

AAS - ANN ARBOR M & B

0 TO 50%											
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L -12-02-480-006	2673 GROSS RD	3/27/2025	\$250,000	\$250,000	\$38,600	\$39,795	\$210,205	\$127,482	1.649		45
L -12-25-200-021	6211 CARPENTER RD	2/20/2024	\$272,050	\$272,050	\$64,200	\$70,199	\$201,851	\$148,889	1.356		45
L -12-26-100-020	6050 CARPENTER RD	4/14/2023	\$400,000	\$400,000	\$58,590	\$125,330	\$274,670	\$240,109	1.144	L -12-26-100-019, -021	45
Totals:			\$922,050	\$922,050			\$686,726	\$516,480			
									E.C.F. =>	1.330	
									Ave. E.C.F. =>	1.383	

51 TO 60%											
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L -12-26-100-003	3800 TEXTILE RD	5/10/2023	\$285,000	\$285,000	\$59,140	\$59,140	\$225,860	\$165,148	1.368		53
Totals:			\$285,000	\$285,000			\$225,860	\$165,148			
									E.C.F. =>	1.368	
									Ave. E.C.F. =>	1.368	

61 TO 70%											
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L -12-23-200-007	3150 E MORGAN RD	2/24/2025	\$1,175,000	\$1,175,000	\$66,068	\$134,007	\$1,040,993	\$678,768	1.534		62
Totals:			\$1,175,000	\$1,175,000			\$1,040,993	\$678,768			
									E.C.F. =>	1.534	
									Ave. E.C.F. =>	1.534	

71 TO 80%											
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Building Depr.
L -12-25-200-033	6473 CARPENTER RD	11/15/2024	\$600,000	\$600,000	\$81,539	\$102,263	\$497,737	\$533,057	0.934		76
Totals:			\$600,000	\$600,000			\$497,737	\$533,057			
									E.C.F. =>	0.934	
									Ave. E.C.F. =>	0.934	

81 TO 90%

1.050

91 TO 100%

0.893

NO CHANGE DUE TO LACK OF SALES

100

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

TWO STORY	
NO CHANGE DUE TO LACK OF SALES	0.784

ONE STORY	
NO CHANGE DUE TO LACK OF SALES	0.810

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

ARF - ARBOR FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-26-240-022	4251 ROLLING MEADOW LN	11/4/2024	\$530,000	\$530,000	\$112,400	\$127,456	\$402,544	\$435,159	0.925
L -12-26-240-023	4242 INGLEWOOD DR	6/25/2024	\$526,000	\$526,000	\$112,400	\$120,986	\$405,014	\$469,541	0.863
L -12-26-240-031	6444 HAWTHORNE AVE	8/11/2023	\$545,000	\$545,000	\$112,400	\$146,905	\$398,095	\$522,532	0.762
L -12-26-240-035	6372 HAWTHORNE AVE	8/29/2024	\$535,000	\$535,000	\$112,400	\$124,752	\$410,248	\$446,445	0.919
L -12-26-240-037	6336 HAWTHORNE AVE	9/24/2024	\$495,000	\$495,000	\$112,400	\$123,870	\$371,130	\$436,678	0.850
L -12-26-240-069	4328 ROLLING MEADOW LN	4/19/2023	\$530,000	\$530,000	\$112,400	\$123,640	\$406,360	\$512,494	0.793
L -12-26-240-072	4318 ROLLING MEADOW LN	7/29/2024	\$539,999	\$539,999	\$112,400	\$123,640	\$416,359	\$447,990	0.929
L -12-26-240-073	4314 ROLLING MEADOW LN	5/5/2023	\$590,000	\$590,000	\$112,400	\$121,068	\$468,932	\$490,598	0.956
Totals:			\$4,290,999	\$4,290,999			\$3,278,682	\$3,761,437	
								E.C.F. =>	0.872
								Ave. E.C.F. =>	0.875

ARH - ARBOR HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-12-226-019	4218 PACKARD RD 1	2/22/2024	\$130,000	\$130,000	\$25,300	\$25,300	\$104,700	\$64,835	1.615
L -12-12-226-033	4214 PACKARD RD 5	11/2/2023	\$110,000	\$110,000	\$25,300	\$25,300	\$84,700	\$51,124	1.657
Totals:			\$240,000	\$240,000			\$189,400	\$115,959	
								E.C.F. =>	1.633
								Ave. E.C.F. =>	1.636

AROAKS - ARBOR OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-26-305-019	3467 ROSLYN DR	7/11/2023	\$538,775	\$538,775	\$117,700	\$132,454	\$406,321	\$427,452	0.951	ONE-STORY
L -12-26-305-042	3476 COLT DR	10/29/2024	\$499,290	\$499,290	\$117,700	\$132,758	\$366,532	\$418,623	0.876	ONE-STORY
L -12-26-305-044	3452 COLT DR	10/10/2023	\$495,365	\$495,365	\$117,700	\$132,454	\$362,911	\$438,107	0.828	ONE-STORY
L -12-26-305-046	3548 COLT DR	5/17/2023	\$575,000	\$575,000	\$117,700	\$130,175	\$444,825	\$470,592	0.945	ONE-STORY
L -12-26-305-048	3576 COLT DR	9/7/2023	\$508,365	\$508,365	\$117,700	\$136,999	\$371,366	\$374,284	0.992	ONE-STORY
L -12-26-305-049	3509 COLT DR	8/24/2023	\$469,390	\$469,390	\$117,700	\$137,938	\$331,452	\$377,453	0.878	ONE-STORY
L -12-26-305-050	3604 COLT DR	11/28/2023	\$456,875	\$456,875	\$117,700	\$132,454	\$324,421	\$362,735	0.894	ONE-STORY
L -12-26-305-051	3618 COLT DR	8/6/2024	\$499,990	\$499,990	\$117,700	\$132,758	\$367,232	\$377,673	0.972	ONE-STORY
L -12-26-305-052	3632 COLT DR	12/22/2023	\$473,740	\$473,740	\$117,700	\$132,454	\$341,286	\$352,163	0.969	ONE-STORY
L -12-26-305-054	3660 COLT DR	5/23/2024	\$474,240	\$474,240	\$117,700	\$136,785	\$337,455	\$414,898	0.813	ONE-STORY
L -12-26-305-055	3674 COLT DR	10/15/2024	\$653,490	\$653,490	\$117,700	\$136,785	\$516,705	\$508,650	1.016	ONE-STORY
L -12-26-305-060	3744 COLT DR	10/9/2024	\$555,440	\$555,440	\$117,700	\$132,606	\$422,834	\$453,105	0.933	ONE-STORY
L -12-26-305-061	3758 COLT DR	8/28/2024	\$632,835	\$632,835	\$117,700	\$132,758	\$500,077	\$494,150	1.012	ONE-STORY
L -12-26-305-063	3786 COLT DR	11/13/2023	\$624,365	\$624,365	\$117,700	\$132,454	\$491,911	\$488,805	1.006	ONE-STORY
L -12-26-305-064	3800 COLT DR	12/20/2023	\$532,840	\$532,840	\$117,700	\$132,454	\$400,386	\$428,240	0.935	ONE-STORY
L -12-26-305-065	3785 COLT DR	2/27/2024	\$536,115	\$536,115	\$117,700	\$130,435	\$405,680	\$432,584	0.938	ONE-STORY
L -12-26-305-072	6551 FOOTHILL DR	5/22/2023	\$510,965	\$510,965	\$117,700	\$132,454	\$378,511	\$478,335	0.791	ONE-STORY
L -12-26-305-074	6523 FOOTHILL DR	8/8/2023	\$501,360	\$501,360	\$117,700	\$128,578	\$372,782	\$432,266	0.862	ONE-STORY
L -12-26-305-078	6556 FOOTHILL DR	10/3/2023	\$505,690	\$505,690	\$117,700	\$132,454	\$373,236	\$429,953	0.868	ONE-STORY
L -12-26-305-080	3687 COLT DR	7/30/2024	\$578,215	\$578,215	\$117,700	\$136,591	\$441,624	\$493,508	0.895	ONE-STORY
L -12-26-305-084	3631 COLT DR	5/23/2024	\$635,515	\$635,515	\$117,700	\$136,785	\$498,730	\$493,729	1.010	ONE-STORY
L -12-26-305-086	3603 COLT DR	10/3/2023	\$475,465	\$475,465	\$117,700	\$132,454	\$343,011	\$400,762	0.856	ONE-STORY
Totals:			\$11,733,325	\$11,733,325			\$8,799,288	\$9,548,067		
									E.C.F. =>	0.922
									Ave. E.C.F. =>	0.920

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-26-305-001	3215 ROSLYN DR	8/29/2024	\$600,140	\$600,140	\$117,700	\$136,785	\$463,355	\$524,501	0.883	TWO-STORY
L -12-26-305-006	3285 ROSLYN DR	4/15/2024	\$519,000	\$519,000	\$117,700	\$139,755	\$379,245	\$416,897	0.910	TWO-STORY
L -12-26-305-020	3478 ROSLYN DR	8/4/2023	\$563,415	\$563,415	\$117,700	\$132,454	\$430,961	\$491,260	0.877	TWO-STORY
L -12-26-305-021	3462 ROSLYN DR	7/20/2023	\$602,720	\$602,720	\$117,700	\$132,454	\$470,266	\$525,011	0.896	TWO-STORY
L -12-26-305-040	3506 COLT DR	9/19/2023	\$592,340	\$592,340	\$117,700	\$132,454	\$459,886	\$544,243	0.845	TWO-STORY
L -12-26-305-041	3492 COLT DR	10/26/2023	\$596,340	\$596,340	\$117,700	\$136,399	\$459,941	\$512,748	0.897	TWO-STORY
L -12-26-305-053	3646 COLT DR	9/30/2024	\$560,925	\$560,925	\$117,700	\$136,785	\$424,140	\$462,981	0.916	TWO-STORY
L -12-26-305-056	3688 COLT DR	9/17/2024	\$625,965	\$625,965	\$117,700	\$136,785	\$489,180	\$559,914	0.874	TWO-STORY
L -12-26-305-057	3702 COLT DR	7/30/2024	\$525,990	\$525,990	\$117,700	\$132,324	\$393,666	\$406,096	0.969	TWO-STORY
L -12-26-305-058	3716 COLT DR	12/19/2023	\$563,140	\$563,140	\$117,700	\$136,399	\$426,741	\$434,529	0.982	TWO-STORY
L -12-26-305-062	3772 COLT DR	11/16/2023	\$618,840	\$618,840	\$117,700	\$132,454	\$486,386	\$574,214	0.847	TWO-STORY
L -12-26-305-066	3771 COLT DR	5/17/2024	\$568,365	\$568,365	\$117,700	\$132,758	\$435,607	\$477,885	0.912	TWO-STORY
L -12-26-305-067	3757 COLT DR	10/25/2023	\$643,915	\$643,915	\$117,700	\$132,454	\$511,461	\$552,408	0.926	TWO-STORY
L -12-26-305-068	3743 COLT DR	11/16/2023	\$667,165	\$667,165	\$117,700	\$136,399	\$530,766	\$575,963	0.922	TWO-STORY

