## **Economic Condition Factors**

An ECF adjusts the assessor's use of the cost manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual and to "bring" those costs to the County level. Economic condition factors are adjusted annually by the assessor to further refine these costs to the local market.

An ECF must be determined and used in all cost appraisal situations where the *Assessor's Manual* is used. Saying "I didn't need to use an ECF because I used the new *Assessor's Manual*." Is not correct; even if the cost manual being utilized is brand new; it is a statewide manual and must be adjusted to local market conditions through the use of an ECF. It is also incorrect to indicate "I didn't need to use an ECF because I was valuing new construction" Again, an ECF must be used to adjust the statewide costs of the *Assessor's Manual* to local markets. An ECF must be used regardless of the age of the improvements being valued.

The single base for determining fair assessments is true cash value. What is the property worth? What would be the price an informed buyer would be willing to pay for the property in its condition and location? These are questions relating to true cash value. Assessments are to be set at 50% of the true cash value appraisals of each property. When appraising a mass of properties, the assessor frequently uses a cost-less-depreciation analysis and relates it to what properties are selling for through the use of an Economic Condition Factor (ECF). The ECF is derived by analyzing properties which have sold and comparing the cost less depreciation of the buildings to that portion of the sale prices attributable to those buildings. (This procedure will be discussed in detail later.) If there is a consistent relationship between the cost-less-depreciation analysis and the sale values of the buildings, this relationship is expressed as an ECF which is used to adjust the cost-less-depreciation estimates to what properties are selling for in the market.

An ECF is calculated by analyzing verified property sale prices. The portion of each sale price attributed to the building(s) on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building as calculated using the Assessors Manual and the sale value of that building. When the building value is added to the value of the land and the land improvements, an indication of true cash value can be obtained for assessed valuations.

<b>Residential Wa</b>	Iterfront ECF											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale C	ur. Appraisal	Land + Yard E	Bldg. Residual	Cost Man. \$	E.C.F.
005-111-001-35	3706 HENRY HIGHWAY	09/17/21	\$200,000	WD	\$200,000	\$120,900	60.45	\$241,877	\$75,754	\$124,246	\$105,676	1.176
005-150-032-00	3975 S MIELKE WAY ROAD	05/10/21	\$276,000	WD	\$276,000	\$212,800	77.10	\$425,627	\$62,336	\$213,664	\$231,101	0.925
005-175-041-00	3913 S MIELKE WAY ROAD	07/07/22	\$392,000	WD	\$392,000	\$123,500	31.51	\$247,033	\$68,735	\$323,265	\$113,421	2.850
005-200-061-00	3749 S MIELKE WAY ROAD	09/24/21	\$142,000	WD	\$142,000	\$125,500	88.38	\$250,983	\$63,656	\$78,344	\$119,165	0.657
005-200-062-00	3739 S MIELKE WAY ROAD	07/21/22	\$115,000	LC	\$115,000	\$65,100	56.61	\$130,229	\$61,653	\$53,347	\$43,623	1.223
005-200-070-00	3663 S MIELKE WAY ROAD	11/21/22	\$245,000	WD	\$245,000	\$91,000	37.14	\$182,085	\$66,724	\$178,276	\$73,385	2.429
005-200-071-00	3655 S MIELKE WAY ROAD	10/26/22	\$295,000	WD	\$295,000	\$86,700	29.39	\$173,425	\$35,601	\$259,399	\$87,674	2.959
005-225-013-00	3956 SOUTH PARK ROAD	08/25/21	\$335,000	WD	\$335,000	\$182,400	54.45	\$364,701	\$73,568	\$261,432	\$185,199	1.412
005-450-022-50	5622 E VACATIONLAND DRIVE	08/05/22	\$449,000	WD	\$449,000	\$208,200	46.37	\$416,363	\$64,917	\$384,083	\$223,566	1.718
005-450-024-00	5598 E VACATIONLAND DRIVE	05/05/22	\$350,000	WD	\$350,000	\$170,000	48.57	\$339,920	\$60,800	\$289,200	\$177,557	1.629
005-508-007-00	5441 N RED OAK ROAD	09/24/21	\$229,900	WD	\$229,900	\$73,900	32.14	\$147,840	\$44,417	\$185,483	\$65,791	2.819
005-509-015-00	5357 PEARL STREET	06/24/21	\$180,000	WD	\$180,000	\$61,400	34.11	\$122,871	\$39,520	\$140,480	\$53,022	2.649
005-525-002-00	4707 OAKWOOD DRIVE	11/02/22	\$150,000	WD	\$150,000	\$115,500	77.00	\$230,947	\$31,026	\$118,974	\$127,176	0.936
005-550-008-00	4722 PINEWOOD DRIVE	08/01/22	\$190,000	WD	\$190,000	\$63,200	33.26	\$126,339	\$62,016	\$127,984	\$40,918	3.128
005-550-041-00	4592 PINEWOOD DRIVE	08/03/21	\$208,000	WD	\$208,000	\$85,100	40.91	\$170,250	\$45,600	\$162,400	\$79,294	2.048
005-575-015-00	3886 HENRY HIGHWAY	11/19/21	\$183,000	WD	\$183,000	\$78,600	42.95	\$157,215	\$60,800	\$122,200	\$61,333	1.992
005-675-167-75	5169 VALLEYWOOD DRIVE	09/10/21	\$264,000	WD	\$264,000	\$157,800	59.77	\$315,601	\$48,553	\$215,447	\$169,878	1.268
005-675-348-00	5207 VALLEYWOOD DRIVE	05/21/21	\$241,500	WD	\$241,500	\$95,100	39.38	\$190,255	\$36,480	\$205,020	\$97,821	2.096
005-675-349-00	5215 VALLEYWOOD DRIVE	08/19/22	\$280,000	WD	\$280,000	\$127,200	45.43	\$254,473	\$56,668	\$223,332	\$125,830	1.775
005-700-006-00	5184 WOODRIDGE DRIVE	10/08/21	\$247,000	WD	\$247,000	\$93,400	37.81	\$186,811	\$30,400	\$216,600	\$99,498	2.177
	5190 WOODRIDGE DRIVE	07/12/22	\$125,000	WD	\$125,000	\$93,400	74.72	\$186,711	\$37,828	\$87,172	\$94,709	0.920
005-700-025-00	5312 WOODRIDGE DRIVE	12/10/21	\$190,000	WD	\$190,000	\$111,700	58.79	\$223,414	\$42,099	\$147,901	\$115,340	1.282
		Totals:	\$5,287,400		\$5,287,400	\$2,542,400		\$5,084,970		\$4,118,249	\$2,490,979	
											E.C.F. =>	1.653

05-00-01-18   4990 TOWN HALL ROAD   0607/21   \$\$4,500   \$\$17,000   \$\$10,760   \$\$11,958   \$\$22,544   \$\$21,954   \$\$22,954   \$\$21,954   \$\$10,767   \$\$11,858   \$\$12,856   \$\$11,878   \$\$11,858   \$\$12,856   \$\$11,878   \$\$11,858   \$\$12,856   \$\$11,818   \$\$12,856   \$\$11,818   \$\$12,856   \$\$11,802   \$\$11,802   \$\$11,802   \$\$11,818   \$\$12,856   \$\$11,818   \$\$12,856   \$\$11,818   \$11,818   \$11,818   \$11,818   \$11,818   \$11,818   \$11,818   \$11,818   \$11,818   \$11,818   \$11,818   \$11,818	Parcel Number	Street Address	Sale Date	Sale Price		Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale Cur	. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F
