	SUB3	\$77,000	SUBDIVISION- MODERN	401	60
081-050-000-020-00	326 TANBARK DR	07/17/24	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$160,600	42.60	\$321,212	\$75,377	\$301,623	\$292,661	1.031	2,796	\$107.88	SUB3	\$71,650	SUBDIVISION- MODERN	401	70
081-050-000-800-00	337 CROSSWIND DR	06/10/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$172,600	42.62	\$345,122	\$89,462	\$315,538	\$304,357	1.037	1,604	\$196.72	SUB3	\$71,650	SUBDIVISION- MODERN	401	79
081-050-000-140-00	432 WINDROCK LN	06/13/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$161,200	41.12	\$322,465	\$83,681	\$308,319	\$284,267	1.085	1,550	\$198.92	SUB3	\$71,650	SUBDIVISION- MODERN	401	73
081-050-000-030-00	340 TANBARK DR	11/10/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$116,600	41.66	\$233,279	\$76,490	\$203,410	\$186,654	1.090	1,302	\$156.23	SUB3	\$71,650	SUBDIVISION- MODERN	401	71
080-055-001-370-00	6262 BARBADOS	04/25/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$135,400	40.42	\$270,724	\$55,101	\$279,899	\$256,694	1.090	1,742	\$160.68	SUB3	\$51,000	SUBDIVISION- MODERN	401	93
080-055-001-260-00	6205 FISHBROOK LN	02/19/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$125,600	40.52	\$251,113	\$56,472	\$253,528	\$231,715	1.094	1,488	\$170.38	SUB3	\$51,000	SUBDIVISION- MODERN	401	93
080-051-800-040-00	6764 E GALWAY CIR	08/10/23	\$319,200	WD	03-ARM'S LENGTH	\$319,200	\$130,200	40.79	\$260,454	\$76,172	\$243,028	\$219,383	1.108	1,988	\$122.25	SUB3	\$72,800	SUBDIVISION- MODERN WATER	401	59
080-051-800-670-00	6787 E GALWAY	12/18/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$124,900	37.85	\$249,820	\$77,358	\$252,642	\$205,312	1.231	1,452	\$174.00	SUB3	\$72,800	SUBDIVISION- MODERN WATER	401	75
080-045-000-380-00	10114 ROBLYN CIR	05/17/23	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$131,100	36.22	\$262,276	\$57,547	\$304,453	\$243,725	1.249	1,455	\$209.25	SUB3	\$48,000	SUBDIVISION- MODERN	401	82
080-087-600-060-00	6740 LANSDOWN DR	04/22/22	\$280,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$280,000	\$106,000	37.86	\$212,058	\$82,110	\$197,890	\$154,700	1.279	1,286	\$153.88	SUB3	\$77,000	SUBDIVISION- MODERN	401	57
Totals:			\$19,408,200			\$19,408,200	\$9,100,800		\$18,233,176	\$15,238,357	\$16,704,158			\$147.67						
							Sale. Ratio ==>	46.89			E.C.F. ==>	0.912			Std. Deviation==>	0.129214				
							Std. Dev. ==>	4.78			Ave. E.C.F. ==>	0.924								
											PRIOR YEAR	0.840								
											USED:	0.910								

2025 VILLAGE RESIDENTIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
081-042-000-150-00	269 N BRIDGE ST	04/09/24	\$142,000	PTA	03-ARM'S LENGTH	\$142,000	\$88,100	62.04	\$176,244	\$62,646	\$79,354	\$127,638	0.622	2,064	\$38.45	VILPR	\$59,400		TRADITIONAL VILLAGE	401	45
081-000-638-035-00	321 E JEFFERSON ST	05/31/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$113,000	61.08	\$226,089	\$75,958	\$109,042	\$168,687	0.646	1,785	\$61.09	VILPR	\$65,200		VILLAGE ALT RES WATER	401	55
081-000-613-070-00	344 ELM ST	09/13/24	\$161,100	WD	03-ARM'S LENGTH	\$161,100	\$98,600	61.20	\$197,119	\$65,216	\$95,884	\$148,206	0.647	1,432	\$66.96	VILPR	\$54,720		TRADITIONAL VILLAGE	401	57
081-000-619-140-00	223 W QUINCY ST	12/13/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$66,300	60.27	\$132,542	\$48,462	\$61,538	\$94,472	0.651	1,624	\$37.89	VILPR	\$47,520		TRADITIONAL VILLAGE	401	45
081-000-636-070-00	245 S BRIDGE ST	06/01/22	\$82,400	WD	03-ARM'S LENGTH	\$82,400	\$44,700	54.25	\$89,450	\$57,202	\$25,198	\$36,234	0.695	908	\$27.75	VILPR	\$56,549		TRADITIONAL VILL WATER	401	25
081-000-615-160-00	139 W JEFFERSON ST	05/25/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$63,900	55.57	\$127,834	\$52,507	\$62,493	\$84,637	0.738	864	\$72.33	VILPR	\$47,520		TRADITIONAL VILLAGE	401	59
081-042-000-380-00	314 W QUINCY ST	09/13/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$105,300	51.37	\$210,529	\$105,978	\$99,022	\$117,473	0.843	1,680	\$58.94	VILPR	\$95,040		TRADITIONAL VILLAGE	401	45
081-000-629-050-00	205 E QUINCY ST	08/25/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$90,200	51.54	\$180,300	\$74,191	\$100,809	\$119,224	0.846	1,208	\$83.45	VILPR	\$71,280		TRADITIONAL VILLAGE	401	57
081-000-627-103-00	248 BIRCH LN	10/18/23	\$359,000	PTA	03-ARM'S LENGTH	\$359,000	\$177,600	49.47	\$355,284	\$43,523	\$315,477	\$350,293	0.901	1,662	\$189.82	VILPR	\$29,920		VILLAGE ALT RESIDENTIAL	401	86
081-000-615-070-00	354 S BRIDGE ST	12/23/22	\$223,510	WD	03-ARM'S LENGTH	\$223,510	\$110,800	49.57	\$221,622	\$102,749	\$120,761	\$133,565	0.904	1,644	\$73.46	VILPR	\$95,040		TRADITIONAL VILLAGE	401	53
081-000-622-150-00	614 CHERRY ST	04/04/23	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$86,400	48.95	\$172,858	\$62,672	\$113,826	\$123,804	0.919	1,274	\$89.35	VILPR	\$59,400		TRADITIONAL VILLAGE	401	65
081-000-634-015-00	216 W JEFFERSON ST	07/27/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$122,800	48.16	\$245,526	\$64,164	\$190,838	\$203,778	0.936	2,016	\$94.66	VILPR	\$61,200		TRADITIONAL VILLAGE	401	75
081-041-600-360-00	168 HOEHN CT	05/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,600	47.07	\$141,216	\$53,005	\$96,995	\$99,113	0.979	1,156	\$83.91	VILPR	\$47,520		TRADITIONAL VILLAGE	401	45
081-000-637-040-00	211 E JEFFERSON ST	03/18/24	\$228,900	WD	03-ARM'S LENGTH	\$228,900	\$107,600	47.01	\$215,135	\$96,379	\$132,521	\$133,434	0.993	1,912	\$69.31	VILPR	\$95,040		TRADITIONAL VILLAGE	401	49
081-042-000-590-00	304 PINE ST	06/16/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$68,900	46.55	\$137,811	\$60,165	\$87,835	\$87,243	1.007	1,081	\$81.25	VILPR	\$47,520		TRADITIONAL VILLAGE	401	55