L -12-26-305-069	3729 COLT DR	4/11/2024	\$643,765	\$643,765	\$117,700	\$133,764	\$510,001	\$560,611	0.910	TWO-STORY
L -12-26-305-070	6579 FOOTHILL DR	4/12/2024	\$566,740	\$566,740	\$117,700	\$132,758	\$433,982	\$541,511	0.801	TWO-STORY
L -12-26-305-071	6565 FOOTHILL DR	1/29/2024	\$575,240	\$575,240	\$117,700	\$132,454	\$442,786	\$531,734	0.833	TWO-STORY
L -12-26-305-073	6537 FOOTHILL DR	7/7/2023	\$685,640	\$685,640	\$117,700	\$136,399	\$549,241	\$597,541	0.919	TWO-STORY
L -12-26-305-081	3673 COLT DR	9/11/2024	\$615,915	\$615,915	\$117,700	\$136,785	\$479,130	\$588,104	0.815	TWO-STORY
L -12-26-305-082	3659 COLT DR	5/22/2024	\$560,240	\$560,240	\$117,700	\$132,758	\$427,482	\$550,544	0.776	TWO-STORY
L -12-26-305-083	3645 COLT DR	8/27/2024	\$690,390	\$690,390	\$117,700	\$136,785	\$553,605	\$590,612	0.937	TWO-STORY
L -12-26-305-085	3617 COLT DR	3/25/2024	\$660,945	\$660,945	\$117,700	\$136,785	\$524,160	\$604,234	0.867	TWO-STORY
L -12-26-305-087	3589 COLT DR	5/23/2023	\$591,220	\$591,220	\$117,700	\$132,454	\$458,766	\$564,614	0.813	TWO-STORY
Totals:			\$13,838,355	\$13,838,355		\$10,740,754	\$12,188,155			
							E.C.F. =>		0.881	
							Ave. E.C.F. =>		0.884	

ASH - ASHFORD VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-24-415-013	5920 COTTONWOOD DR	9/23/2024	\$450,000	03-ARM'S LENG	\$450,000	\$91,500	\$99,463	\$350,537	\$314,904	1.113	TWO-STORY
L -12-24-415-017	5850 COTTONWOOD DR	10/19/2023	\$393,000	03-ARM'S LENG	\$393,000	\$91,500	\$100,613	\$292,387	\$315,526	0.927	TWO-STORY
L -12-24-420-163	4545 SYCAMORE DR	6/23/2023	\$475,000	03-ARM'S LENG	\$475,000	\$91,500	\$129,785	\$345,215	\$344,404	1.002	TWO-STORY
L -12-24-425-207	4686 SYCAMORE DR	1/17/2025	\$435,000	03-ARM'S LENG	\$435,000	\$91,500	\$96,058	\$338,942	\$333,593	1.016	TWO-STORY
L -12-24-430-183	5705 AMBER WAY	1/18/2024	\$450,000	03-ARM'S LENG	\$450,000	\$91,500	\$96,119	\$353,881	\$339,642	1.042	TWO-STORY
L -12-24-440-078	5841 SUNRISE DR	10/3/2023	\$420,000	03-ARM'S LENG	\$420,000	\$91,500	\$100,312	\$319,688	\$358,333	0.892	TWO-STORY
L -12-24-445-105	5777 SOUTH ASHFORD WAY	5/17/2023	\$426,000	09-FAMILY	\$426,000	\$91,500	\$96,408	\$329,592	\$317,970	1.037	TWO-STORY
L -12-24-445-149	4928 NORTH ASHFORD WAY	3/28/2025	\$240,000	33-TO BE DETE	\$240,000	\$91,500	\$101,666	\$138,334	\$258,621	0.535	TWO-STORY
L -12-24-460-227	4717 SYCAMORE DR	10/4/2024	\$392,000	03-ARM'S LENG	\$392,000	\$91,500	\$100,446	\$291,554	\$311,553	0.936	TWO-STORY
L -12-24-460-240	4937 SYCAMORE DR	10/23/2023	\$416,500	03-ARM'S LENG	\$416,500	\$91,500	\$101,208	\$315,292	\$370,529	0.851	TWO-STORY
L -12-24-465-278	4800 WILLINGHAM CT	5/23/2023	\$455,000	03-ARM'S LENG	\$455,000	\$91,500	\$102,362	\$352,638	\$401,720	0.878	TWO-STORY
L -12-24-465-281	4770 WILLINGHAM CT	11/20/2023	\$375,000	03-ARM'S LENG	\$375,000	\$91,500	\$95,265	\$279,735	\$347,633	0.805	TWO-STORY
L -12-24-470-292	4872 WINDANCER	6/5/2024	\$480,000	03-ARM'S LENG	\$480,000	\$91,500	\$104,659	\$375,341	\$403,459	0.930	TWO-STORY
L -12-24-470-295	5848 ST MARTIN CT	5/19/2023	\$408,000	03-ARM'S LENG	\$408,000	\$91,500	\$101,939	\$306,061	\$356,532	0.858	TWO-STORY
L -12-24-470-307	5731 TIFFANY CT	10/23/2024	\$455,000	03-ARM'S LENG	\$455,000	\$91,500	\$107,368	\$347,632	\$426,653	0.815	TWO-STORY
L -12-24-470-315	4898 WINDANCER	11/15/2024	\$470,000	03-ARM'S LENG	\$470,000	\$91,500	\$98,359	\$371,641	\$402,197	0.924	TWO-STORY
Totals:			\$6,740,500		\$6,740,500			\$5,108,470	\$5,603,269		
E.C.F. =>										0.912	
Ave. E.C.F. =										0.910	

ONE STORY

NO CHANGE DUE TO LACK OF SALES

0.879

BHP - BLUE HERON POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-26-235-032	3015 ORINOCO LN	6/4/2024	\$271,000	\$271,000	\$55,900	\$55,900	\$215,100	\$158,631	1.356
L -12-26-235-033	3013 ORINOCO LN	5/23/2024	\$245,000	\$245,000	\$55,900	\$55,900	\$189,100	\$172,300	1.098
L -12-26-235-061	6327 BRANT LN	4/5/2023	\$260,000	\$260,000	\$55,900	\$55,900	\$204,100	\$172,300	1.185
L -12-26-235-068	6308 HARLEQUIN LN	6/28/2024	\$289,000	\$289,000	\$55,900	\$55,900	\$233,100	\$172,300	1.353
L -12-26-235-104	3158 TORRENT LN	4/14/2023	\$261,000	\$261,000	\$55,900	\$55,900	\$205,100	\$163,345	1.256
L -12-26-235-108	3159 WIGEON LN	7/26/2024	\$270,000	\$270,000	\$55,900	\$55,900	\$214,100	\$173,792	1.232
L -12-26-235-109	3157 WIGEON LN	8/11/2023	\$250,000	\$250,000	\$55,900	\$55,900	\$194,100	\$176,382	1.100
L -12-26-235-114	6389 SCOTER LN	12/22/2023	\$280,000	\$280,000	\$55,900	\$55,900	\$224,100	\$173,792	1.289
L -12-26-235-121	6367 SCOTER LN	7/29/2024	\$260,000	\$260,000	\$55,900	\$55,900	\$204,100	\$167,476	1.219
L -12-26-235-122	6365 SCOTER LN	12/4/2023	\$285,000	\$285,000	\$55,900	\$55,900	\$229,100	\$174,199	1.315
Totals:			\$2,671,000	\$2,671,000			\$2,112,000	\$1,704,517	
E.C.F. =>									1.239
Ave. E.C.F. =>									1.240

BOR; BOR-S; - BOULDER RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
L -12-06-305-014	2793 GREEN VALLEY DR	7/11/2023	\$543,000	\$543,000	\$123,900	\$135,063	\$407,937	\$301,929	1.351	'BOR
L -12-06-305-107	2735 ASPEN RIDGE DR	6/21/2023	\$542,100	\$542,100	\$111,200	\$121,091	\$421,009	\$274,479	1.534	'BOR
L -12-06-305-137	2872 ASPEN RIDGE DR	5/2/2024	\$570,000	\$570,000	\$111,200	\$114,634	\$455,366	\$284,490	1.601	'BOR
Totals:			\$1,655,100	\$1,655,100			\$1,284,312	\$860,898		
E.C.F. =>									1.492	
Ave. E.C.F. =>									1.495	

BOR-S

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
L -12-06-305-002	2909 GREEN VALLEY DR	8/14/2024	\$390,000	\$390,000	\$101,100	\$105,662	\$284,338	\$254,195	1.119	'BOR-S
L -12-06-305-116	2166 SPRING RIDGE DR	6/9/2023	\$408,500	\$408,500	\$111,200	\$117,913	\$290,587	\$193,455	1.502	'BOR-S
Totals:			\$798,500	\$798,500			\$574,925	\$447,650		
E.C.F. =>									1.284	
Ave. E.C.F. =>									1.502	

ESTATE SALE

BRDG - BEMIS RIDGE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-32-301-012	7821 BISCAYNE WAY	5/12/2023	\$685,307	\$685,307	\$128,800	\$149,420	\$535,887	\$707,321	0.758	TWO-STORY
L -12-32-301-013	7835 BISCAYNE WAY	11/27/2024	\$634,869	\$634,869	\$128,800	\$143,792	\$491,077	\$567,217	0.866	TWO-STORY
L -12-32-301-016	1273 JUSTINE WAY	8/11/2023	\$504,589	\$504,589	\$128,800	\$144,309	\$360,280	\$490,010	0.735	TWO-STORY
L -12-32-301-017	1257 JUSTINE WAY	6/23/2023	\$525,900	\$525,900	\$128,800	\$142,242	\$383,658	\$477,312	0.804	TWO-STORY
L -12-32-301-019	1231 JUSTINE WAY	5/19/2023	\$741,204	\$741,204	\$128,800	\$145,646	\$595,558	\$730,924	0.815	TWO-STORY
L -12-32-301-019	1231 JUSTINE WAY	8/28/2023	\$785,000	\$785,000	\$128,800	\$145,646	\$639,354	\$730,924	0.875	TWO-STORY
L -12-32-301-021	1201 JUSTINE WAY	5/24/2023	\$565,712	\$565,712	\$128,800	\$150,490	\$415,222	\$536,129	0.774	TWO-STORY
L -12-32-301-022	7847 BEMIS RIDGE	1/29/2024	\$737,487	\$737,487	\$128,800	\$142,105	\$595,382	\$718,746	0.828	TWO-STORY
L -12-32-301-023	7865 BEMIS RIDGE	8/4/2023	\$648,933	\$648,933	\$128,800	\$142,242	\$506,691	\$670,235	0.756	TWO-STORY
L -12-32-301-026	7915 BEMIS RIDGE	10/6/2023	\$604,197	\$604,197	\$128,800	\$150,407	\$453,790	\$620,679	0.731	TWO-STORY
L -12-32-301-029	7965 BEMIS RIDGE	6/28/2023	\$733,206	\$733,206	\$128,800	\$142,242	\$590,964	\$681,290	0.867	TWO-STORY
L -12-32-301-030	7983 BEMIS RIDGE	5/1/2023	\$537,701	\$537,701	\$128,800	\$143,276	\$394,425	\$561,697	0.702	TWO-STORY
L -12-32-301-031	7980 BEMIS RIDGE	2/1/2024	\$550,500	\$550,500	\$128,800	\$141,333	\$409,167	\$489,494	0.836	TWO-STORY
L -12-32-301-034	7951 BISCAYNE WAY	5/3/2024	\$696,525	\$696,525	\$128,800	\$142,379	\$554,146	\$682,017	0.813	TWO-STORY
L -12-32-301-035	7937 BISCAYNE WAY	12/15/2023	\$498,355	\$498,355	\$128,800	\$141,724	\$356,631	\$496,178	0.719	TWO-STORY
L -12-32-301-037	1258 ROBERT WAY	11/21/2023	\$638,910	\$638,910	\$128,800	\$142,242	\$496,668	\$681,868	0.728	TWO-STORY
L -12-32-301-038	1250 ROBERT WAY	6/21/2024	\$646,410	\$646,410	\$128,800	\$142,379	\$504,031	\$694,091	0.726	TWO-STORY
L -12-32-301-040	1245 ROBERT WAY	7/19/2024	\$627,710	\$627,710	\$128,800	\$142,379	\$485,331	\$557,865	0.870	TWO-STORY
L -12-32-301-041	1253 ROBERT WAY	11/15/2024	\$648,962	\$648,962	\$128,800	\$147,411	\$501,551	\$582,367	0.861	TWO-STORY
L -12-32-301-044	1275 ROBERT WAY	4/10/2024	\$561,953	\$561,953	\$128,800	\$143,423	\$418,530	\$502,525	0.833	TWO-STORY
L -12-32-301-047	7901 BISCAYNE WAY	3/11/2024	\$722,019	\$722,019	\$128,800	\$142,379	\$579,640	\$674,632	0.859	TWO-STORY
L -12-32-301-048	7879 BISCAYNE WAY	6/26/2024	\$561,791	\$561,791	\$128,800	\$142,379	\$419,412	\$530,375	0.791	TWO-STORY
L -12-32-301-049	7857 BISCAYNE WAY	1/31/2024	\$567,915	\$567,915	\$128,800	\$142,379	\$425,536	\$561,497	0.758	TWO-STORY
L -12-32-301-050	1294 JUSTINE WAY	11/29/2023	\$685,624	\$685,624	\$128,800	\$133,840	\$551,784	\$666,801	0.828	TWO-STORY
L -12-32-301-052	1274 JUSTINE WAY	4/4/2023	\$616,600	\$616,600	\$128,800	\$142,105	\$474,495	\$629,923	0.753	TWO-STORY
L -12-32-301-053	1260 JUSTINE WAY	1/3/2024	\$580,685	\$580,685	\$128,800	\$142,105	\$438,580	\$621,559	0.706	TWO-STORY
L -12-32-301-054	1252 JUSTINE WAY	12/20/2023	\$665,578	\$665,578	\$128,800	\$142,105	\$523,473	\$657,250	0.796	TWO-STORY
L -12-32-301-055	1240 JUSTINE WAY	8/9/2023	\$516,934	\$516,934	\$128,800	\$142,242	\$374,692	\$495,918	0.756	TWO-STORY
L -12-32-301-055	1240 JUSTINE WAY	5/16/2024	\$544,999	\$544,999	\$128,800	\$142,242	\$402,757	\$495,918	0.812	TWO-STORY
Totals:			\$18,035,575	\$18,035,575			\$13,878,712	\$17,512,762		
									E.C.F. =>	0.792
									Ave. E.C.F. =>	0.792