05-009-01-03   2004 PINELAWEN ROAD   04/2821   \$160.000   WD   \$160.000   \$77.400   \$14.06   \$14.0787   \$28.820   \$14.01.171   \$11.988   \$51.266   \$51.806   0.     05.017-004-01   104.33   MATHENY TRAIL   082022   \$137.000   WD   \$137.000   \$28.8,300   \$27.96   \$76.518   \$11.734   \$51.266   \$51.1664   0.     05.017-004-01   1781   MATHENY TRAIL   060122   \$45.000   WD   \$54.500   \$22.86.74   \$46.960   \$11.8.02   \$51.17.86   \$14.321     05.020-00-02   3594 CHENY ROAD   061122   \$40.000   WD   \$44.000   \$22.97.00   \$35.657   \$36.621   \$10.39.94   \$50.106   \$58.621   \$10.903   \$75.57   \$54.621   \$10.903   \$75.57   \$54.621   \$10.903   \$75.57   \$54.621   \$10.903   \$75.57   \$54.621   \$12.2110   \$15.627   \$1.522   \$10.913   \$12.241   \$15.627   \$1.524   \$50.933   \$10.921   \$12.900   \$24.100   \$28.530   \$10.914 <td>005-003-007-10</td> <td>2872 GRANGER ROAD</td> <td>05/19/22</td> <td>\$150,000</td> <td>WD</td> <td>\$150,000</td> <td>\$76,300</td> <td>50.87</td> <td>\$152,685</td> <td>\$10,841</td> <td>\$139,159</td> <td>\$141,844</td> <td>0.98</td>	005-003-007-10	2872 GRANGER ROAD	05/19/22	\$150,000	WD	\$150,000	\$76,300	50.87	\$152,685	\$10,841	\$139,159	\$141,844	0.98
B5015002400   1970 N RED OAK ROAD   011/4/22   \$63,000   \$31,800   20,48   \$83,630   \$11,744   \$51,206   \$51,4004   0     0501704040   1781 MATHENY TRAIL   12/2/22   \$15,000   \$113,000   \$53,83,00   27,86   \$45,445   \$45,690   \$111,800   <	005-004-001-18	4599 TOWN HALL ROAD	06/07/21	\$34,500	WD	\$34,500	\$17,000	49.28	\$33,910	\$11,956	\$22,544	\$21,954	1.02
DE-DIT-ONL-10   1434   MATHENY TRAIL   08/270   \$137,000   \$38,300   \$27,961   \$77,518   \$17,108   \$119,082   \$98,910   2     05017-004-05   1282   MALSHI TRAIL   06/01/222   \$45,000   \$45,000   \$54,114,300   63,566   \$48,143   \$33,822   \$111,178   \$14,321   0.     05012-00405   3984   CHENEY ROAD   08/176,200   \$55,000   \$54,000   \$53,66   \$48,143   \$33,822   \$111,178   \$45,674   0.     05422-010-01   3984   CHENEY ROAD   08/1722   \$45,000   \$22,000   \$24,700   \$54,67   \$10,903   \$22,91-3   \$35,800   \$13,800   \$22,171   \$35,871   0.     0522-010-01   3921 CHENEY ROAD   08/17/21   \$55,000   \$24,300   \$44,700   \$36,8374   \$22,8143   \$312,820   \$22,413   \$316,931   \$32,800   \$35,800   \$35,800   \$35,800   \$316,931   \$32,8101   \$35,800   \$36,800   \$38,834   \$22,4160   \$38,937   \$36,933   \$36,933   \$36,936 <td>005-009-014-03</td> <td>2204 PINEHAVEN ROAD</td> <td>04/26/21</td> <td>\$169,000</td> <td>WD</td> <td>\$169,000</td> <td>\$70,400</td> <td>41.66</td> <td>\$140,787</td> <td>\$28,829</td> <td>\$140,171</td> <td>\$111,958</td> <td>1.25</td>	005-009-014-03	2204 PINEHAVEN ROAD	04/26/21	\$169,000	WD	\$169,000	\$70,400	41.66	\$140,787	\$28,829	\$140,171	\$111,958	1.25
D5:01-004-50   1781   MATHENY TRAIL   122/22   \$165,000   \$114,300   \$612   \$228,074   \$46,880   \$118,020   \$181,494   0.     D5:02-006-20   5355   MULLER ROAD   01/16/22   \$165,000   \$99,800   66.48   \$199,629   \$103,994   \$\$113,904   \$\$114,300   \$\$25,800   \$52,800   \$\$22,900   \$\$25,059   \$\$10,203   \$\$78,597   \$\$86,714   \$\$0,000   \$\$99,600   \$48,300   \$\$23,700   \$\$27   \$\$74,333   \$\$22,401   \$\$15,627   \$\$14,440   \$\$15,627   \$\$14,440   \$\$15,627   \$\$14,440   \$\$10,903   \$\$78,597   \$\$86,714   \$\$0,000   \$\$23,700   \$\$27   \$\$74,333   \$\$22,403   \$\$12,027   \$\$14,440   \$\$16,527   \$\$14,440   \$\$15,627   \$\$14,440   \$\$114,330   \$\$114,340   \$\$10,804   \$\$24,106   \$\$15,827   \$\$15,627   \$\$14,440   \$\$10,903   \$\$16,727   \$\$14,440   \$\$10,804   \$\$24,106   \$\$15,827   \$\$15,627   \$\$14,430   \$\$15,627   \$\$11,4304   \$\$10,303   \$\$17,728   \$\$14,521   \$56,500	005-015-002-40	1970 N RED OAK ROAD	01/14/22	\$63,000	WD	\$63,000	\$31,800	50.48	\$63,630	\$11,734	\$51,266	\$51,896	0.98
05:010-005-12 128 MULLSH TRAIL 06:01/22 \$45:000 \$24:100 \$52:66 \$48:143 \$33:822 \$11:178 \$14:321 \$44:321   05:020-0050 358:00 MULLER ROAD 09:178/22 \$45:000 \$20:000 \$23:000 \$57:50 \$45:559 \$10:285 \$22:9,715 \$35:671 \$05:02-010-01 \$32:201 \$10:285 \$22:9,775 \$35:677 \$05:02-010-01 \$32:201 \$10:18:50 \$10:285 \$22:9,775 \$35:677 \$05:02-010-01 \$32:201 \$15:567 \$11:580 \$22:300 \$42:300 \$44:18 \$48:471 \$32:800 \$22:410 \$16:567 \$10:502-011-02 \$11:98 \$00:000 \$46:700 \$32:100 \$16:502 \$11:590 \$33:97 \$50:003 \$16:597 \$15:502 \$10:502 \$10:502 \$11:590 \$10:004 \$22:100 \$10:502	005-017-004-10	1843 MATHENY TRAIL	08/26/21	\$137,000	WD	\$137,000	\$38,300	27.96	\$76,518	\$17,108	\$119,892	\$59,410	2.01
05:02:00:02:0 5355 W MILLER ROAD 01/16/22 \$165:000 \$00.00 \$00.800 60.48 \$199;629 \$103;944 \$61:006 \$89;636 00   05:02:01:00-63 3984 (LENEY ROAD 09/16/21 \$40:000 VD \$89;600 \$43:300 55:9 \$10:203 \$77:57 \$45:457 \$35:674 00   05:02:01:01-61 3921 (LENEY ROAD 09/17/21 \$40:000 \$40:000 \$23:700 \$26 \$47:733 \$32:2401 \$15:627 \$14:440 00   05:02:01:01-01 11/19 M INULLER ROAD 09/07/21 \$20:000 \$00:000 \$44:700 \$16:851 \$10:93 \$32:2411 \$15:627 \$1   05:02:01:01-00 44:16 \$46:707 \$115:90 \$8:397 \$20:001 \$15:627 \$115:90 \$8:397 \$20:001 \$15:627 \$115:90 \$8:937 \$50:003 \$15:627 \$115:90 \$8:937 \$3:003 \$115:93 \$3:939 \$55:002 \$75:95 \$0:005 \$15:620 \$75:95 \$0:005 \$15:620 \$75:75 \$0:005 \$15:620 \$15:620 \$115:99 \$12:21 \$3:3:30 \$15:500 <	005-017-004-50	1781 MATHENY TRAIL	12/12/22	\$165,000	OTH	\$165,000	\$114,300	69.27	\$228,674	\$46,980	\$118,020	\$181,694	0.65
5522-010-05 3884 CHENEY ROAD 08/12/1 \$40.000 \$23.000 \$75.50 \$45.959 \$10.285 \$29.715 \$35.674 0.   05-022-010-01 3109 WILLER ROAD 06/17/21 \$45.000 \$23.000 \$24.700 \$22.67 \$47.383 \$32.943 \$12.057 \$14.440 0.   05-022-001-01 1143 WINEER ROAD 05/21/21 \$90.000 \$48.700 \$51.99 \$93.341 \$20.028 \$83.974 \$87.315 \$90.997 \$80.000 \$84.400 \$93.341 \$20.028 \$83.974 \$87.7315 \$90.997 \$80.000 \$84.400 \$93.341 \$20.028 \$83.974 \$85.002 \$75.995 \$00.599.975 \$55.000 \$90.997 \$80.000 \$85.002 \$75.995 \$00.599.975 \$55.000 \$90.997 \$80.000 \$85.002 \$75.995 \$00.599.997 \$55.000 \$90.997 \$80.003 \$81.7287 \$11.618 \$13.3.703 \$50.002 \$25.5995 \$00.599.599.50 \$55.5995 \$00.599.5995 \$00.599.5995 \$00.599.5995 \$00.599.5995 \$00.599.599.50 \$25.521 \$33.73 \$50.0027 \$44.4149 \$1.50.5	005-019-005-12	1328 WALSH TRAIL	06/01/22	\$45,000	WD	\$45,000	\$24,100	53.56	\$48,143	\$33,822	\$11,178	\$14,321	0.78