081-000-645-030-00	121 W WASHINGTON ST	03/14/23	\$219,400	WD	03-ARM'S LENGTH	\$219,400	\$99,700	45.44	\$199,389	\$53,521	\$165,879	\$163,897	1.012	1.728	\$95.99	VILPR	\$47,520		TRADITIONAL VILLAGE	401	65
081-041-600-170-00	435 E WASHINGTON ST	06/07/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$78,200	46.00	\$156,306	\$58,742	\$111,258	\$109,622	1.015	1,124	\$98.98	VILPR	\$51,840		TRADITIONAL VILLAGE	401	55
081-000-622-150-00	164 CHERRY ST	05/17/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$86,400	45.71	\$172,858	\$62,672	\$126,328	\$123,804	1.020	1,274	\$99.16	VILPR	\$59,400		TRADITIONAL VILLAGE	401	65
081-000-613-040-00	225 E HAMILTON ST	12/07/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,200	44.36	\$146,380	\$61,522	\$103,478	\$95,346	1.085	960	\$107.79	VILPR	\$59,400		TRADITIONAL VILLAGE	401	57
081-000-607-070-00	472 E JEFFERSON ST	09/14/23	\$373,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$373,000	\$157,300	42.17	\$314,581	\$71,797	\$301,203	\$272,791	1.104	2,402	\$125.40	VILPR	\$67,280	081-000-607-066-00	VILLAGE ALT RESIDENTIAL	401	73
081-042-000-010-15	455 CREYTS RD	10/30/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$155,200	41.39	\$310,395	\$56,666	\$318,334	\$285,089	1.117	1,594	\$199.71	VILPR	\$42,680		VILLAGE ALT RESIDENTIAL	401	80
081-000-629-090-00	236 EAST RD	10/30/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$70,000	41.18	\$140,015	\$31,217	\$138,783	\$122,245	1.135	1,213	\$114.41	VILPR	\$25,080		VILLAGE ALT RESIDENTIAL	401	55
081-041-600-265-00	155 HOEHN CT	09/10/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,000	43.23	\$134,094	\$58,833	\$96,167	\$84,563	1.137	972	\$98.94	VILPR	\$53,460		TRADITIONAL VILLAGE	401	53
081-014-100-001-00	678 CREYTS RD	11/18/22	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$77,600	42.17	\$155,208	\$53,700	\$130,300	\$114,054	1.142	973	\$133.92	VILPR	\$43,120		VILLAGE ALT RESIDENTIAL	401	60
081-000-620-150-00	131 W QUINCY ST	08/30/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$67,500	40.66	\$135,034	\$50,465	\$115,535	\$95,021	1.216	1,460	\$79.13	VILPR	\$47,520		TRADITIONAL VILLAGE	401	45
081-000-617-120-00	320 WALNUT ST	06/17/22	\$176,120	WD	03-ARM'S LENGTH	\$176,120	\$70,500	40.03	\$141,053	\$51,049	\$125,071	\$101,128	1.237	960	\$130.28	VILPR	\$47,520		TRADITIONAL VILLAGE	401	55
081-041-600-273-00	203 HOEHN CT	10/23/23	\$197,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$197,000	\$79,600	40.41	\$159,223	\$62,805	\$134,195	\$108,335	1.239	1,046	\$128.29	VILPR	\$53,280		TRADITIONAL VILLAGE	401	60

Totals:			\$5,255,930			\$5,255,930	\$2,497,000			\$4,994,095	\$3,558,124	\$3,703,695			\$94.10						
							Sale. Ratio ==>					E.C.F. ==>			0.961		Std. Deviation==>		0.191081		
							Std. Dev. ==>					Ave. E.C.F. ==>			0.955						

PRIOR YEAR	0.890
USED:	0.960