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-32-301-020	1217 JUSTINE WAY	6/16/2023	\$598,685	\$598,685	\$128,800	\$138,881	\$459,804	\$539,253	0.853	ONE-STORY
L -12-32-301-036	1264 ROBERT WAY	9/15/2023	\$591,452	\$591,452	\$128,800	\$142,242	\$449,210	\$541,185	0.830	ONE-STORY
Totals:			\$1,190,137	\$1,190,137			\$909,014	\$1,080,438		
									E.C.F. =>	0.841
									Ave. E.C.F. =>	0.841

BRE - BRIDGEFIELD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-23-210-020	3069 ROSEFIELD DR	7/1/2024	\$495,000	\$495,000	\$96,500	\$103,094	\$391,906	\$305,853	1.281
L -12-23-210-022	3093 ROSEFIELD DR	9/4/2024	\$436,500	\$436,500	\$96,500	\$108,466	\$328,034	\$374,589	0.876
L -12-23-210-038	3188 CRIMSON CT	8/25/2023	\$460,000	\$460,000	\$103,800	\$112,190	\$347,810	\$347,861	1.000
L -12-23-210-058	5325 FALLING LEAF DR	5/19/2023	\$487,500	\$487,500	\$96,500	\$107,938	\$379,562	\$350,389	1.083
Totals:			\$1,879,000	\$1,879,000			\$1,447,312	\$1,378,692	
								E.C.F. =>	1.050
								Ave. E.C.F. =>	1.060
Totals:			\$3,758,000	\$3,758,000			\$2,894,624	\$2,757,384	

BVE - BELLA VISTA ESTATES

NO CHANGE DUE TO LACK OF SALES	0.657
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BVH - BROOKVIEW HIGHLANDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-30-210-041	2290 WINDMILL WAY	10/18/2023	\$637,000	\$637,000	\$152,300	\$166,852	\$470,148	\$529,286	0.888
L -12-30-215-043	2253 WINDMILL WAY	5/10/2023	\$725,000	\$725,000	\$152,300	\$172,921	\$552,079	\$626,034	0.882
L -12-30-215-117	6465 BROOKVIEW DR	4/12/2023	\$855,000	\$855,000	\$152,300	\$182,217	\$672,783	\$919,758	0.731
Totals:			\$2,217,000	\$2,217,000			\$1,695,010	\$2,075,078	
								E.C.F. =>	0.817
								Ave. E.C.F. =>	0.834

BVV - BELLA VISTA VILLAS

NO CHANGE DUE TO LACK OF SALES	0.909
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CRC - CRYSTAL CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-13-205-093	4182 CRYSTAL CREEK DR	1/17/2025	\$455,000	\$455,000	\$91,800	\$96,421	\$358,579	\$340,433	1.053
L -12-13-210-114	4200 WOODCREST CT	2/26/2024	\$440,000	\$440,000	\$91,800	\$98,655	\$341,345	\$319,291	1.069
L -12-13-220-054	4123 CRYSTAL CREEK DR	9/18/2023	\$421,774	\$421,774	\$91,800	\$99,835	\$321,939	\$350,494	0.919
L -12-13-220-056	4155 CRYSTAL CREEK DR	6/2/2023	\$452,000	\$452,000	\$91,800	\$99,835	\$352,165	\$377,651	0.933
L -12-13-225-068	4366 RIDGEWOOD DR	2/8/2024	\$396,000	\$396,000	\$91,800	\$101,434	\$294,566	\$338,671	0.870
Totals:			\$2,164,774	\$2,164,774			\$1,668,594	\$1,726,540	
							E.C.F. =>		0.966
							Ave. E.C.F. =>		0.969

FOG - FOX GLEN

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-08-320-001	3797 SANTA FE TRL	4/14/2023	\$375,000	\$375,000	\$87,800	\$91,832	\$283,168	\$351,741	0.805
L -12-08-320-023	3926 BRIDLE PASS	2/9/2024	\$425,000	\$425,000	\$87,800	\$91,205	\$333,795	\$315,225	1.059
L -12-08-320-024	3932 BRIDLE PASS	8/9/2024	\$427,000	\$427,000	\$87,800	\$90,524	\$336,476	\$313,086	1.075
L -12-08-320-037	3947 FOX GLEN DR	10/27/2023	\$452,500	\$452,500	\$87,800	\$92,352	\$360,148	\$300,313	1.199
Totals:			\$1,679,500	\$1,679,500			\$1,313,587	\$1,280,365	
							E.C.F. =>		1.026
							Ave. E.C.F. =>		1.034

GPT - GALLERY POINT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-32-201-017	1297 GALLERY POINTE DR	12/13/2023	\$655,990	\$655,990	\$111,500	\$115,082	\$540,908	\$509,753	1.061
L -12-32-201-019	1309 GALLERY POINTE DR	2/26/2024	\$482,830	\$482,830	\$111,500	\$115,252	\$367,578	\$373,362	0.985
L -12-32-201-020	7028 BLACK CHERRY LANE	6/27/2024	\$498,459	\$498,459	\$111,500	\$114,911	\$383,548	\$383,814	0.999
L -12-32-201-022	7040 BLACK CHERRY LANE	6/27/2024	\$475,448	\$475,448	\$111,500	\$115,423	\$360,025	\$395,594	0.910
Totals:			\$2,112,727	\$2,112,727			\$1,652,059	\$1,662,523	
							E.C.F. =>		0.994
							Ave. E.C.F. =>		0.989

HAF - HARDWOOD FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-27-305-038	746 MARBLEWOOD LN	3/19/2024	\$585,000	\$585,000	\$122,900	\$134,330	\$450,670	\$433,963	1.038
L -12-27-305-055	557 MARBLEWOOD LN	6/27/2023	\$400,000	\$400,000	\$122,900	\$141,796	\$258,204	\$372,307	0.694
Totals:			\$985,000	\$985,000			\$708,874	\$806,270	
								E.C.F. =>	0.879
								Ave. E.C.F. =>	0.866

HAR - HAWTHORNE RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-210-032	3440 TIGER LILY DR	8/28/2023	\$550,000	\$550,000	\$115,080	\$123,101	\$426,899	\$379,517	1.125
L -12-07-210-047	3201 APPLERIDGE DR	4/28/2023	\$558,000	\$558,000	\$109,600	\$117,745	\$440,255	\$343,574	1.281
L -12-07-210-126	3198 HONEYSUCKLE DR	6/16/2023	\$541,400	\$541,400	\$120,100	\$138,201	\$403,199	\$378,390	1.066
L -12-07-210-126	3198 HONEYSUCKLE DR	8/15/2023	\$568,000	\$568,000	\$120,100	\$138,201	\$429,799	\$378,390	1.136
L -12-07-210-160	3066 HONEYSUCKLE DR	4/21/2023	\$548,000	\$548,000	\$120,100	\$130,350	\$417,650	\$454,732	0.918
L -12-07-210-169	3030 HONEYSUCKLE DR	4/28/2023	\$560,000	\$560,000	\$109,600	\$117,621	\$442,379	\$421,096	1.051
L -12-07-210-170	3026 HONEYSUCKLE DR	6/20/2023	\$553,000	\$553,000	\$109,600	\$120,911	\$432,089	\$360,056	1.200
Totals:			\$3,878,400	\$3,878,400			\$2,992,270	\$2,715,755	
								E.C.F. =>	1.102
								Ave. E.C.F. =>	1.111

HEF - HERITAGE FALLS

NO CHANGE DUE TO LACK OF SALES	E.C.F. =>	0.742
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HEG - HETHRS-FRWYS-WOODS-DORAL-TWINCROOK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-18-305-002	2222 STONEBRIDGE DR N	10/24/2023	\$627,000	\$627,000	\$124,900	\$124,900	\$502,100	\$476,776	1.053
L -12-18-305-013	4644 SAWGRASS DR E	5/23/2024	\$652,000	\$652,000	\$124,900	\$124,900	\$527,100	\$535,421	0.984
L -12-18-310-009	4653 SAWGRASS DR E	12/14/2023	\$650,000	\$650,000	\$124,900	\$124,900	\$525,100	\$532,784	0.986
L -12-18-325-053	4870 DORAL DR	6/27/2024	\$725,000	\$725,000	\$124,900	\$142,300	\$582,700	\$523,796	1.112
L -12-18-425-001	1755 STONEBRIDGE DR N	8/4/2023	\$535,000	\$535,000	\$124,900	\$139,966	\$395,034	\$438,780	0.900
L -12-18-425-007	1783 STONEBRIDGE DR N	5/15/2023	\$573,000	\$573,000	\$124,900	\$132,950	\$440,050	\$411,979	1.068
L -12-18-425-017	1897 STONEBRIDGE DR N	7/24/2023	\$520,000	\$520,000	\$124,900	\$138,725	\$381,275	\$458,232	0.832
L -12-18-425-033	4805 DORAL DR	8/22/2023	\$645,000	\$645,000	\$124,900	\$134,087	\$510,913	\$509,605	1.003
L -12-18-425-044	4879 DORAL DR	4/4/2024	\$625,000	\$625,000	\$131,145	\$145,979	\$479,021	\$472,037	1.015
L -12-19-115-001	5105 DORAL CT	10/23/2024	\$564,000	\$564,000	\$124,900	\$124,900	\$439,100	\$468,526	0.937
L -12-19-115-007	5195 DORAL CT	4/14/2023	\$558,000	\$558,000	\$131,145	\$134,625	\$423,375	\$563,933	0.751
Totals:			\$6,674,000	\$6,674,000			\$5,205,768	\$5,391,869	
								E.C.F. =>	0.965
								Ave. E.C.F. =>	0.967