56-22-010-61 3921 CHENEY ROAD 0572/22 \$89,500 \$48,500 \$53,97 \$96,621 \$10,903 \$78,597 \$85,718 00   56-224-010-2 3109 WILLER ROAD 030922 \$55,000 \$24,500 \$22,700 \$26,7 \$47,33 \$32,890 \$\$22,100 \$15,627 \$189 \$32,890 \$\$22,100 \$15,627 \$189 \$33,41 \$26,028 \$83,974 \$57,715 0   50:240-012-0 4413 WICHERRY CREEK ROAD 10/27/21 \$210,000 \$46,700 \$16,990 \$9,338 \$55,002 \$75,997 \$10,893 \$10,8997 \$30,003 \$10,893 \$10,5937 \$10,593 \$13,703 \$11,728 \$11,728 \$11,618 \$13,703 \$11,728 \$13,703 \$11,728 \$13,703 \$11,728 \$13,703 \$11,728 \$13,703 \$11,728 \$13,703 \$11,728 \$13,703 \$11,728 \$13,712 \$11,728 \$13,703 \$11,728 \$13,712 \$11,728 \$13,712 \$11,728 \$13,712 \$11,728 \$13,712 \$11,728 \$13,712 \$11,128 \$13,712 \$11,128 \$13,712 \$11,128 \$14,500 \$12,500	005-020-005-20	5355 W MILLER ROAD	01/18/22	\$165,000	WD	\$165,000	\$99,800	60.48	\$199,629	\$103,994	\$61,006	\$95,635	0.63
55-622-001-02   3109   WILLER ROAD   09/17/21   \$45,000   £2,3700   £2,67   \$47,383   \$32,430   \$12,677   \$14,40   0.     55-024-01030   1179   TOWINDER ROAD   03/09/23   \$55,000   WD   \$55,000   \$16,870   \$18,981   \$10,894   \$224,100   \$15,827   1.     55-027-002-10   4143   WKNEELAND ROAD   102/2712   \$21,5000   \$24,500   \$98,35   \$169,181   \$10,894   \$204,106   \$15,827   1.     55-032-011-75   61,1NA LANE   07/07/22   \$86,000   WD   \$66,000   \$44,32   \$15,999   \$33,373   \$90,627   \$48,414   1.     55-060-03400   3967   PEN ROAD   04/28/22   \$34,500   \$16,200   \$46,86   \$32,460   \$66,829   \$32,460   \$66,829   \$32,460   \$56,827   \$1,81,818   \$10,827   \$48,418   1.     55-060-03400   3961 WCHERRY CREK ROAD   01/25/22   \$34,500   \$58,760   \$46,823   \$31,38   \$73,827   \$55,927   \$13,138	005-023-010-05	3894 CHENEY ROAD	08/16/21	\$40,000	WD	\$40,000	\$23,000	57.50	\$45,959	\$10,285	\$29,715	\$35,674	0.83
55-622-01-03 1179 NTOWNLINE ROAD 03/09/23 \$\$55,000 WD \$\$50,000 44.18 \$48.517 \$\$22.602 \$\$22.110 \$\$15,627 1.   55-027-002-10 4443 W KHEELAND ROAD 05/21/21 \$\$00,000 \$\$46,700 \$\$15,933,541 \$\$26,626 \$\$65,3374 \$\$65,3374 \$\$67,315 \$\$93,341 \$\$16,984 \$\$26,126 \$\$53,341 \$\$26,126 \$\$53,341 \$\$26,126 \$\$53,341 \$\$26,126 \$\$53,341 \$\$56,102 \$\$53,341 \$\$56,102 \$\$55,121 \$\$35,303 \$\$115,287 1.   50-640-070-0 2912 \$\$68,1000 \$\$42,700 \$\$65,000 \$\$42,700 \$\$65,121 \$\$33,333 \$\$99,938 \$\$55,602 \$\$745 \$\$51,521 \$\$33,333 \$\$90,627 \$\$48,148 \$\$13,900 \$\$745 \$\$51,521 \$\$33,333 \$\$90,627 \$\$48,148 \$\$46,01 \$\$51,52	005-023-010-61	3921 CHENEY ROAD	05/27/22	\$89,500	WD	\$89,500	\$48,300	53.97	\$96,621	\$10,903	\$78,597	\$85,718	0.91
55-027-002-10   4143   WKNEELAND ROAD   05/21/21   \$90,000   WD   \$90,000   \$84,670   51.89   \$93,341   \$20,021   \$10,000   \$118,930   \$20,011.70   \$115,900   \$9,997   \$50,000   \$115,920   \$9,997   \$50,000   \$115,920   \$9,997   \$50,000   \$115,920   \$9,997   \$50,000   \$115,920   \$9,997   \$50,000   \$115,920   \$9,997   \$50,000   \$115,920   \$9,997   \$50,000   \$115,920   \$9,997   \$50,000   \$115,920   \$9,997   \$50,000   \$115,210   \$1,527   \$11,511   \$13,373   \$90,027   \$44,144   \$14,321   \$64,001   \$46,92   \$52,600   \$27,45   \$51,521   \$3,373   \$90,027   \$44,144   \$10,500   \$60,000   \$24,100   \$46,95   \$59,979   \$4,611   \$63,899   \$65,162   \$10,57   \$11,513   \$57,574   \$53,5157   \$13,133   \$17,225   \$13,133   \$11,414   \$10,550   \$11,514   \$50,027   \$13,135   \$55,602   \$57,458   \$50,027   \$13,134   \$11,414,439	005-024-001-02	3109 W MILLER ROAD	06/17/21	\$45,000	LC	\$45,000	\$23,700	52.67	\$47,383	\$32,943	\$12,057	\$14,440	0.83
05-027-002-10   4143   WKNEELAND ROAD   05/21/21   \$90,000   WD   \$90,000   \$84,670   5148   \$93,341   \$26,026   \$63,974   \$67,315   0     05-032-011-7   6410   WCHERRY CREEK ROAD   10/25/21   \$210,000   \$VD   \$540,000   \$84,800   \$96,67   \$115,990   \$9,997   \$50,003   \$110,593   0     05-032-011-7   61,INDA LANE   07/7/22   \$85,000   WD   \$42,700   65,69   \$85,393   \$9,997   \$50,003   \$117,725   1     05-032-012-70   2912   GRANCER ROAD   07/222   \$34,500   \$16,200   46,99   \$32,400   \$68,607   \$34,144   1   \$50,602   \$59,979   \$4,601   \$63,899   \$65,163   1   \$50,502   \$59,979   \$4,601   \$63,889   \$65,163   1   \$50,502   \$59,979   \$4,601   \$63,889   \$65,168   1   \$50,389   \$50,275   \$13,133   \$50,502   \$50,977   \$13,133   \$50,502   \$50,979   \$4,601   \$66,767   \$14,943	005-024-013-03	1179 N TOWNLINE ROAD	03/09/23			. ,		44.18		. ,	. ,	. ,	1.41
35-33-011-17 5421 W CHERRY CREEK ROAD 12/17/21 \$215,000 WD \$64,600 98.35 \$169,181 \$10,894 \$204,1160 \$158,287 1.   05-30-011-30 6445W CHERRY CREEK ROAD 10/25/21 \$850,000 \$86,000 \$86,000 \$86,300 \$86,333 \$9,398 \$55,602 \$75,995 0.   05-040-70-00 2865 M RED CAK ROAD 00/22/22 \$84,000 \$25,800 27.45 \$51,521 \$3,373 \$90,627 \$48,148 1.   05-00-02-70 3967 VENRY CREEK ROAD 01/25/22 \$84,500 \$34,400 505,802.769 \$4,610 \$68,829 \$27,671 \$25,518 1. \$57,995 0. \$50,900 \$68,769 \$4,610 \$68,899 \$27,671 \$25,518 1. \$50,902 \$56,769 \$4,610 \$68,899 \$57,618 0. \$50,902 \$50,767 \$13,188 \$73,862 \$33,718 1. \$53,7164 \$51,574 \$51,574 \$33,373 \$80,62 \$33,490 \$50,5175 \$13,188 \$73,862 \$33,719 1. \$51,600 \$50,77 \$13,180 \$37,719 \$13,80 \$37,719	005-027-002-10	4143 W KNEELAND ROAD	05/21/21			· · · · ·				· · · · ·		· · · · · ·	0.95
55-33-011-30   4445 W CHERRY CREEK ROAD   10/25/21   \$60,000   \$60,000   \$50,000   \$61,000   \$62,000	005-032-011-17												1.28
D5:035-011-79   6 LINDA LANE   07/07/22   \$65:000   WD   \$65:000   \$42:700   66:69   \$55:333   \$9:388   \$55:602   \$75:095   0.     D5:040:015:02   2885 N ERD OAK ROAD   01/28/22   \$84:000   \$25:800   27:45   \$51:521   \$3:373   \$90:627   \$27:671   \$22:631   1.     D5:060:03:00   365 / PENN ROAD   01/28/22   \$84:000   \$25:800   \$27:45   \$51:521   \$3:373   \$90:627   \$27:671   \$22:631   1.     D5:060:03:00   3951 W CHERY CREEK ROAD   01/28/22   \$86:500   \$34:900   \$50:58:50;257   \$13:138   \$73:862   \$37:119   1.     D5:04:01:10:01:01:01:01:01:00   3951 W CHERY CREEK ROAD   03/27/23   \$13:800   WD   \$36:00   \$25:100   28:85   \$50:257   \$13:138   \$73:862   \$33:177   0.     D5:104:01:20   54:60 AKWOOD DRIVE   08'00/21   \$29:000   WD   \$24:00   \$22:000   \$22:000   \$22:000   \$22:000   \$22:000   \$22:000   \$2:00   \$2:00   \$2:00	005-034-011-30	4445 W CHERRY CREEK ROAD		. ,		. ,			. ,			. ,	0.47