HIH - HICKORY HOLLOW

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-26-480-007	6943 WILDWOOD DR	2/4/2025	\$501,000	\$501,000	\$81,000	\$120,934	\$380,066	\$353,174	1.076
L -12-26-481-013	3811 DOGWOOD CT	8/18/2023	\$325,000	\$325,000	\$81,000	\$90,338	\$234,662	\$266,444	0.881
Totals:			\$826,000	\$826,000			\$614,728	\$619,618	
								E.C.F. =>	0.992
								Ave. E.C.F. =>	0.978

HIP - HICKORY POINTE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-24-110-009	4569 HICKORY POINTE BLVD	2/15/2024	\$372,000	\$372,000	\$87,875	\$97,236	\$274,764	\$352,044	0.780
L -12-24-110-076	4923 HICKORY POINTE BLVD	7/15/2024	\$435,000	\$435,000	\$92,500	\$97,177	\$337,823	\$394,882	0.856
L -12-24-111-099	5132 PECAN DR	8/31/2023	\$450,000	\$450,000	\$92,500	\$100,731	\$349,269	\$366,964	0.952
L -12-24-111-225	4807 SHELLBARK DR	5/26/2023	\$441,000	\$441,000	\$92,500	\$108,435	\$332,565	\$415,248	0.801
L -12-24-112-053	5098 BLUE SPRUCE DR	5/23/2024	\$421,000	\$421,000	\$92,500	\$97,119	\$323,881	\$387,400	0.836
L -12-24-112-212	4878 GINGKO DR	7/5/2023	\$446,500	\$446,500	\$101,100	\$109,564	\$336,936	\$441,711	0.763
L -12-24-114-089	5139 BUCKLEY DR	5/31/2023	\$440,000	\$440,000	\$97,125	\$110,939	\$329,061	\$342,565	0.961
L -12-24-114-199	5237 BUCKLEY DR	8/28/2024	\$420,000	\$420,000	\$97,125	\$106,749	\$313,251	\$365,337	0.857
L -12-24-114-201	5261 BUCKLEY DR	4/12/2024	\$510,000	\$510,000	\$97,125	\$106,835	\$403,165	\$511,226	0.789
L -12-24-114-202	5273 BUCKLEY DR	5/22/2023	\$465,000	\$465,000	\$97,125	\$108,637	\$356,363	\$433,043	0.823
L -12-24-114-204	5297 BUCKLEY DR	5/22/2023	\$503,000	\$503,000	\$83,250	\$99,036	\$403,964	\$497,400	0.812
L -12-24-115-179	4672 NUTMEG DR	7/15/2024	\$530,000	\$530,000	\$92,500	\$97,445	\$432,555	\$386,637	1.119
L -12-24-115-186	4615 SHELLBARK DR	3/1/2024	\$480,000	\$480,000	\$92,500	\$97,379	\$382,621	\$414,708	0.923
Totals:			\$5,913,500	\$5,913,500			\$4,576,218	\$5,309,165	
								E.C.F. =>	0.862
								Ave. E.C.F. =>	0.867

IPE - INGLEWOOD PARK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-20-401-055	861 GROVELAND CIRCLE	6/27/2024	\$690,000	\$690,000	\$127,700	\$150,104	\$539,896	\$746,668	0.723
L -12-20-401-075	551 WISHING TREE LANE	5/7/2024	\$715,000	\$715,000	\$127,700	\$131,584	\$583,416	\$788,815	0.740
L -12-20-401-098	741 GROVELAND CIRCLE	9/29/2023	\$565,000	\$565,000	\$134,000	\$143,153	\$421,847	\$589,011	0.716
L -12-20-401-103	731 GROVELAND CIRCLE	6/14/2023	\$665,000	\$665,000	\$134,000	\$149,009	\$515,991	\$751,724	0.686
L -12-21-315-015	641 HOLMDALE WAY	7/27/2023	\$590,000	\$590,000	\$127,700	\$149,775	\$440,225	\$595,972	0.739
L -12-21-315-032	703 GROVELAND CIRCLE	11/1/2024	\$570,000	\$570,000	\$127,700	\$138,982	\$431,018	\$559,488	0.770
L -12-21-315-032	703 GROVELAND CIRCLE	11/25/2024	\$537,500	\$537,500	\$127,700	\$138,982	\$398,518	\$559,488	0.712
L -12-21-315-033	701 GROVELAND CIRCLE	7/7/2023	\$645,000	\$645,000	\$127,700	\$142,647	\$502,353	\$743,744	0.675
L -12-21-315-035	704 GROVELAND CIRCLE	8/2/2024	\$603,000	\$603,000	\$127,700	\$139,198	\$463,802	\$679,261	0.683
Totals:			\$5,580,500	\$5,580,500			\$4,297,066	\$6,014,171	
								E.C.F. =>	0.714
								Ave. E.C.F. =>	0.716

IPV - VILLAS AT INGLEWOOD PARK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-21-316-001	536 IVYLAND STREET	12/12/2024	\$487,500	\$487,500	\$106,200	\$109,961	\$377,539	\$399,706	0.945
L -12-21-316-015	564 IVYLAND STREET	4/14/2023	\$530,000	\$530,000	\$111,500	\$118,014	\$411,986	\$464,274	0.887
L -12-21-316-018	570 IVYLAND STREET	2/27/2024	\$528,500	\$528,500	\$111,500	\$117,687	\$410,813	\$456,910	0.899
Totals:			\$1,546,000	\$1,546,000			\$1,200,338	\$1,320,890	
								E.C.F. =>	0.909
								Ave. E.C.F. =>	0.910

1. *Journal of Management Studies*, 1990, 27, 1, 1-14.

LAP - LAKE FOREST PINES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-18-220-042	4138 TIMBER RIDGE DR	4/13/2023	\$917,000	\$917,000	\$231,000	\$251,700	\$665,300	\$903,555	0.736
L -12-18-220-042	4138 TIMBER RIDGE DR	7/18/2024	\$1,050,000	\$1,050,000	\$231,000	\$251,700	\$798,300	\$903,555	0.884
L -12-18-221-013	4005 CALGARY CT	6/13/2023	\$1,275,000	\$1,275,000	\$231,000	\$282,613	\$992,387	\$1,185,142	0.837
L -12-18-222-021	4129 TIMBER RIDGE DR	4/21/2023	\$925,000	\$925,000	\$231,000	\$257,738	\$667,262	\$865,164	0.771
L -12-18-222-023	4141 TIMBER RIDGE DR	9/16/2024	\$1,025,000	\$1,025,000	\$231,000	\$249,100	\$775,900	\$979,093	0.792
Totals:			\$5,192,000	\$5,192,000			\$3,899,149	\$4,836,509	
								E.C.F. =>	0.806
								Ave. E.C.F. =>	0.804

LEG - LEGACY HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-30-225-014	2226 WINDMILL WAY	2/29/2024	\$570,000	\$570,000	\$119,700	\$129,163	\$440,837	\$465,930	0.946
Totals:			\$570,000	\$570,000			\$440,837	\$465,930	
								E.C.F. =>	0.946
								Ave. E.C.F. =>	0.946

LOV - LOHR LAKE VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-19-415-002	5972 LOHR LAKE DR	10/25/2024	\$630,000	\$630,000	\$122,100	\$126,155	\$503,845	\$525,244	0.959
L -12-19-415-004	5944 LOHR LAKE DR	12/13/2024	\$545,000	\$545,000	\$128,600	\$135,051	\$409,949	\$417,165	0.983
Totals:			\$1,175,000	\$1,175,000			\$913,794	\$942,409	
								E.C.F. =>	0.970
								Ave. E.C.F. =>	0.971

LWD - LOHR WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-20-211-030	1437 WHISPERING MAPLES C	9/15/2023	\$840,000	\$840,000	\$187,215	\$225,750	\$614,250	\$751,743	0.817
L -12-20-211-047	5278 CROWN CT	6/13/2024	\$975,000	\$975,000	\$178,300	\$197,496	\$777,504	\$847,612	0.917
Totals:			\$1,815,000	\$1,815,000			\$1,391,754	\$1,599,355	
E.C.F. =>									0.870
Ave. E.C.F. =>									0.867

MAD - MADISON PLACE

NO CHANGE DUE TO LACK OF SALES	1.099
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MAH - MAPLE CREEK-HORIZONS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-19-382-018	2103 MAPLE CREEK CIR	4/21/2023	\$455,000	\$455,000	\$112,500	\$125,565	\$329,435	\$343,707	0.958
L -12-19-410-016	5858 EAST HORIZONS DR	8/9/2023	\$638,500	\$638,500	\$134,800	\$163,419	\$475,081	\$425,764	1.116
L -12-19-410-032	1890 OAKVIEW DR	11/30/2023	\$588,000	\$588,000	\$134,800	\$143,374	\$444,626	\$436,658	1.018
L -12-19-411-038	5743 PING DR	4/14/2023	\$757,500	\$757,500	\$134,800	\$169,780	\$587,720	\$560,148	1.049
L -12-19-411-058	5684 PARKVIEW CT	2/14/2025	\$610,000	\$610,000	\$112,500	\$116,979	\$493,021	\$499,519	0.987
Totals:			\$3,049,000	\$3,049,000			\$2,329,883	\$2,265,796	
E.C.F. =>									1.028
Ave. E.C.F. =>									1.026

MAL - MALLARD COVE

NO CHANGE DUE TO LACK OF SALES	0.913
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MCC - MCCORMICK PLACE SUB

NO CHANGE DUE TO LACK OF SALES

1.058

MEC - MEADOWVIEW-CLUSTERS-SUB

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Land Table
L -12-24-375-004	5880 STAGHORN DR	4/18/2024	\$283,000	\$283,000	\$64,300	\$64,300	\$218,700	\$171,129	1.278	MULTI HOMES	CLUSTERS OF MEADOWVIEW
L -12-24-375-005	5863 STAGHORN DR	8/4/2023	\$285,000	\$285,000	\$59,000	\$59,000	\$226,000	\$166,476	1.358	MULTI HOMES	CLUSTERS OF MEADOWVIEW
L -12-24-375-005	5863 STAGHORN DR	5/31/2023	\$265,100	\$265,100	\$59,000	\$59,000	\$206,100	\$166,476	1.238	MULTI HOMES	CLUSTERS OF MEADOWVIEW
L -12-24-375-010	5825 STAGHORN DR	4/26/2024	\$270,000	\$270,000	\$59,000	\$59,645	\$210,355	\$194,679	1.081	MULTI HOMES	CLUSTERS OF MEADOWVIEW
L -12-24-375-021	5784 STAGHORN DR	5/15/2024	\$335,000	\$335,000	\$64,300	\$64,300	\$270,700	\$192,289	1.408	MULTI HOMES	CLUSTERS OF MEADOWVIEW
L -12-24-375-032	5723 STAGHORN DR	11/7/2024	\$300,000	\$300,000	\$59,000	\$59,000	\$241,000	\$160,851	1.498	MULTI HOMES	CLUSTERS OF MEADOWVIEW
L -12-24-375-035	5716 STAGHORN DR	4/26/2024	\$310,000	\$310,000	\$64,300	\$64,300	\$245,700	\$165,122	1.488	MULTI HOMES	CLUSTERS OF MEADOWVIEW
Totals:			\$2,048,100	\$2,048,100			\$1,618,555	\$1,217,022			
									E.C.F. =>	1.330	
									Ave. E.C.F. =>	1.335	

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Land Table
L -12-24-301-003	5675 DARTMOUTH CT	12/2/2024	\$345,000	\$345,000	\$74,800	\$78,724	\$266,276	\$184,191	1.446	TWO-STORY	MEADOWVIEW SUB
L -12-24-302-016	5663 WINSLOW CT	1/31/2024	\$330,000	\$330,000	\$74,800	\$81,419	\$248,581	\$165,519	1.502	BI-LEVEL	MEADOWVIEW SUB
L -12-24-302-017	5645 WINSLOW CT	7/1/2024	\$498,000	\$498,000	\$74,800	\$82,310	\$415,690	\$261,138	1.592	TWO-STORY	MEADOWVIEW SUB
L -12-24-303-002	5634 WINSLOW CT	3/6/2024	\$280,000	\$280,000	\$74,800	\$79,510	\$200,490	\$171,312	1.170	ONE-STORY	MEADOWVIEW SUB
L -12-24-381-003	4412 YARMOUTH CROSSING	8/29/2023	\$395,000	\$395,000	\$74,800	\$79,682	\$315,318	\$212,648	1.483	TWO-STORY	MEADOWVIEW SUB
Totals:			\$1,848,000	\$1,848,000			\$1,446,355	\$994,808			
									E.C.F. =>	1.454	
									Ave. E.C.F. =>	1.438	

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-22-404-007	5567 MONARCH COURT	4/15/2024	\$640,000	\$640,000	\$137,800	\$146,503	\$493,497	\$583,085	0.846	TWO-STORY
L -12-22-404-016	2904 PRAIRIE VIEW RD	4/3/2023	\$658,831	\$658,831	\$137,800	\$144,865	\$513,966	\$558,727	0.920	ONE-STORY
L -12-22-404-017	2918 PRAIRIE VIEW RD	5/12/2023	\$744,860	\$744,860	\$137,800	\$144,176	\$600,684	\$655,634	0.916	TWO-STORY
L -12-22-404-018	2934 PRAIRIE VIEW RD	5/22/2023	\$607,255	\$607,255	\$137,800	\$142,130	\$465,125	\$470,169	0.989	TWO-STORY
L -12-22-404-019	2946 PRAIRIE VIEW RD	7/12/2023	\$684,860	\$684,860	\$137,800	\$144,348	\$540,512	\$650,996	0.830	TWO-STORY
L -12-22-404-020	2960 PRAIRIE VIEW RD	10/27/2023	\$620,560	\$620,560	\$137,800	\$152,190	\$468,370	\$580,164	0.807	TWO-STORY
Totals:			\$3,956,366	\$3,956,366			\$3,082,154	\$3,498,775		
									E.C.F. =>	0.881
									Ave. E.C.F. =>	0.885

MSD - MILAN SCHOOL DISTRICT

0 TO 50%												
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale uilding Dep	
L -12-26-400-003	3820 STARK LN	5/31/2023	\$435,000	\$435,000	\$86,512	\$102,117	\$332,883	\$186,674	1.783	ONE-STORY		49
L -12-26-400-008	3505 MERRITT RD	5/19/2023	\$435,000	\$435,000	\$132,431	\$197,061	\$237,939	\$142,608	1.668	TWO-STORY	L -12-26-300-001	47
L -12-26-400-014	3893 MERRITT RD	9/20/2023	\$383,333	\$383,333	\$72,800	\$86,518	\$296,815	\$232,775	1.275	ONE-STORY		48
L -12-35-400-027	7750 CARPENTER RD	2/7/2024	\$318,000	\$318,000	\$90,800	\$90,886	\$227,114	\$153,602	1.479	ONE-STORY		45
L -12-36-200-008	7415 CARPENTER RD	11/1/2023	\$365,000	\$365,000	\$141,050	\$238,475	\$126,525	\$80,398	1.574	TWO-STORY		45
L -12-36-400-019	4663 BEMIS RD	3/17/2025	\$390,000	\$390,000	\$107,097	\$127,711	\$262,289	\$176,288	1.488	TRI-LEVEL		49
Totals:			\$2,326,333	\$2,326,333			\$1,483,565	\$972,345				
									E.C.F. =>	1.526		
									Ave. E.C.F. =>	1.544		
51 TO 60%												
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale uilding Dep	
L -12-35-200-016	7175 PLATT RD	7/1/2024	\$350,000	\$350,000	\$72,800	\$79,650	\$270,350	\$280,178	0.965	TWO-STORY		59
L -12-35-200-017	7233 PLATT RD	3/8/2024	\$380,000	\$380,000	\$72,800	\$79,033	\$300,967	\$234,846	1.282	ONE-STORY		55
Totals:			\$730,000	\$730,000			\$571,317	\$515,024				
									E.C.F. =>	1.109		
									Ave. E.C.F. =>	1.123		
61 TO 70%												
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale uilding Dep	
L -12-25-300-026	6740 CRANE RD	7/31/2024	\$445,000	\$445,000	\$75,752	\$97,373	\$347,627	\$283,744	1.225	TRI-LEVEL		62
L -12-25-300-026	6740 CRANE RD	6/22/2023	\$214,672	\$214,672	\$75,752	\$97,373	\$117,299	\$283,744	0.413	TRI-LEVEL		62
L -12-25-400-028	4791 MERRITT RD	6/14/2024	\$724,000	\$724,000	\$91,744	\$180,299	\$543,701	\$307,042	1.771	TWO-STORY		62
L -12-36-300-028	7739 CARPENTER RD	7/17/2023	\$485,000	\$485,000	\$67,586	\$89,527	\$395,473	\$376,447	1.051	TWO-STORY		61
L -12-36-300-032	4231 BEMIS RD	8/13/2024	\$330,000	\$330,000	\$91,189	\$101,894	\$228,106	\$182,141	1.252	MODULAR		65
L -12-36-300-051	4351 BEMIS RD	8/4/2023	\$550,000	\$550,000	\$106,302	\$139,201	\$410,799	\$475,220	0.864	TWO-STORY		67
Totals:			\$2,748,672	\$2,748,672			\$2,043,005	\$1,908,338				
									E.C.F. =>	1.071		
									Ave. E.C.F. =>	1.096		
71 TO 80%												
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale uilding Dep	
L -12-35-210-003	3111 PLATT PLACE S	1/3/2025	\$422,500	\$422,500	\$97,696	\$108,059	\$314,441	\$302,481	1.040	MODULAR		73
L -12-36-100-040	7184 MUNGER RD	12/13/2024	\$785,000	\$785,000	\$98,668	\$123,217	\$661,783	\$729,346	0.907	TWO-STORY		78
Totals:			\$1,207,500	\$1,207,500			\$976,224	\$1,031,827				
									E.C.F. =>	0.946		
									Ave. E.C.F. =>	0.973		

81 TO 90%

NO CHANGE DUE TO LACK OF SALES

1.050

91 TO 100%

NO CHANGE DUE TO LACK OF SALES

1.000

10. *Journal of the American Medical Association*, 2000; 283: 2689-2696.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L-12-07-280-005	2082 BENT TRAIL CT	7/26/2024	\$360,000	\$360,000	\$62,600	\$62,600	\$297,400	\$189,173	1.572
L-12-07-280-011	2094 BENT TRAIL CT	5/16/2024	\$360,000	\$360,000	\$62,600	\$62,600	\$297,400	\$235,277	1.264
L-12-07-280-055	3427 BENT TRAIL DR	9/15/2023	\$394,000	\$394,000	\$85,100	\$85,547	\$308,453	\$239,233	1.289
L-12-07-280-058	3445 BENT TRAIL DR	7/21/2023	\$413,000	\$413,000	\$85,100	\$85,547	\$327,453	\$274,865	1.191
L-12-07-280-071	3368 BRECKLAND CT	2/29/2024	\$395,000	\$395,000	\$85,100	\$85,547	\$309,453	\$254,101	1.218
L-12-07-280-083	3332 BRECKLAND CT	6/5/2023	\$425,000	\$425,000	\$85,100	\$85,547	\$339,453	\$270,938	1.253
L-12-07-280-085	3320 BRECKLAND CT	8/18/2023	\$355,500	\$355,500	\$85,100	\$85,831	\$269,669	\$243,242	1.109
L-12-07-280-095	3451 BENT TRAIL DR	4/26/2024	\$370,000	\$370,000	\$85,100	\$85,547	\$284,453	\$227,575	1.250
L-12-07-280-097	3463 BENT TRAIL DR	4/2/2024	\$370,000	\$370,000	\$85,100	\$85,547	\$284,453	\$255,630	1.113
L-12-07-280-111	2069 BANCROFT DR	12/22/2023	\$370,000	\$370,000	\$85,100	\$85,100	\$284,900	\$319,858	0.891
L-12-07-280-111	2069 BANCROFT DR	8/23/2024	\$450,000	\$450,000	\$85,100	\$85,100	\$364,900	\$319,858	1.141
L-12-07-280-118	2034 BANCROFT DR	5/16/2024	\$427,000	\$427,000	\$85,100	\$85,575	\$341,425	\$283,261	1.205
L-12-07-280-123	2033 BANCROFT DR	7/29/2024	\$412,000	\$412,000	\$85,100	\$85,100	\$326,900	\$312,881	1.045
L-12-07-280-127	2028 BANCROFT DR	5/2/2024	\$408,000	\$408,000	\$85,100	\$85,568	\$322,432	\$244,269	1.320
L-12-07-280-141	1976 BANCROFT DR	5/2/2023	\$420,000	\$420,000	\$85,100	\$86,287	\$333,713	\$357,683	0.933
L-12-07-280-151	1909 BRECKLAND DR	9/4/2024	\$360,000	\$360,000	\$85,100	\$85,582	\$274,418	\$280,332	0.979
L-12-07-350-049	3543 BENT TRAIL DR	11/21/2023	\$426,000	\$426,000	\$85,100	\$86,154	\$339,846	\$310,766	1.094
L-12-07-350-063	3598 BENT TRAIL DR	6/10/2024	\$450,000	\$450,000	\$85,100	\$86,092	\$363,908	\$307,813	1.182
L-12-07-415-006	3522 MEADOW GROVE TRL	10/4/2023	\$440,000	\$440,000	\$85,100	\$85,650	\$354,350	\$300,077	1.181
L-12-07-415-019	3565 MEADOW GROVE TRL	6/24/2024	\$376,500	\$376,500	\$85,100	\$85,100	\$291,400	\$202,507	1.439
L-12-07-415-025	3601 MEADOW GROVE TRL	8/28/2024	\$378,000	\$378,000	\$85,100	\$85,100	\$292,900	\$253,120	1.157
L-12-07-415-030	3606 MEADOW GROVE TRL	6/25/2024	\$365,000	\$365,000	\$85,100	\$85,100	\$279,900	\$265,812	1.053
L-12-07-415-031	3600 MEADOW GROVE TRL	12/6/2024	\$395,000	\$395,000	\$85,100	\$85,882	\$309,118	\$274,465	1.126
L-12-07-415-037	3632 MEADOW GROVE TRL	5/7/2024	\$420,000	\$420,000	\$85,100	\$85,589	\$334,411	\$255,368	1.310
Totals:			\$9,540,000	\$9,540,000			\$7,532,708	\$6,478,104	

E.C.F. =>	1.163
Ave. E.C.F. =>	1.180

OAP - OAK PARK & WASHINGTON GARDENS

0 TO 50%											
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Building Depr.
L -12-01-326-009	2519 DAYTON DR	9/9/2024	\$319,500	\$319,500	\$72,900	\$75,390	\$244,110	\$135,930	1.796	ONE-STORY	46
L -12-01-326-012	2567 DAYTON DR	8/28/2024	\$425,000	\$425,000	\$72,900	\$87,301	\$337,699	\$147,319	2.292	ONE-STORY	46
L -12-01-327-006	2435 GRANT DR	10/6/2023	\$300,000	\$300,000	\$72,900	\$78,407	\$221,593	\$166,367	1.332	ONE-STORY	47
L -12-01-327-011	2499 GRANT DR	8/28/2024	\$309,000	\$309,000	\$72,900	\$80,325	\$228,675	\$133,271	1.716	ONE-STORY	46
L -12-01-328-015	4065 CENTRAL BLVD	2/7/2025	\$290,000	\$290,000	\$72,900	\$79,142	\$210,858	\$108,112	1.950	ONE-STORY	46
L -12-01-351-005	2845 DAYTON DR	4/5/2024	\$350,000	\$350,000	\$72,900	\$79,558	\$270,442	\$141,240	1.915	ONE-STORY	49
L -12-01-376-008	2813 SEMINOLE	5/30/2023	\$349,000	\$349,000	\$72,900	\$76,968	\$272,032	\$148,665	1.830	ONE-STORY	46
L -12-01-378-006	2781 DALTON AVE	5/26/2023	\$315,000	\$315,000	\$72,900	\$82,984	\$232,016	\$153,016	1.516	ONE-STORY	46
L -12-01-378-023	2896 OAKDALE DR	9/3/2024	\$390,000	\$390,000	\$72,900	\$87,128	\$302,872	\$137,459	2.203	ONE-STORY	46
Totals:			\$3,047,500	\$3,047,500			\$2,320,297	\$1,271,379			
									E.C.F. =>	1.825	
									Ave. E.C.F. =>	1.839	