D5:04:00:150   2865 N RED OAK ROAD   07/23/21   \$145.321   VD   \$145.321   \$24.400   44.32   \$128.877   \$11.618   \$133.703   \$117.209   1.     05:05:027:00   2912 GRANGER ROAD   07/13/22   \$34,500   \$16.200   45.96   \$32.400   \$6.229   \$27.671   \$32.681   \$51.521   \$3.373   \$90.627   \$48.184   1.     05:00:03:00   3961 W CHERRY CREEK ROAD   01/12/22   \$34.500   \$16.200   45.96   \$32.400   \$6.229   \$27.671   \$37.482   \$37.118   \$73.862   \$37.149   1.   \$57.901   \$740 N RED STREET   06/11/12   \$87.000   \$25.100   \$85.   \$51.274.68   \$35.049   \$102.951   \$140.439   0.     05:104:011:42   4560 OAKWOOD DRIVE   08/06/21   \$29.000   \$21.200   \$3.00   \$42.487   \$9.354   \$30.646   \$33.133   0.     05:104:011:42   4546 OAKWOOD DRIVE   08/06/21   \$29.000   \$21.200   \$3.00   \$42.487   \$9.354   \$30.646   \$33.133   0.   \$3.65.57 <td></td> <td></td> <td></td> <td>. ,</td> <td></td> <td></td> <td>. ,</td> <td></td> <td></td> <td>. ,</td> <td>. ,</td> <td>. ,</td> <td>0.73</td>				. ,			. ,			. ,	. ,	. ,	0.73
55-66-027-00   2912 GRANGER ROAD   04/28/22   \$\$4,000   WD   \$\$4,000   \$\$25,800   \$\$27,651   \$\$3,373   \$\$90,627   \$\$48,448   1.     05-06-038-00   3657 PENN ROAD   07/15/22   \$\$48,500   \$\$16,200   46.96   \$\$24,600   \$\$6,829   \$\$27,571   \$\$25,831   1.     05-060-030-00   3961 W CHERRY CREEK ROAD   01/25/22   \$\$86,500   \$\$24,900   \$\$25,100   28.85   \$\$50,257   \$\$13,138   \$\$73,862   \$\$37,119   1.     05-104-0143-18   \$\$60 OAKWOOD DRIVE   08/06/21   \$\$20,000   WD   \$\$27,100   74.83   \$\$43,492   \$\$4,735   \$\$24,265   \$\$38,757   0.     05-104-0143-74   4670 OAKWOOD DRIVE   08/06/21   \$\$40,000   \$\$21,000   \$\$10,000   \$\$22,100   \$\$3,2247   \$\$13,915   \$\$30,046   \$\$33,133   0.     05-104-0143-74   4670 OAKWOOD DRIVE   08/06/21   \$\$220,000   WD   \$\$40,000   \$\$22,1000   \$\$10,000   \$\$22,1000   \$\$10,510,3102   \$\$14,413   \$\$13,892   \$\$16,11333   \$\$95,550				· · · · · ·									1.14
05:06:00:38:00   367 PENN ROAD   07/15/22   \$34,500   WD   \$34,900   50.96   \$32,400   \$46,612   \$52,631   1.     05:08:00:300   3961   W CHERRY CREEK ROAD   01/25/22   \$66,500   \$54,900   \$50,505   \$50,97   \$13,138   \$73,862   \$37,119   1.     05:102:016:01   579   WILRED STREET   061/1/21   \$\$170,000   \$22,5100   \$28,55   \$\$175,488   \$35,049   \$112,951   \$140,439   0.     05:104:0113:20   4546   OAKWOOD DRIVE   08/06/21   \$20,000   WD   \$40,000   \$21,200   \$30.00   \$42,467   \$9,354   \$30,646   \$33,133   0.     05:104:0114:37   4570   OAKWOOD DRIVE   08/06/21   \$140,000   \$21,000   \$225,000   \$45,9   \$250,083   \$40,417   \$188,583   \$200,66   0.   \$131,133   \$250,083   \$40,417   \$188,583   \$200,683   \$133,192   \$144,403   \$28,385   \$1,0251,100   \$220,000   \$125,000   \$143,000   \$414,310   \$28,385   \$14,4													1.88
05-08-003-00   3961 W CHERRY CREEK ROAD   01/25/22   \$86,500   WD   \$88,500   \$25,100   28,05   \$69,769   \$4,601   \$53,809   \$65,168   0.     05-102-016-07   5740 N RED CAK ROAD   03/27/23   \$13,000   WD   \$87,000   \$25,100   28,85   \$50,257   \$13,138   \$73,862   \$37,719   1.     05-103-01-67   5740 N RED CAK ROAD   03/27/23   \$138,000   WD   \$138,000   \$21,000   \$21,700   74.83   \$43,492   \$4,735   \$24,265   \$38,757   0.     05-104-013-47   4670   0AKWOOD DRIVE   08/06/21   \$20,000   \$21,200   53.00   \$42,47   \$53,354   \$30,646   \$33,133   0.     05-104-014-37   4670   0AKWOOD DRIVE   07/21/22   \$158,000   \$21,000   \$22,8000   \$42,900   \$125,000   \$44,917   \$186,563   \$29,063   \$44,917   \$186,563   \$29,063   \$34,952   \$105,048   \$33,333   0.   \$165,191,549   \$13,141   \$13,143   \$15,591   \$134,1045   \$19				. ,						. ,	. ,	. ,	1.08
05-102-016-01   5579 WILFRED STREET   06/11/21   \$87,000   \$87,000   \$25,100   28,85   \$50,257   \$13,138   \$73,862   \$37,119   1.     05-103-01-67   5740 N RED OAK ROAD   03/27/23   \$130,000   WD   \$130,000   \$21,700   74.83   \$43,492   \$4,735   \$24,265   \$38,757   0.     05-104-013-20   4546 OAKWOOD DRIVE   08/06/21   \$40,000   \$21,200   53.00   \$42,487   \$9,354   \$30,646   \$33,133   0.   \$51.11.133   \$95,099   1.   \$51.10.01.01   \$148 HENRY HIGHWAY   08/23/21   \$229,000   WD   \$229,000   \$125,000   \$45,99   \$250,083   \$40,417   \$188,563   \$209,666   0.     05-110-001-10   6145 HENRY HIGHWAY   08/23/21   \$221,000   WD   \$120,000   \$77,000   36.67   \$153,912   \$18,451   \$191,549   \$131,5461   1.   \$32,826   1.   \$35,951   \$21,641   \$32,282   0.   \$44,439   \$21,641   \$32,2362   0.   \$44,439   \$21,6441   \$32				. ,		. ,	1 7		. ,	. ,	. ,	. ,	0.98
05-103-001-67   5740 N RED OAK ROAD   03/27/23   \$138,000   WD   \$138,000   \$87,700   63.55   \$175,488   \$35,049   \$102,951   \$140,439   0.     05-104-013-18   4560 OAKWOOD DRIVE   08/06/21   \$29,000   \$21,700   74.83   \$43,492   \$4,735   \$22,265   \$38,757   0.     05-104-013-20   4546 OAKWOOD DRIVE   07/21/22   \$158,000   \$21,200   53.00   \$42,487   \$9,354   \$30,646   \$33,133   0.     05-104-013-47   4670 OAKWOOD DRIVE   07/21/22   \$158,000   \$12,2000   \$228   \$101,966   \$6,867   \$151,1133   \$99,099   1.     05-110-001-10   5145 HENRY HIGHWAY   08/23/21   \$229,000   \$17,000   \$67,000   \$470   \$367   \$153,912   \$14,451   \$191,548   \$99,143   1.     05-112-001-62   4394 CARRELL RAE TRAIL   09/17/21   \$50,000   \$18,000   76,700   \$36,741   \$4,359   \$21,641   \$32,3282   0.     05-124-001-62   4401 CARRELL ROAD   09/07/22				· · · · · ·			· · · · · · · · · · · · · · · · · · ·						1.99
05-104-013-18   4560   OAKWOOD DRIVE   08/06/21   \$29,000   \$21,700   74.83   \$43,492   \$4,735   \$24,265   \$38,757   0.     05-104-013-20   4546   OAKWOOD DRIVE   08/06/21   \$40,000   WD   \$40,000   \$21,200   53.00   \$42,487   \$9,354   \$30,646   \$33,133   0.     05-104-013-27   4670   OAKWOOD DRIVE   07/21/22   \$158,000   \$21,200   53.00   \$42,487   \$9,354   \$30,646   \$33,133   0.     05-110-001-10   5145   HENRY HIGHWAY   08/23/21   \$229,000   \$125,000   \$459   \$220,003   \$40,417   \$188,563   \$209,666   0.     05-117-002-03   5173 <williams road<="" td="">   07/09/21   \$140,000   \$67,000   \$7.86   \$134,095   \$34,952   \$105,048   \$99,113   1.     05-124-001-52   4401 CARRELL ROAD   07/06/22   \$24,000   \$18,400   70.67   \$36,711   \$4,359   \$19,641   \$32,382   0.     05-124-001-52   4401 CARRELL ROAD   09/07/22<td></td><td></td><td></td><td>· · · · · ·</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0.73</td></williams>				· · · · · ·									0.73