51 TO 60%											
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Building Depr.
L -12-01-304-007	2580 SEMINOLE	6/12/2023	\$440,000	\$440,000	\$72,900	\$87,273	\$352,727	\$217,743	1.620	TWO-STORY	57
L -12-01-377-012	2871 OAKDALE DR	1/15/2025	\$409,000	\$409,000	\$72,900	\$77,629	\$331,371	\$179,574	1.845	TWO-STORY	53
Totals:			\$849,000	\$849,000			\$684,098	\$397,317			
									E.C.F. =>	1.722	
									Ave. E.C.F. =>	1.733	

61 TO 70%											
NO CHANGE DUE TO LACK OF SALES									1.201		

71 TO 80%											
NO CHANGE DUE TO LACK OF SALES									1.300		

81 TO 90%											
NO CHANGE DUE TO LACK OF SALES									1.200		

91 TO 100%											
NO CHANGE DUE TO LACK OF SALES									0.909		

PIGE - PITTSFIELD GLEN ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-22-401-014	2987 TIMBER GLEN DR	4/18/2023	\$639,990	\$639,990	\$152,200	\$165,083	\$474,907	\$860,234	0.552	TWO-STORY
L -12-22-401-023	2778 TIMBER GLEN DR	8/9/2024	\$799,900	\$799,900	\$152,200	\$158,968	\$640,932	\$944,817	0.678	TWO-STORY
L -12-22-401-026	5675 WHISPERING SPRINGS	1/22/2024	\$825,000	\$825,000	\$152,200	\$172,842	\$652,158	\$939,104	0.694	TWO-STORY
L -12-22-401-028	5719 WHISPERING SPRINGS	9/8/2023	\$763,425	\$763,425	\$152,200	\$167,447	\$595,978	\$852,382	0.699	TWO-STORY
L -12-22-403-043	2628 MEADOW HILLS DR	10/1/2024	\$725,000	\$725,000	\$152,200	\$163,999	\$561,001	\$752,420	0.746	TWO-STORY
L -12-22-403-089	5545 TIMBER GLEN CT	1/19/2024	\$717,000	\$717,000	\$152,200	\$159,112	\$557,888	\$863,099	0.646	TWO-STORY
Totals:			\$4,470,315	\$4,470,315			\$3,482,864	\$5,212,056		
									E.C.F. =>	0.668
									Ave. E.C.F. =>	0.669

PIGV - PITTSFIELD GLEN VILLAS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style
L -12-22-402-003	2860 PRAIRIE VIEW RD	11/15/2023	\$475,000	\$475,000	\$100,700	\$105,784	\$369,216	\$438,711	0.842	DUPLEX
L -12-22-402-009	2806 PRAIRIE VIEW RD	5/23/2024	\$480,000	\$480,000	\$100,700	\$105,505	\$374,495	\$437,663	0.856	DUPLEX
L -12-22-402-018	2850 FAIRGROVE CRESCENT	8/14/2023	\$470,000	\$470,000	\$100,700	\$107,167	\$362,833	\$449,907	0.806	TOWNHOUSE
L -12-22-402-030	2817 FAIRGROVE CRESCENT	6/7/2024	\$489,900	\$489,900	\$100,700	\$104,332	\$385,568	\$454,935	0.848	TOWNHOUSE
Totals:			\$1,914,900	\$1,914,900			\$1,492,112	\$1,781,216		
									E.C.F. =>	0.838
									Ave. E.C.F. =>	0.838

REG - REGENTS PARK

NO CHANGE DUE TO LACK OF SALES

0.601

ROH - ROLLING HILL ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-32-110-024	7106 SUNCREST DR	7/11/2024	\$590,000	\$590,000	\$133,600	\$162,490	\$427,510	\$494,093	0.865
L -12-32-110-024	7106 SUNCREST DR	11/22/2023	\$550,000	\$550,000	\$133,600	\$162,490	\$387,510	\$494,093	0.784
Totals:			\$1,140,000	\$1,140,000			\$815,020	\$988,186	
								E.C.F. =>	0.825
								Ave. E.C.F. =>	0.825

ROM - ROLLING MEADOW

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-26-205-001	4025 ROLLING MEADOW LN	4/8/2024	\$470,000	\$470,000	\$92,800	\$103,369	\$366,631	\$262,810	1.395
L -12-26-205-007	4101 ROLLING MEADOW LN	3/28/2024	\$443,000	\$443,000	\$92,800	\$96,015	\$346,985	\$252,669	1.373
L -12-26-205-052	4119 INGLEWOOD DR	5/18/2023	\$482,500	\$482,500	\$92,800	\$97,763	\$384,737	\$294,645	1.306
L -12-26-205-055	4157 INGLEWOOD DR	4/15/2024	\$465,000	\$465,000	\$92,800	\$97,880	\$367,120	\$276,076	1.330
L -12-26-210-048	4198 INGLEWOOD DR	10/16/2024	\$384,500	\$384,500	\$92,800	\$96,234	\$288,266	\$256,720	1.123
L -12-26-215-011	4110 ROLLING MEADOW LN	3/31/2025	\$420,000	\$420,000	\$92,800	\$102,000	\$318,000	\$268,218	1.186
L -12-26-215-019	4049 LARK LN	8/15/2024	\$465,000	\$465,000	\$92,800	\$98,212	\$366,788	\$280,224	1.309
L -12-26-220-033	4148 ROLLING MEADOW LN	7/22/2024	\$440,000	\$440,000	\$92,800	\$98,240	\$341,760	\$266,187	1.284
Totals:			\$3,570,000	\$3,570,000			\$2,780,287	\$2,157,549	
								E.C.F. =>	1.289
								Ave. E.C.F. =>	1.288

1. *Journal of Management Studies*, 1997, 34, 1, 1-15.

SAN - SAND CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-36-110-001	2131 OSPREY DR	8/21/2024	\$659,000	\$659,000	\$127,300	\$153,880	\$505,120	\$767,538	0.658
L -12-36-110-002	2097 OSPREY DR	10/28/2024	\$509,000	\$509,000	\$127,300	\$144,190	\$364,810	\$466,500	0.782
L -12-36-110-006	2053 OSPREY DR	5/19/2023	\$625,000	\$625,000	\$127,300	\$199,841	\$425,159	\$647,236	0.657
L -12-36-110-007	2045 OSPREY DR	5/7/2024	\$659,500	\$659,500	\$127,300	\$192,851	\$466,649	\$594,514	0.785
Totals:			\$2,452,500	\$2,452,500			\$1,761,738	\$2,475,788	
E.C.F. =>									0.712
Ave. E.C.F. =>									0.720

SHA - SHA ESTATES

NO CHANGE DUE TO LACK OF SALES	0.875
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SIL - SILO RIDGE

0 to 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L -12-20-301-016	5887 E SILO RIDGE DR	7/12/2023	\$450,000	\$450,000	\$102,100	\$108,955	\$341,045	\$240,563	1.418	69
L -12-20-320-079	5671 HEARTHSTONE CT	2/21/2025	\$492,000	\$492,000	\$102,100	\$104,516	\$387,484	\$240,632	1.610	61
L -12-20-321-056	1287 N SILO RIDGE DR	6/10/2024	\$470,000	\$470,000	\$102,100	\$106,678	\$363,322	\$201,292	1.805	59
L -12-20-321-058	1311 N SILO RIDGE DR	7/18/2024	\$504,000	\$504,000	\$102,100	\$109,856	\$394,144	\$252,552	1.561	67
L -12-20-323-066	1427 N SILO RIDGE DR	6/20/2024	\$499,500	\$499,500	\$102,100	\$112,273	\$387,227	\$238,754	1.622	61
L -12-20-324-100	5634 PEBBLE RIDGE CT	5/30/2024	\$465,000	\$465,000	\$102,100	\$120,040	\$344,960	\$266,882	1.293	61
L -12-20-360-017	5904 SHAGBARK DR	7/31/2024	\$575,000	\$575,000	\$102,100	\$149,305	\$425,695	\$269,272	1.581	57
L -12-20-360-018	5926 SHAGBARK DR	4/18/2024	\$435,000	\$435,000	\$102,100	\$114,393	\$320,607	\$192,144	1.669	53
L -12-20-360-089	1421 FIELDSTONE CT	4/11/2023	\$500,000	\$500,000	\$102,100	\$108,777	\$391,223	\$256,957	1.523	60
Totals:			\$4,390,500	\$4,390,500			\$3,355,707	\$2,159,048		
E.C.F. =>									1.554	
Ave. E.C.F. =>									1.564	

71 to 100%

NO CHANGE DUE TO LACK OF SALES	1.220
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SIR - SILVERLEAF & VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L -12-13-140-048	4699 CHERRY BLOSSOM DR	10/18/2024	\$430,000	\$430,000	\$98,300	\$109,660	\$320,340	\$448,986	0.713	70
L -12-13-140-053	4645 CHERRY BLOSSOM DR	8/23/2023	\$476,000	\$476,000	\$98,300	\$103,311	\$372,689	\$401,069	0.929	72
L -12-13-144-120	4505 CHERRY BLOSSOM DR	4/28/2023	\$505,000	\$505,000	\$98,300	\$108,819	\$396,181	\$433,659	0.914	85
Totals:			\$1,411,000	\$1,411,000			\$1,089,210	\$1,283,714		89
E.C.F. =>									0.848	85
Ave. E.C.F. =>									0.852	86

SSD - SALINE M & B

0 to 60%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Building Depr.
L -12-19-300-021	5970 N MAPLE RD	6/28/2024	\$595,000	\$595,000	\$123,705	\$185,731	\$409,269	\$254,659	1.607	ONE-STORY	59
L -12-29-200-006	1455 W TEXTILE RD	11/3/2023	\$450,000	\$450,000	\$98,562	\$114,092	\$335,908	\$215,302	1.560	TWO-STORY	50
L -12-31-200-001	6971 N MAPLE RD	4/28/2023	\$309,000	\$309,000	\$71,724	\$99,809	\$209,191	\$160,563	1.303	ONE-STORY	45
Totals:			\$1,354,000	\$1,354,000			\$954,368	\$630,524			
E.C.F. =>									1.514		
Ave. E.C.F. =>									1.490		

61 to 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Building Depr.
L -12-28-200-007	6495 S STATE ST	1/27/2025	\$200,000	\$200,000	\$60,700	\$60,700	\$139,300	\$125,328	1.111	ONE-STORY	62
L -12-29-200-003	1319 W TEXTILE RD	8/11/2023	\$381,500	\$381,500	\$123,727	\$127,915	\$253,585	\$171,413	1.479	ONE-STORY	66
L -12-33-490-001	7762 WARNER RD	4/27/2023	\$494,000	\$494,000	\$85,648	\$108,673	\$385,327	\$307,130	1.255	BI-LEVEL	61
L -12-34-200-003	7105 S GREEN HILLS DR	11/22/2024	\$521,000	\$521,000	\$111,652	\$111,652	\$409,348	\$354,985	1.153	TWO-STORY	62
L -12-34-200-042	7127 WARNER RD	5/24/2024	\$500,000	\$500,000	\$103,284	\$117,951	\$382,049	\$286,794	1.332	TWO-STORY	70
L -12-34-200-059	7385 WARNER RD	7/31/2023	\$525,000	\$525,000	\$107,572	\$142,740	\$382,260	\$366,445	1.043	TWO-STORY	70
Totals:			\$2,621,500	\$2,621,500			\$1,951,869	\$1,612,095			
E.C.F. =>									1.211		
Ave. E.C.F. =>									1.229		