05-104-013-20   4546   OAKWOOD DRIVE   08/06/21   \$40,000   \$21,200   53.00   \$42,487   \$9,354   \$30,646   \$33,133   0.     05-104-014-37   4670   OAKWOOD DRIVE   07/21/22   \$158,000   \$51,000   32.28   \$101,966   \$6,667   \$151,133   \$95,099   1.     05-110-001-10   5145   FERNY HIGHWAY   08/23,200   \$122,000   \$175,000   \$145,911,966   \$6,667   \$113,019   \$145,153,912   \$18,451   \$191,549   \$135,461   1.     05-112-001-02   \$173   WILLIAMS ROAD   07/09/21   \$140,000   \$67,000   \$178,500   \$37.00   \$36,955   \$85,770   \$41,430   \$28,885   1.     05-124-001-62   4401   CARRELL ROAD   09/17/21   \$50,000   \$18,400   70.67   \$36,711   \$4,359   \$19,641   \$32,382   0.     05-124-001-62   4401   CARRELL ROAD   09/17/22   \$220,000   \$18,400   70.77   \$36,741   \$4,359   \$21,641   \$32,382   0. <t< td=""><td></td><td></td><td></td><td></td><td></td><td>. ,</td><td></td><td></td><td>, ,</td><td></td><td></td><td>. ,</td><td>0.62</td></t<>						. ,			, ,			. ,	0.62
025-104-014-37   4670   OAKWOOD DRIVE   07/21/22   \$158,000   WD   \$158,000   \$51,000   32.28   \$101,966   \$6,867   \$151,133   \$995,099   1.     05-110-001-10   5145 HENRY HIGHWAY   08/23/21   \$229,000   WD   \$212,000   \$45.9   \$250,083   \$40,417   \$188,563   \$209,666   0.     05-117-001-08   4832 ELMER LAKE TRAIL   09/15/22   \$210,000   WD   \$210,000   \$77,000   36.67   \$153,912   \$18,451   \$191,549   \$133,912   \$18,451   \$191,549   \$133,912   \$18,400   \$141,400   \$50,000   \$18,500   \$73,00   \$36,955   \$8,570   \$41,430   \$28,385   1.     05-124-001-62   4401 CARRELL ROAD   07/06/22   \$24,000   WD   \$220,000   \$18,400   76.67   \$36,741   \$4,359   \$21,641   \$32,382   0.     05-124-001-62   4401 CARRELL ROAD   09/01/22   \$200,000   \$18,400   \$216,048   \$33,339   \$166,661   \$182,709   0.     05-124-01-62 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>. ,</td><td>. ,</td><td>. ,</td><td>0.92</td></t<>										. ,	. ,	. ,	0.92
05-110-001-10   5145 HENRY HIGHWAY   08/23/21   \$229,000   \$125,000   \$4.59   \$250,083   \$40,417   \$188,583   \$209,666   0.     05-113-001-08   8322 ELMER LAKE TRAIL   09/15/22   \$210,000   \$77,000   36.67   \$153,912   \$18,451   \$191,549   \$193,641   \$1     05-124-001-58   4394 CARRELL ROAD   09/17/21   \$50,000   \$18,500   37.00   \$36,955   \$34,952   \$196,641   \$32,832   1.     05-124-001-62   4401 CARRELL ROAD   07/10/22   \$24,000   \$18,400   76.67   \$36,741   \$4,359   \$12,641   \$32,382   0.     05-124-001-62   4401 CARRELL ROAD   09/07/22   \$200,000   \$18,400   70.77   \$36,741   \$4,359   \$21,641   \$32,3282   0.     05-124-015-09   3661 N RED OAK ROAD   09/07/22   \$141,200   \$26,000   \$18,000   \$4.00   \$216,048   \$33,339   \$166,661   \$182,709   0.     05-375-0504-00   5860 RED PINE DRIVE   11/02/22   \$128,000   YA   \$148,070 <td></td> <td></td> <td></td> <td>· · · · · ·</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1.58</td>				· · · · · ·									1.58
05-113-001-08 4832 ELMER LAKE TRAIL 09/15/22 \$210,000 \$77,000 36.67 \$153,912 \$18,451 \$191,549 \$135,461 1.   05-117-002-03 5173 WILLIAMS ROAD 07/09/21 \$140,000 \$67,000 47.86 \$134,095 \$34,952 \$105,048 \$99,143 1.   05-124-001-52 4401 CARRELL ROAD 09/17/21 \$50,000 WD \$24,000 \$18,400 76.67 \$36,711 \$4,359 \$19,9641 \$32,382 0.   05-124-001-62 4401 CARRELL ROAD 03/17/23 \$26,000 WD \$226,000 \$18,400 70.77 \$36,741 \$4,359 \$12,641 \$32,382 0.   05-124-001-62 4401 CARRELL ROAD 09/01/22 \$20,000 WD \$20,000 \$108,000 \$4.00 \$216,648 \$33,339 \$166,661 \$182,709 0.   05-350-053.00 580 F41 IRED OAK ROAD 09/01/22 \$128,000 WD \$140,200 \$38,300 29.92 \$76,640 \$3,447 \$124,553 \$73,193 1.   05-350-053.00 580 F41 ILLSIDE DRIVE 11/02/22 \$148,000 \$43,000													0.89
05-117-002-03 5173 WILLIAMS ROAD 07/09/21 \$140,000 \$67,000 47.86 \$134,095 \$34,952 \$105,048 \$99,143 1.   05-124-001-58 4394 CARRELL ROAD 09/17/21 \$50,000 \$18,500 37.00 \$36,955 \$8,570 \$41,430 \$28,385 1.   05-124-001-62 4401 CARRELL ROAD 07/06/22 \$24,000 WD \$26,000 \$18,400 76.67 \$36,741 \$4,359 \$21,641 \$32,382 0.   05-124-01-62 4401 CARRELL ROAD 09/01/22 \$20,000 WD \$26,000 \$18,400 70.77 \$36,741 \$4,359 \$21,641 \$32,382 0.   05-128-015-09 3661 N RED OAK ROAD 09/01/22 \$200,000 \$108,000 \$44.48 \$125,518 \$8,408 \$132,792 \$117,110 1.   05-375-094-00 5864 HILSIDE DRIVE 01/23/23 \$165,000 WD \$148,000 \$43,500 29.39 \$87,098 \$5,524 \$142,476 \$81,74 1.   05-400-007-00 5674 N RED OAK ROAD 10/14/22 \$148,000 \$43,						. ,	. ,		. ,	. ,		. ,	1.41
025-124-001-58 4394 CARRELL ROAD 09/17/21 \$50,000 \$18,500 37.00 \$36,955 \$8,570 \$41,430 \$28,385 1.   05-124-001-62 4401 CARRELL ROAD 07/06/22 \$24,000 \$18,400 76.67 \$36,741 \$4,359 \$19,641 \$32,382 0.   05-124-001-62 4401 CARRELL ROAD 03/17/23 \$26,000 WD \$26,000 \$18,400 70.77 \$36,741 \$4,359 \$21,641 \$32,382 0.   05-128-015-09 3661 N RED OAK ROAD 09/07/22 \$141,200 \$26,000 \$108,000 \$54.00 \$216,048 \$33,339 \$166,661 \$182,709 0.   05-350-053-00 5864 RED PINE DRIVE 09/07/22 \$141,200 PTA \$141,200 \$62,800 44.48 \$125,518 \$8,3447 \$124,553 \$73,193 1.   05-375-094-00 5864 HILLSIDE DRIVE 01/23/23 \$165,000 WD \$148,000 \$43,500 29.99 \$76,640 \$3,447 \$124,553 \$73,193 1.   05-400-070-00 5674 H NED OAK ROAD 00/14/22 <				+ - /									1.06
05-124-001-62 4401 CARRELL ROAD 07/06/22 \$24,000 WD \$24,000 \$18,400 76.67 \$36,741 \$4,359 \$19,641 \$32,382 0.   05-124-001-62 4401 CARRELL ROAD 03/17/23 \$26,000 WD \$200,000 \$18,400 70.77 \$36,741 \$4,359 \$21,641 \$32,382 0.   05-128-015-09 3661 N RED OAK ROAD 09/01/22 \$200,000 WD \$200,000 \$108,000 \$4.00 \$216,048 \$33,339 \$166,661 \$182,709 0.   05-375-094-00 5860 RED PINE DRIVE 09/07/22 \$141,200 PTA \$142,800 \$38,300 29.92 \$76,640 \$3,447 \$124,553 \$73,193 1.   05-375-094-00 5674 HILLSIDE DRIVE 01/23/23 \$165,000 WD \$165,000 \$74,400 45.09 \$148,774 \$8,328 \$156,672 \$140,446 1.   05-400-007-00 5674 N RED OAK ROAD 10/14/22 \$148,000 \$43,500 29.39 \$87,098 \$5,524 \$142,476 \$81,574 1.   05-400-003-00 4472 OAKWOOD DRIVE 07/19/22 \$88,000 <td></td> <td>1.46</td>													1.46
05-124-001-62 4401 CARRELL ROAD 03/17/23 \$26,000 WD \$26,000 \$18,400 70.77 \$36,741 \$4,359 \$21,641 \$32,382 0.   05-128-015-09 3661 N RED OAK ROAD 09/01/22 \$200,000 WD \$200,000 \$108,000 54.00 \$216,048 \$33,339 \$166,661 \$182,709 0.   05-350-053-00 5850 RED PINE DRIVE 09/07/22 \$141,200 \$62,800 44.48 \$125,518 \$8,408 \$132,792 \$117,110 1.   05-375-034-00 5864 HIILLSIDE DRIVE 11/02/22 \$128,000 WD \$128,000 \$33,300 29.92 \$76,640 \$3,447 \$124,553 \$73,193 1.   05-375-136-00 5761 HIILLSIDE DRIVE 01/23/23 \$165,000 WD \$148,000 \$43,500 \$9.39 \$87,098 \$5,524 \$142,476 \$81,574 1.   05-400-030-00 4472 OAKWOOD DRIVE 07/19/22 \$88,000 \$43,000 48.86 \$85,972 \$4,856 \$83,144 \$81,116 1.   05-502-015-00 4593 ORVILLE STREET 10/29/21 \$88,000				· · · · · ·			· · · · ·						0.60
05-128-015-09 3661 N RED OAK ROAD 09/01/22 \$200,000 \$108,000 \$4.00 \$216,048 \$33,339 \$166,661 \$182,709 0.   05-350-053-00 5850 RED PINE DRIVE 09/07/22 \$141,200 PTA \$141,200 \$62,800 44.48 \$125,518 \$8,408 \$132,792 \$117,110 1.   05-375-094-00 5864 HILLSIDE DRIVE 11/02/22 \$128,000 \$38,300 29.92 \$76,640 \$3,447 \$124,553 \$73,193 1.   05-375-136-00 5761 HILLSIDE DRIVE 01/23/23 \$166,000 WD \$148,000 \$43,500 29.92 \$76,640 \$3,447 \$124,553 \$73,193 1.   05-400-007-00 5674 N RED OAK ROAD 10/14/22 \$148,000 \$43,500 29.39 \$87,098 \$5,524 \$142,476 \$81,574 1.   05-400-030-00 4472 OAKWOOD DRIVE 07/19/22 \$88,000 \$43,000 48.6 \$\$85,972 \$4,856 \$83,144 \$81,116 1.   05-450-009-00 4119 TEE LAKE ROAD 09/20/22 \$168,000 \$72,600 43.21 \$145,117 \$7,334 \$160,666													0.66
05-350-053-00 5850 RED PINE DRIVE 09/07/22 \$141,200 PTA \$141,200 \$62,800 44.48 \$125,518 \$8,408 \$132,792 \$117,110 1.   05-375-094-00 5864 HILLSIDE DRIVE 11/02/22 \$128,000 WD \$128,000 \$33,300 29.92 \$76,640 \$3,447 \$124,553 \$73,193 1.   05-375-136-00 5761 HILLSIDE DRIVE 01/23/23 \$165,000 WD \$165,000 \$74,400 45.09 \$148,774 \$8,328 \$156,672 \$140,446 1.   05-400-007-00 5674 N RED OAK ROAD 10/14/22 \$148,000 WD \$148,000 \$43,500 29.39 \$87,098 \$5,524 \$142,476 \$81,574 1.   05-400-030-00 4472 OAKWOOD DRIVE 07/19/22 \$88,000 WD \$88,000 \$43,000 48.86 \$85,972 \$4,856 \$83,144 \$81,116 1.   05-502-015-00 4503 ORVILLE STREET 10/29/21 \$86,000 \$72,600 43.21 \$145,117 \$7,334 \$160,666 \$137,783 1.   05-502-015-00 4507 SNYDER AVENUE 08/26/21 \$163,0													0.00
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05-375-136-00 5761 HILLSIDE DRIVE 01/23/23 \$165,000 WD \$165,000 \$74,400 45.09 \$148,774 \$8,328 \$156,672 \$140,446 1.   05-400-007-00 5674 N RED OAK ROAD 10/14/22 \$148,000 WD \$148,000 \$43,500 29.39 \$87,098 \$5,524 \$142,476 \$81,574 1.   05-400-030-00 4472 OAKWOOD DRIVE 07/19/22 \$88,000 WD \$88,000 \$43,000 48.86 \$85,972 \$4,856 \$83,144 \$81,116 1.   05-450-009-00 4119 TEE LAKE ROAD 09/20/22 \$168,000 PTA \$168,000 \$72,600 43.21 \$145,117 \$7,334 \$160,666 \$137,783 1.   05-502-015-00 4593 ORVILLE STREET 10/29/21 \$82,500 WD \$82,500 \$20,300 24.61 \$40,500 \$254 \$82,246 \$40,246 2.   05-535-009-00 5918 NEUMANN ROAD 04/26/22 \$165,000 WD \$165,000 \$77,500 46.97 \$155,069 \$5,888 \$159,112 \$149,181 1.   05-620-030-00 5918 NEUMANN ROAD													
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05-400-030-00 4472 OAKWOOD DRIVE 07/19/22 \$88,000 WD \$88,000 \$43,000 48.86 \$85,972 \$4,856 \$83,144 \$81,116 1.   05-450-009-00 4119 TEE LAKE ROAD 09/20/22 \$168,000 PTA \$168,000 \$72,600 43.21 \$145,117 \$7,334 \$160,666 \$137,783 1.   05-502-015-00 4593 ORVILLE STREET 10/29/21 \$82,500 WD \$82,500 \$20,300 24.61 \$40,500 \$254 \$82,246 \$40,246 2.   05-513-002-00 4507 SNYDER AVENUE 08/26/21 \$163,000 WD \$163,000 \$77,500 46.97 \$155,069 \$5,888 \$159,112 \$149,181 1.   05-600-036-00 4193 TEE LAKE WOODS DRIVE 07/15/22 \$150,000 WD \$150,000 \$53,900 35.93 \$107,831 \$12,265 \$137,735 \$95,566 1.   05-625-019-00 3047 LAKEVIEW DRIVE 06/18/21 \$134,900 WD \$134,900 \$102,600 76.06 \$205,184 \$8,602 \$126,298 \$196,582													
05-450-009-00 4119 TEE LAKE ROAD 09/20/22 \$168,000 PTA \$168,000 \$72,600 43.21 \$145,117 \$7,334 \$160,666 \$137,783 1.   05-502-015-00 4593 ORVILLE STREET 10/29/21 \$82,500 WD \$82,500 \$20,300 24.61 \$40,500 \$254 \$82,246 \$40,246 2.   05-513-002-00 4507 SNYDER AVENUE 08/26/21 \$163,000 WD \$163,000 \$70,100 43.01 \$140,114 \$8,315 \$154,685 \$131,799 1.   05-535-009-00 5918 NEUMANN ROAD 04/26/22 \$165,000 WD \$165,000 \$77,500 46.97 \$155,069 \$5,888 \$159,112 \$149,181 1.   05-600-036-00 4193 TEE LAKE WOODS DRIVE 07/15/22 \$150,000 WD \$150,000 \$53,900 35.93 \$107,831 \$12,265 \$137,735 \$95,566 1.   05-625-019-00 3047 LAKEVIEW DRIVE 06/18/21 \$134,900 WD \$154,600 \$40,00 \$30,834 \$3,626 \$31,374 \$27,208 1.   05-650-089-00 5411 LAKEVIEW DRIVE 05/03/													
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05-600-036-00 4193 TEE LAKE WOODS DRIVE 07/15/22 \$150,000 WD \$53,900 35.93 \$107,831 \$12,265 \$137,735 \$95,566 1.   05-625-019-00 3047 LAKEVIEW DRIVE 06/18/21 \$134,900 WD \$102,600 76.06 \$205,184 \$8,602 \$126,298 \$196,582 0.   05-650-068-00 3210 PINERIDGE DRIVE 08/27/21 \$35,000 WD \$35,900 \$15,400 44.00 \$30,834 \$3,626 \$31,374 \$27,208 1.   05-650-089-00 5411 LAKEVIEW DRIVE 05/03/22 \$34,900 WD \$34,900 \$22,300 63.90 \$44,558 \$10,144 \$24,756 \$34,414 0.													1.17
05-625-019-00 3047 LAKEVIEW DRIVE 06/18/21 \$134,900 WD \$134,900 \$102,600 76.06 \$205,184 \$8,602 \$126,298 \$196,582 0. 05-650-068-00 3210 PINERIDGE DRIVE 08/27/21 \$35,000 WD \$35,000 \$15,400 \$44.00 \$30,834 \$3,626 \$31,374 \$27,208 1. 05-650-089-00 5411 LAKEVIEW DRIVE 05/03/22 \$34,900 WD \$34,900 \$22,300 63.90 \$44,558 \$10,144 \$24,756 \$34,414 0.													1.06
05-650-068-00 3210 PINERIDGE DRIVE 08/27/21 \$35,000 WD \$35,000 \$15,400 \$30,834 \$3,626 \$31,374 \$27,208 1. 05-650-089-00 5411 LAKEVIEW DRIVE 05/03/22 \$34,900 WD \$34,900 \$22,300 63.90 \$44,558 \$10,144 \$24,756 \$34,414 0.													1.44
05-650-089-00 5411 LAKEVIEW DRIVE 05/03/22 \$34,900 WD \$34,900 \$22,300 63.90 \$44,558 \$10,144 \$24,756 \$34,414 0.													0.64
													1.15
05-650-097-00 3200 NESSLEWOOD DRIVE 10/12/22 \$164,900 WD \$164,900 \$50,200 30.44 \$100,358 \$14,930 \$149,970 \$85,428 1.													0.71
	005-650-097-00	3200 NESSLEWOOD DRIVE	10/12/22	\$164,900	WD	\$164,900	\$50,200	30.44	\$100,358	\$14,930	\$149,970	\$85,428	1.7

										E.C.F. =>	1.078
	Totals:	\$5,560,121		\$5,560,121	\$2,592,200		\$5,213,730		\$4,775,795	\$4,429,404	
005-700-062-00 3356 HAVENWOO	D DRIVE 04/25/22	2 \$130,000	WD	\$130,000	\$87,200	67.08	\$174,300	\$11,408	\$118,592	\$162,892	0.728
005-700-045-00 5265 WOODRIDGE	DRIVE 10/10/22	2 \$105,500	WD	\$105,500	\$50,000	47.39	\$100,083	\$3,827	\$101,673	\$96,256	1.056
005-675-272-00 3079 BITTERSWEI	T DRIVE 05/21/21	\$19,900	WD	\$19,900	\$12,000	60.30	\$23,996	\$6,719	\$13,181	\$17,277	0.763
005-675-183-00 5063 N TOWNLINE	ROAD 11/04/22	\$95,000	WD	\$95,000	\$34,800	36.63	\$99,196	\$6,489	\$88,511	\$92,707	0.955