71 to 80%

NO CHANGE DUE TO LACK OF SALES

0.971

81 to 90%

NO CHANGE DUE TO LACK OF SALES

0.881

91 TO 100%

NO CHANGE DUE TO LACK OF SALES

0.861

STE - STONEBRIDGE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-18-301-321	2001 BAY HILL CT	2/12/2025	\$749,500	\$749,500	\$167,700	\$177,740	\$571,760	\$557,520	1.026
L -12-18-301-333	2034 BAY HILL CT	9/22/2023	\$1,054,489	\$1,054,489	\$201,700	\$243,322	\$811,167	\$897,375	0.904
L -12-18-302-275	4809 ST ANDREWS CT	8/11/2023	\$720,000	\$720,000	\$167,700	\$192,546	\$527,454	\$550,038	0.959
L -12-18-302-276	4831 ST ANDREWS CT	4/26/2023	\$915,000	\$915,000	\$167,700	\$187,035	\$727,965	\$714,279	1.019
L -12-18-302-293	2231 STONEBRIDGE DR N	5/5/2023	\$765,000	\$765,000	\$167,700	\$195,224	\$569,776	\$695,736	0.819
L -12-18-410-090	4896 LOHR RD	11/17/2023	\$600,000	\$600,000	\$167,700	\$187,615	\$412,385	\$550,863	0.749
L -12-18-415-036	1716 BENT PINE CT	9/27/2024	\$900,000	\$900,000	\$167,700	\$225,363	\$674,637	\$642,978	1.049
L -12-18-415-044	1732 STONEBRIDGE DR S	5/19/2023	\$850,000	\$850,000	\$167,700	\$187,080	\$662,920	\$785,245	0.844
L -12-18-415-046	1752 STONEBRIDGE DR S	3/26/2024	\$855,000	\$855,000	\$167,700	\$198,284	\$656,716	\$660,005	0.995
L -12-18-415-070	1727 STONEBRIDGE DR S	9/18/2024	\$1,200,000	\$1,200,000	\$167,700	\$205,356	\$994,644	\$878,281	1.132
L -12-18-415-081	1691 STONEBRIDGE DR S	7/31/2023	\$863,701	\$863,701	\$167,700	\$189,914	\$673,787	\$738,161	0.913
L -12-19-105-057	5053 DORAL DR	2/19/2025	\$779,000	\$779,000	\$167,700	\$176,953	\$602,047	\$636,733	0.946
L -12-19-110-132	5060 OAK TREE CT	11/15/2023	\$845,000	\$845,000	\$201,700	\$217,058	\$627,942	\$560,059	1.121
L -12-19-120-162	5116 FOREST VIEW CT	9/8/2023	\$719,000	\$719,000	\$201,700	\$210,341	\$508,659	\$602,390	0.844
L -12-19-201-284	4959 ST ANDREWS CT	12/18/2024	\$900,000	\$900,000	\$201,700	\$213,308	\$686,692	\$697,182	0.985
L -12-19-210-243	5118 OAK HILL CT	3/14/2025	\$945,700	\$945,700	\$167,700	\$194,633	\$751,067	\$866,656	0.867
L -12-19-210-254	5268 PRAIRIE DUNES CT N	8/21/2023	\$770,000	\$770,000	\$167,700	\$171,236	\$598,764	\$609,412	0.983
L -12-19-210-254	5268 PRAIRIE DUNES CT N	2/10/2025	\$830,000	\$830,000	\$167,700	\$171,236	\$658,764	\$609,412	1.081
Totals:			\$15,261,390	\$15,261,390			\$11,717,146	\$12,252,325	
								E.C.F. =>	0.956
								Ave. E.C.F. =>	0.958

STH - STONEBRIDGE HIGHPOINTE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-19-230-004	2470 WINGED FOOT CT	12/13/2023	\$745,775	\$745,775	\$149,700	\$176,247	\$569,528	\$692,547	0.822
L -12-19-230-033	5391 PINNACLE CT	3/22/2024	\$650,000	\$650,000	\$163,400	\$185,144	\$464,856	\$538,936	0.863
L -12-19-230-036	5345 PINNACLE CT	5/30/2024	\$765,000	\$765,000	\$163,400	\$179,600	\$585,400	\$500,310	1.170
L -12-19-230-062	5426 PINNACLE CT	8/11/2023	\$745,000	\$745,000	\$149,700	\$171,450	\$573,550	\$672,498	0.853
L -12-19-230-071	5447 PINNACLE CT	6/30/2023	\$790,000	\$790,000	\$163,400	\$189,061	\$600,939	\$710,408	0.846
L -12-19-230-081	5476 PINNACLE CT	6/14/2023	\$803,150	\$803,150	\$157,185	\$177,054	\$626,096	\$814,313	0.769
L -12-19-230-083	5466 PINNACLE CT	7/22/2024	\$905,000	\$905,000	\$157,185	\$175,321	\$729,679	\$683,296	1.068
L -12-19-230-084	5458 PINNACLE CT	12/19/2023	\$975,000	\$975,000	\$157,185	\$186,612	\$788,388	\$742,332	1.062
L -12-19-230-087	2307 QUAKER RIDGE DRIVE	11/22/2024	\$839,000	\$839,000	\$149,700	\$175,224	\$663,776	\$764,599	0.868
Totals:			\$7,217,925	\$7,217,925			\$5,602,212	\$6,119,239	
								E.C.F. =>	0.916
								Ave. E.C.F. =>	0.925

STL - STONEBRIDGE LINKS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-18-304-045	4655 SAWGRASS DR W	6/28/2023	\$652,000	\$652,000	\$144,300	\$167,222	\$484,778	\$523,828	0.925
L -12-18-304-050	4741 SAWGRASS DR W	6/4/2024	\$725,900	\$725,900	\$144,300	\$153,480	\$572,420	\$569,337	1.005
Totals:			\$1,377,900	\$1,377,900			\$1,057,198	\$1,093,165	
								E.C.F. =>	0.967
								Ave. E.C.F. =>	0.965

STO - STONEBRIDGE OAK

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-18-450-010	4855 LONE OAK CT	9/25/2024	\$505,500	\$505,500	\$94,800	\$94,800	\$410,700	\$280,231	1.466
L -12-18-450-015	4858 LONE OAK CT	5/4/2023	\$426,500	\$426,500	\$94,800	\$94,800	\$331,700	\$235,526	1.408
L -12-18-450-019	4872 LONE OAK CT	10/1/2024	\$430,000	\$430,000	\$94,800	\$94,800	\$335,200	\$288,160	1.163
Totals:			\$1,362,000	\$1,362,000			\$1,077,600	\$803,917	
								E.C.F. =>	1.340
								Ave. E.C.F. =>	1.346

STP - STONEBRIDGE PONDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-18-107-027	4027 BOULDER POND DR	10/13/2023	\$455,000	\$455,000	\$94,900	\$94,900	\$360,100	\$280,316	1.285
L -12-18-107-029	4031 BOULDER POND DR	5/28/2024	\$445,000	\$445,000	\$94,900	\$94,900	\$350,100	\$256,706	1.364
L -12-18-107-052	4250 BOULDER POND DR	5/2/2024	\$490,000	\$490,000	\$94,900	\$94,900	\$395,100	\$308,931	1.279
L -12-18-107-058	4210 BOULDER POND DR	10/4/2024	\$460,000	\$460,000	\$94,900	\$94,900	\$365,100	\$343,531	1.063
L -12-18-107-065	4178 BOULDER POND DR	4/8/2024	\$452,000	\$452,000	\$100,900	\$100,900	\$351,100	\$333,740	1.052
L -12-18-107-067	4168 BOULDER POND DR	7/29/2024	\$475,000	\$475,000	\$100,900	\$100,900	\$374,100	\$326,184	1.147
Totals:			\$2,777,000	\$2,777,000			\$2,195,600	\$1,849,408	
								E.C.F. =>	1.187
								Ave. E.C.F. =>	1.198

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

WAR - WARNER CREEK

0 TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L -12-27-180-005	1243 HARWOOD CIR	7/12/2024	\$409,000	\$409,000	\$75,330	\$78,612	\$330,388	\$225,028	1.468	63
L -12-27-185-009	1177 RATHFON CIR	5/25/2023	\$381,000	\$381,000	\$83,700	\$87,352	\$293,648	\$197,461	1.487	59
L -12-27-185-012	1129 RATHFON CIR	8/22/2024	\$372,000	\$372,000	\$83,700	\$93,960	\$278,040	\$201,907	1.377	58
L -12-27-411-076	6626 SAUK TRL	10/3/2023	\$360,000	\$360,000	\$83,700	\$88,410	\$271,590	\$191,487	1.418	62
L -12-27-412-093	6525 SAUK TRL	8/28/2023	\$310,000	\$310,000	\$83,700	\$88,729	\$221,271	\$185,348	1.194	62
L -12-27-413-113	6624 ROBISON LN	8/28/2023	\$400,000	\$400,000	\$83,700	\$92,115	\$307,885	\$211,812	1.454	65
L -12-27-414-175	1294 WARNER CREEK DR	3/15/2024	\$383,000	\$383,000	\$83,700	\$88,478	\$294,522	\$208,518	1.412	65
L -12-27-414-181	1280 WEDGEWOOD CIR	3/12/2024	\$499,900	\$499,900	\$83,700	\$94,957	\$404,943	\$327,890	1.235	64
L -12-27-414-189	1291 WEDGEWOOD CIR	12/17/2024	\$400,000	\$400,000	\$83,700	\$86,708	\$313,292	\$197,349	1.588	65
L -12-27-416-233	1402 WEDGEWOOD DR	3/10/2025	\$440,000	\$440,000	\$83,700	\$88,909	\$351,091	\$224,002	1.567	66
L -12-27-416-237	1370 WEDGEWOOD DR	4/5/2023	\$360,000	\$360,000	\$83,700	\$86,708	\$273,292	\$190,063	1.438	65
L -12-27-418-220	1395 WEDGEWOOD DR	11/21/2023	\$449,900	\$449,900	\$83,700	\$92,009	\$357,891	\$273,360	1.309	66
Totals:			\$4,764,800	\$4,764,800			\$3,697,853	\$2,634,225		
									E.C.F. =>	1.404
									Ave. E.C.F. =>	1.412

71 TO 100%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L -12-27-412-086	1211 CODY CIR	11/25/2024	\$383,000	\$383,000	\$83,700	\$91,224	\$291,776	\$225,947	1.291	71
Totals:			\$383,000	\$383,000			\$291,776	\$225,947		
									E.C.F. =>	1.291
									Ave. E.C.F. =>	1.291