005-650-131-50 5379 WOODRIDGE	DRIVE 05/09/22	2 \$180,000	WD	\$180,000	\$57,700	32.06	\$115,335	\$5,351	\$174,649	\$109,984	1.588

005-781-022-00   410 MONARCH TRAIL   04/29/22   \$585,000   ¥294,900   50.41   \$589,793   \$14,478   \$570,522   \$575,315   0.992     005-785-015-00   128 GARLAND WOODS LANE   06/30/21   \$329,900   \$153,000   46.38   \$300,087   \$6,567   \$323,333   \$299,520   1.080     005-790-015-00   839 GOLF COTTAGE DRIVE   01/06/22   \$141,000   \$54,700   39.07   \$109,318   \$976   \$113,224   \$108,355   1.080     005-790-015-00   839 GOLF COTTAGE DRIVE   01/06/22   \$145,000   WD   \$144,000   \$54,500   \$7.59   \$109,054   \$699   \$144,321   \$108,355   1.332     005-790-017-00   841 GOLF COTTAGE DRIVE   06/30/22   \$144,000   \$53,700   43.31   \$107,432   \$468   \$123,532   \$106,964   1.155     005-790-023-00   847 GOLF COTTAGE DRIVE   07/20/21   \$99,000   \$55,600   41.49   \$111,131   \$886   \$98,114   \$110,245   1.805     005-790-023-00   847 GOLF COTTAGE DRIVE   07/20/21	Garland Resor	t ECF											
005-785-015-00   128   GARLAND WOODS LANE   06/30/21   \$329,900   \$153,000   46.38   \$306,087   \$6,567   \$323,333   \$229,520   1.080     005-790-010-00   825   GOLF COTTAGE DRIVE   05/09/22   \$140,000   \$54,700   39.07   \$109,318   \$963   \$139,037   \$108,355   1.043     005-790-016-00   840   GOLF COTTAGE DRIVE   06/30/22   \$114,000   \$\$44,600   \$54,500   37.59   \$109,054   \$699   \$144,301   \$108,355   1.332     005-790-017-00   841   GOLF COTTAGE DRIVE   05/26/21   \$95,000   \$54,500   57.37   \$109,026   \$671   \$94,329   \$108,355   0.871     005-790-023-00   847   GOLF COTTAGE DRIVE   07/20/21   \$99,000   \$55,600   56.16   \$111,131   \$886   \$98,114   \$110,245   \$890     005-790-023-00   847   GOLF COTTAGE DRIVE   07/20/21   \$99,000   \$55,600   56.16   \$111,131   \$866   \$98,114   \$110,245   \$830     005-791-0025-00<	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
005-790-010-00   825 GOLF COTTAGE DRIVE   05/09/22   \$140,000   \$54,700   39.07   \$109,318   \$963   \$139,037   \$108,355   1.283     005-790-015-00   839 GOLF COTTAGE DRIVE   01/06/22   \$114,000   \$54,600   47.89   \$1109,131   \$776   \$113,224   \$108,355   1.332     005-790-015-00   840 GOLF COTTAGE DRIVE   06/30/22   \$145,000   \$54,500   37.59   \$109,054   \$699   \$144,301   \$108,355   1.332     005-790-017-00   841 GOLF COTTAGE DRIVE   05/26/21   \$99,000   \$54,500   \$7.37   \$109,026   \$6671   \$94,329   \$108,355   1.843     005-790-013-00   847 GOLF COTTAGE DRIVE   07/20/2   \$99,000   \$55,600   \$6.16   \$111,131   \$886   \$98,114   \$110,245   1.207     005-790-023-00   847 GOLF COTTAGE DRIVE   02/12/23   \$133,000   \$55,600   \$6.16   \$111,131   \$886   \$98,114   \$110,245   1.207     005-790-023-00   847 GOLF COTTAGE DRIVE   02/12/23   \$135,500   \$54,700	005-781-022-00	410 MONARCH TRAIL	04/29/22	\$585,000	WD	\$585,000	\$294,900	50.41	\$589,793	\$14,478	\$570,522	\$575,315	0.992
005-790-015-00   839 GOLF COTTAGE DRIVE   01/06/22   \$114,000   \$54,600   47.89   \$109,131   \$776   \$113,224   \$108,355   1.045     005-790-016-00   840 GOLF COTTAGE DRIVE   06/30/22   \$145,000   WD   \$\$145,000   \$\$54,600   \$\$7.59   \$\$109,054   \$\$699   \$\$144,301   \$\$108,355   1.045     005-790-019-00   843 GOLF COTTAGE DRIVE   05/2/5/22   \$\$124,000   \$\$53,700   43.31   \$\$107,432   \$\$468   \$\$123,532   \$\$106,964   1.155     005-790-023-00   847 GOLF COTTAGE DRIVE   07/20/21   \$\$99,000   \$\$55,600   \$61.6   \$\$111,131   \$\$866   \$\$88,114   \$\$110,245   0.890     005-790-023-00   847 GOLF COTTAGE DRIVE   07/2/2/3   \$\$134,000   \$\$55,600   \$61.6   \$\$111,131   \$\$866   \$\$133,114   \$\$110,245   1.290     005-790-025-00   849 GOLF COTTAGE DRIVE   02/12/23   \$\$135,500   \$\$14,000   \$\$54,500   40.22   \$\$109,081   \$\$726   \$\$134,774   \$\$108,355   0.244     005-791-004-00   810 G	005-785-015-00	128 GARLAND WOODS LANE	06/30/21	\$329,900	WD	\$329,900	\$153,000	46.38	\$306,087	\$6,567	\$323,333	\$299,520	1.080
005-790-016-00   840 GOLF COTTAGE DRIVE   06/30/22   \$145,000   \$54,500   37.59   \$109,054   \$699   \$144,301   \$108,355   1.332     005-790-017-00   841 GOLF COTTAGE DRIVE   05/26/21   \$95,000   \$\$4,500   \$7.37   \$109,026   \$671   \$94,329   \$108,355   0.871     005-790-019-00   843 GOLF COTTAGE DRIVE   02/25/22   \$124,000   \$124,000   \$55,600   \$6.16   \$111,131   \$886   \$123,532   \$106,964   1.155     005-790-023-00   847 GOLF COTTAGE DRIVE   02/25/22   \$124,000   \$134,000   \$55,600   \$6.16   \$111,131   \$886   \$133,114   \$110,245   1.207     005-790-023-00   847 GOLF COTTAGE DRIVE   02/12/23   \$135,500   \$54,500   40.22   \$109,081   \$726   \$134,774   \$108,355   7.297     005-790-023-00   849 GOLF COTTAGE DRIVE   02/12/23   \$135,500   \$84,700   68.3   \$109,361   \$726   \$134,774   \$108,355   0.739     005-791-003-00   868 GOLF COTTAGE DRIVE   02/12/23	005-790-010-00	825 GOLF COTTAGE DRIVE	05/09/22	\$140,000	WD	\$140,000	\$54,700	39.07	\$109,318	\$963	\$139,037	\$108,355	1.283
005-790-017-00   841 GOLF COTTAGE DRIVE   05/26/21   \$95,000   \$95,000   \$54,500   \$7.37   \$109,026   \$671   \$94,329   \$108,355   0.871     005-790-019-00   843 GOLF COTTAGE DRIVE   02/25/22   \$124,000   \$53,700   43.31   \$107,432   \$468   \$123,532   \$106,964   1.155     005-790-023-00   847 GOLF COTTAGE DRIVE   07/20/21   \$99,000   \$55,600   51.11,131   \$886   \$98,114   \$110,245   0.890     005-790-023-00   847 GOLF COTTAGE DRIVE   02/12/23   \$135,500   \$54,500   40.22   \$109,081   \$726   \$134,774   \$108,355   0.729     005-790-023-00   817 GOLF COTTAGE DRIVE   06/17/21   \$80,000   \$54,700   68.38   \$109,362   \$1,007   \$78,993   \$108,355   0.729     005-791-004-00   816 GOLF COTTAGE DRIVE   06/29/21   \$102,500   \$54,400   53.07   \$108,878   \$523   \$101,977   \$108,355   0.729     005-791-004-00   867 GOLF COTTAGE DRIVE   06/29/21   \$102,500   \$55,600	005-790-015-00	839 GOLF COTTAGE DRIVE	01/06/22	\$114,000	WD	\$114,000	\$54,600	47.89	\$109,131	\$776	\$113,224	\$108,355	1.045