WAS - WASHTENAW CLUBVIEW-FARMVIEW

0 TO 50%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L -12-12-180-017	3356 GOLFSIDE RD	9/1/2023	\$307,000	\$307,000	\$73,400	\$78,940	\$228,060	\$164,492	1.386	50
L -12-12-180-019	3324 GOLFSIDE RD	11/18/2024	\$280,000	\$280,000	\$73,400	\$79,562	\$200,438	\$160,507	1.249	45
L -12-12-182-002	4824 GRANDVIEW DR	11/3/2023	\$330,000	\$330,000	\$73,400	\$86,412	\$243,588	\$129,236	1.885	45
L -12-12-185-001	3418 HILLSIDE DR	11/21/2023	\$330,000	\$330,000	\$73,400	\$75,724	\$254,276	\$141,982	1.791	45
L -12-12-407-003	3647 MAPLE DR	5/8/2024	\$305,000	\$305,000	\$73,400	\$74,585	\$230,415	\$160,384	1.437	45
L -12-12-408-019	3698 GOLFSIDE RD	7/26/2023	\$275,000	\$275,000	\$73,400	\$76,686	\$198,314	\$122,356	1.621	45
L -12-12-484-002	3817 OAK DR	1/31/2024	\$375,000	\$375,000	\$73,400	\$78,191	\$296,809	\$191,829	1.547	50
L -12-12-484-007	3887 OAK DR	7/21/2023	\$366,800	\$366,800	\$73,400	\$88,030	\$278,770	\$209,078	1.333	50
L -12-12-484-020	3904 GOLFSIDE RD	9/8/2023	\$320,000	\$320,000	\$73,400	\$77,076	\$242,924	\$187,964	1.292	45
Totals:			\$2,888,800	\$2,888,800			\$2,173,594	\$1,467,828		
									E.C.F. =>	1.481
									Ave. E.C.F. =>	1.505

51 TO 60%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L -12-12-109-007	4858 GRANDVIEW DR	9/6/2024	\$412,500	\$412,500	\$73,400	\$79,332	\$333,168	\$192,617	1.730	54
L -12-12-181-005	3353 MAPLE DR	12/5/2024	\$348,677	\$348,677	\$73,400	\$79,484	\$269,193	\$153,453	1.754	57
L -12-12-185-004	4763 CRESTVIEW AVE	4/29/2024	\$361,000	\$361,000	\$73,400	\$77,582	\$283,418	\$172,500	1.643	59
L -12-12-427-013	3742 CLOVERLAWN AVE	6/16/2023	\$320,000	\$320,000	\$73,400	\$77,295	\$242,705	\$162,684	1.492	51
L -12-12-428-012	3693 BEECH DR	5/10/2024	\$406,600	\$406,600	\$73,400	\$78,250	\$328,350	\$175,613	1.870	60
L -12-12-461-012	3967 HELEN AVE	4/11/2023	\$320,000	\$320,000	\$73,400	\$76,386	\$243,614	\$164,065	1.485	51
L -12-12-461-015	3994 CLOVERLAWN AVE	7/18/2024	\$352,000	\$352,000	\$69,730	\$73,988	\$278,012	\$168,751	1.647	51
Totals:			\$2,520,777	\$2,520,777			\$1,978,460	\$1,189,683		
									E.C.F. =>	1.663
									Ave. E.C.F. =>	1.660

61 TO 70%

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
L -12-12-182-010	3384 MAPLE DR	5/15/2023	\$585,000	\$585,000	\$73,400	\$85,349	\$499,651	\$377,035	1.325	63
L -12-12-483-024	3810 OAK DR	10/20/2023	\$450,000	\$450,000	\$73,400	\$86,070	\$363,930	\$308,625	1.179	65
Totals:			\$1,035,000	\$1,035,000			\$863,581	\$685,660		
									E.C.F. =>	1.259
									Ave. E.C.F. =>	1.252

71 TO 80%

NO CHANGE DUE TO LACK OF SALES

1.181

81 to 90%

1.163

NO CHANGE DUE TO LACK OF SALES

91 TO 100%

NO CHANGE DUE TO LACK OF SALES

1.100

0 TO 50%

51 TO 60%

1.576

61 TO 70%

1.257

71 TO 80%

1.350

81 TO 90%

1.300

91 TO 100%

1.200

WEA - WEATHERSTONE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-07-105-026	1729 COBURN CT	6/25/2024	\$355,000	\$355,000	\$55,900	\$55,900	\$299,100	\$214,958	1.391
L -12-07-105-041	1708 COBURN CT	4/9/2024	\$298,000	\$298,000	\$55,900	\$55,900	\$242,100	\$158,862	1.524
L -12-07-105-045	1700 COBURN CT	7/31/2023	\$315,000	\$315,000	\$55,900	\$59,381	\$255,619	\$186,484	1.371
L -12-07-105-051	1682 COBURN DR	9/11/2024	\$295,000	\$295,000	\$55,900	\$55,900	\$239,100	\$217,282	1.100
L -12-07-105-053	1674 COBURN DR	8/16/2024	\$310,000	\$310,000	\$55,900	\$55,900	\$254,100	\$197,547	1.286
L -12-07-105-055	1622 LONG MEADOW TRL	5/14/2024	\$353,000	\$353,000	\$55,900	\$55,900	\$297,100	\$222,722	1.334
L -12-07-105-070	1636 COBURN DR	5/12/2023	\$357,000	\$357,000	\$55,900	\$55,900	\$301,100	\$209,649	1.436
L -12-07-105-072	1632 COBURN DR	5/31/2023	\$281,000	\$281,000	\$55,900	\$55,900	\$225,100	\$155,495	1.448
L -12-07-105-076	1641 WEATHERSTONE DR	8/7/2023	\$288,000	\$288,000	\$55,900	\$55,900	\$232,100	\$177,586	1.307
L -12-07-105-087	1642 WEATHERSTONE DR	5/16/2023	\$230,000	\$230,000	\$55,900	\$55,900	\$174,100	\$151,035	1.153
L -12-07-105-107	1614 OAKFIELD DR	4/20/2023	\$270,000	\$270,000	\$55,900	\$55,900	\$214,100	\$151,441	1.414
L -12-07-105-109	1604 OAKFIELD DR	12/1/2023	\$258,000	\$258,000	\$55,900	\$55,900	\$202,100	\$161,238	1.253
L -12-07-105-122	1591 OAKFIELD DR	11/7/2024	\$283,000	\$283,000	\$55,900	\$55,900	\$227,100	\$173,911	1.306
L -12-07-105-126	1563 OAKFIELD DR	6/16/2023	\$230,000	\$230,000	\$55,900	\$55,900	\$174,100	\$160,934	1.082
L -12-07-105-130	1553 OAKFIELD DR	5/5/2023	\$225,000	\$225,000	\$55,900	\$55,900	\$169,100	\$142,407	1.187
L -12-07-105-152	1707 WEATHERSTONE DR	5/23/2023	\$307,500	\$307,500	\$55,900	\$55,900	\$251,600	\$175,271	1.435
L -12-07-105-167	1731 WEATHERSTONE DR	9/15/2023	\$265,000	\$265,000	\$55,900	\$55,900	\$209,100	\$151,443	1.381
L -12-07-105-176	1740 WEATHERSTONE DR	11/13/2023	\$290,000	\$290,000	\$55,900	\$55,900	\$234,100	\$175,814	1.332
L -12-07-105-188	1759 WEATHERSTONE DR	4/30/2024	\$310,000	\$310,000	\$55,900	\$55,900	\$254,100	\$175,810	1.445
L -12-07-105-202	1543 OAKFIELD DR	4/26/2024	\$255,000	\$255,000	\$55,900	\$55,900	\$199,100	\$142,435	1.398
L -12-07-105-216	1512 OAKFIELD DR	12/27/2023	\$273,000	\$273,000	\$55,900	\$55,900	\$217,100	\$163,021	1.332
L -12-07-105-223	1535 WEATHERSTONE DR	8/29/2023	\$275,000	\$275,000	\$55,900	\$55,900	\$219,100	\$156,564	1.399
L -12-07-105-225	1525 WEATHERSTONE DR	10/27/2023	\$235,000	\$235,000	\$55,900	\$55,900	\$179,100	\$145,147	1.234
L -12-07-105-235	1565 WEATHERSTONE DR	8/8/2024	\$245,000	\$245,000	\$55,900	\$55,900	\$189,100	\$144,150	1.312
L -12-07-105-239	1569 WEATHERSTONE DR	12/19/2024	\$285,000	\$285,000	\$55,900	\$55,900	\$229,100	\$155,334	1.475
L -12-07-105-248	1517 LONG MEADOW TRL	3/31/2025	\$268,000	\$268,000	\$55,900	\$55,900	\$212,100	\$147,514	1.438
L -12-07-105-249	1505 LONG MEADOW TRL	5/17/2023	\$200,000	\$200,000	\$55,900	\$55,900	\$144,100	\$157,273	0.916
L -12-07-105-262	1523 LONG MEADOW TRL	4/12/2023	\$210,000	\$210,000	\$55,900	\$55,900	\$154,100	\$150,688	1.023
L -12-07-105-262	1523 LONG MEADOW TRL	5/23/2024	\$275,000	\$275,000	\$55,900	\$55,900	\$219,100	\$150,688	1.454
L -12-07-105-282	1573 LONG MEADOW TRL	3/7/2025	\$262,000	\$262,000	\$55,900	\$55,900	\$206,100	\$146,567	1.406
L -12-07-105-298	1534 LONG MEADOW TRL	11/7/2024	\$265,000	\$265,000	\$55,900	\$55,900	\$209,100	\$157,706	1.326
L -12-07-105-301	1530 LONG MEADOW TRL	3/8/2024	\$272,500	\$272,500	\$55,900	\$55,900	\$216,600	\$157,857	1.372
L -12-07-105-302	1532 LONG MEADOW TRL	5/26/2023	\$255,000	\$255,000	\$55,900	\$55,900	\$199,100	\$156,813	1.270
Totals:			\$9,096,000	\$9,096,000			\$7,247,819	\$5,491,646	
							E.C.F. =>		1.320
							Ave. E.C.F. =>		1.319

WIP - WILLOW POND

NO CHANGE DUE TO LACK OF SALES

0.709

WOM - WOODSIDE MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Value	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
L -12-16-405-020	1753 ADDINGTON LN	6/27/2023	\$305,000	\$305,000	\$59,600	\$59,600	\$245,400	\$233,807	1.050
L -12-16-405-032	1713 ADDINGTON LN	1/11/2024	\$260,000	\$260,000	\$59,600	\$60,054	\$199,946	\$182,817	1.094
L -12-16-405-039	1689 ADDINGTON LN	7/19/2024	\$266,500	\$266,500	\$59,600	\$60,158	\$206,342	\$187,874	1.098
L -12-16-405-056	1473 ADDINGTON LN	12/22/2023	\$278,500	\$278,500	\$59,600	\$59,600	\$218,900	\$187,529	1.167
L -12-16-405-066	1377 ADDINGTON LN	10/3/2023	\$291,000	\$291,000	\$59,600	\$59,600	\$231,400	\$188,371	1.228
L -12-16-405-069	1401 ADDINGTON LN	2/22/2024	\$269,900	\$269,900	\$59,600	\$60,158	\$209,742	\$187,901	1.116
L -12-16-405-073	1344 ADDINGTON LN	7/26/2024	\$289,900	\$289,900	\$59,600	\$59,600	\$230,300	\$208,976	1.102
L -12-16-405-118	1128 ADDINGTON LN	8/21/2024	\$288,500	\$288,500	\$59,600	\$59,600	\$228,900	\$209,616	1.092
L -12-16-405-122	1031 ADDINGTON LN	2/27/2025	\$275,000	\$275,000	\$59,600	\$60,054	\$214,946	\$186,370	1.153
L -12-16-405-131	943 ADDINGTON LN	6/5/2024	\$280,000	\$280,000	\$59,600	\$59,600	\$220,400	\$185,200	1.190
L -12-16-405-168	615 ADDINGTON LN	5/4/2023	\$282,500	\$282,500	\$59,600	\$59,600	\$222,900	\$208,976	1.067
L -12-16-405-176	503 ADDINGTON LN	1/23/2025	\$274,000	\$274,000	\$59,600	\$59,600	\$214,400	\$188,167	1.139
L -12-16-405-178	519 ADDINGTON LN	6/5/2023	\$280,000	\$280,000	\$59,600	\$59,600	\$220,400	\$206,291	1.068
Totals:			\$3,640,800	\$3,640,800			\$2,863,976	\$2,561,895	
							E.C.F. =>		1.118
							Ave. E.C.F. =>		1.120