005-790-019-00   843 GOLF COTTAGE DRIVE   02/25/22   \$124,000   \$134,000   \$53,700   43.31   \$107,432   \$468   \$123,532   \$106,964   1.155     005-790-023-00   847 GOLF COTTAGE DRIVE   07/20/21   \$99,000   \$55,600   56.16   \$111,131   \$886   \$98,114   \$110,245   0.890     005-790-023-00   847 GOLF COTTAGE DRIVE   03/13/23   \$134,000   \$134,000   \$55,600   41.49   \$111,131   \$886   \$98,114   \$110,245   0.890     005-790-023-00   849 GOLF COTTAGE DRIVE   03/12/23   \$135,500   \$VD   \$132,550   \$54,500   40.22   \$109,961   \$776   \$134,774   \$108,355   0.729     005-790-044-00   810 GOLF COTTAGE DRIVE   06/17/21   \$80,000   \$54,400   53.07   \$108,878   \$523   \$101,977   \$108,355   0.941     005-791-044-00   810 GOLF COTTAGE DRIVE   01/21/22   \$115,000   \$55,600   35.87   \$111,296   \$104,400   \$110,245   1.038     005-791-040-00   866 GOLF COTTAGE DRIVE	005-790-016-00	840 GOLF COTTAGE DRIVE	06/30/22	\$145,000	WD	\$145,000	\$54,500	37.59	\$109,054	\$699	\$144,301	\$108,355	1.332
005-790-023-00   847 GOLF COTTAGE DRIVE   07/20/21   \$99,000   \$99,000   \$55,600   56.16   \$111,131   \$886   \$98,114   \$110,245   0.890     005-790-023-00   847 GOLF COTTAGE DRIVE   03/13/23   \$134,000   WD   \$134,000   \$55,600   41.49   \$111,131   \$886   \$133,114   \$110,245   1.207     005-790-023-00   847 GOLF COTTAGE DRIVE   02/12/23   \$135,500   WD   \$135,500   \$54,500   40.22   \$109,081   \$726   \$134,774   \$108,355   1.244     005-790-038-00   810 GOLF COTTAGE DRIVE   06/17/21   \$80,000   \$54,700   68.38   \$109,362   \$1,007   \$78,993   \$108,355   0.729     005-791-003-00   868 GOLF COTTAGE DRIVE   01/21/22   \$115,000   WD   \$112,500   \$54,400   53.07   \$108,878   \$523   \$101,977   \$108,855   0.941     005-791-003-00   868 GOLF COTTAGE DRIVE   01/21/22   \$115,000   WD   \$115,000   \$55,600   35.87   \$111,213   \$968   \$148,932	005-790-017-00	841 GOLF COTTAGE DRIVE	05/26/21	\$95,000	WD	\$95,000	\$54,500	57.37	\$109,026	\$671	\$94,329	\$108,355	0.871
005-790-023-00   847 GOLF COTTAGE DRIVE   03/13/23   \$134,000   \$155,600   41.49   \$111,131   \$886   \$133,114   \$110,245   1.207     005-790-025-00   849 GOLF COTTAGE DRIVE   02/12/23   \$135,500   \$54,500   40.22   \$109,081   \$726   \$134,774   \$108,355   1.244     005-790-038-00   817 GOLF COTTAGE DRIVE   06/17/21   \$80,000   \$54,700   68.38   \$109,362   \$1,007   \$78,993   \$108,355   0.729     005-791-003-00   868 GOLF COTTAGE DRIVE   06/29/21   \$102,500   \$54,400   53.07   \$108,878   \$523   \$101,977   \$108,355   0.729     005-791-003-00   868 GOLF COTTAGE DRIVE   01/21/22   \$115,000   \$102,500   \$55,400   48.17   \$110,845   \$600   \$114,400   \$110,245   1.396     005-791-004-00   867 GOLF COTTAGE DRIVE   01/21/22   \$115,000   \$149,900   \$55,600   37.09   \$111,213   \$968   \$148,932   \$110,245   1.396     005-791-008-00   856 GOLF COTTAGE DRIVE   10/14/22	005-790-019-00	843 GOLF COTTAGE DRIVE	02/25/22	\$124,000	WD	\$124,000	\$53,700	43.31	\$107,432	\$468	\$123,532	\$106,964	1.155
005-790-025-00   849 GOLF COTTAGE DRIVE   02/12/23   \$135,500   WD   \$135,500   \$54,500   40.22   \$109,081   \$726   \$134,774   \$108,355   1.244     005-790-038-00   817 GOLF COTTAGE DRIVE   06/17/21   \$80,000   WD   \$80,000   \$54,700   68.38   \$109,362   \$1,007   \$78,993   \$108,355   0.729     005-790-034-00   810 GOLF COTTAGE DRIVE   06/29/21   \$102,500   \$54,400   53.07   \$108,878   \$523   \$101,977   \$108,355   0.941     005-791-003-00   866 GOLF COTTAGE DRIVE   01/21/22   \$115,000   WD   \$155,000   \$55,600   35.87   \$111,296   \$1,051   \$153,949   \$110,245   1.386     005-791-005-00   866 GOLF COTTAGE DRIVE   10/41/22   \$149,900   \$55,600   37.09   \$111,213   \$968   \$148,932   \$110,245   1.351     005-791-008-00   863 GOLF COTTAGE DRIVE   05/01/21   \$95,000   \$55,600   37.71   \$111,213   \$968   \$148,833   \$110,245   1.332     0	005-790-023-00	847 GOLF COTTAGE DRIVE	07/20/21	\$99,000	WD	\$99,000	\$55,600	56.16	\$111,131	\$886	\$98,114	\$110,245	0.890
005-790-038-00   817 GOLF COTTAGE DRIVE   06/17/21   \$80,000   \$\$4,700   68.38   \$109,362   \$1,007   \$78,993   \$108,355   0.729     005-790-044-00   810 GOLF COTTAGE DRIVE   06/29/21   \$102,500   \$54,400   53.07   \$108,878   \$523   \$101,977   \$108,355   0.941     005-791-003-00   868 GOLF COTTAGE DRIVE   01/21/22   \$115,000   WD   \$115,000   \$55,400   48.17   \$110,845   \$600   \$114,400   \$110,245   1.038     005-791-004-00   867 GOLF COTTAGE DRIVE   12/01/22   \$155,000   \$55,600   35.87   \$111,213   \$968   \$148,932   \$110,245   1.396     005-791-008-00   863 GOLF COTTAGE DRIVE   10/14/22   \$149,900   \$149,900   \$55,600   37.09   \$111,213   \$968   \$148,932   \$110,245   1.351     005-791-008-00   863 GOLF COTTAGE DRIVE   10/14/22   \$149,900   WD   \$55,600   37.71   \$111,912   \$1,667   \$146,833   \$110,245   0.850     005-791-013-00   856 GOLF COTT	005-790-023-00	847 GOLF COTTAGE DRIVE	03/13/23	\$134,000	WD	\$134,000	\$55,600	41.49	\$111,131	\$886	\$133,114	\$110,245	1.207
005-790-044-00   810 GOLF COTTAGE DRIVE   06/29/21   \$102,500   \$54,400   53.07   \$108,878   \$523   \$101,977   \$108,355   0.941     005-791-003-00   868 GOLF COTTAGE DRIVE   01/21/22   \$115,000   WD   \$115,000   \$55,400   48.17   \$110,845   \$600   \$114,400   \$110,245   1.038     005-791-004-00   867 GOLF COTTAGE DRIVE   12/01/22   \$155,000   WD   \$155,000   \$55,600   35.87   \$111,296   \$1,051   \$153,949   \$110,245   1.396     005-791-005-00   866 GOLF COTTAGE DRIVE   10/14/22   \$149,900   \$149,900   \$55,600   37.09   \$111,213   \$968   \$148,932   \$110,245   1.351     005-791-005-00   866 GOLF COTTAGE DRIVE   05/01/21   \$95,000   \$55,600   37.71   \$111,213   \$968   \$148,932   \$110,245   1.332     005-791-013-00   858 GOLF COTTAGE DRIVE   05/01/21   \$95,000   \$05,800   37.71   \$111,910   \$1,667   \$146,833   \$110,245   1.332     005-825-006-00	005-790-025-00	849 GOLF COTTAGE DRIVE	02/12/23	\$135,500	WD	\$135,500	\$54,500	40.22	\$109,081	\$726	\$134,774	\$108,355	1.244
005-791-003-00   868 GOLF COTTAGE DRIVE   01/21/22   \$115,000   \$55,400   48.17   \$110,845   \$600   \$114,400   \$110,245   1.038     005-791-004-00   867 GOLF COTTAGE DRIVE   12/01/22   \$155,000   WD   \$155,000   \$55,600   35.87   \$111,296   \$1,051   \$153,949   \$110,245   1.396     005-791-005-00   866 GOLF COTTAGE DRIVE   10/14/22   \$149,900   \$55,600   37.09   \$111,213   \$968   \$148,932   \$110,245   1.351     005-791-008-00   863 GOLF COTTAGE DRIVE   05/01/21   \$95,000   \$55,800   \$8.74   \$111,571   \$1,326   \$93,674   \$110,245   1.332     005-791-013-00   858 GOLF COTTAGE DRIVE   05/01/21   \$95,000   \$55,900   60.43   \$111,912   \$1,667   \$146,833   \$110,245   1.332     005-791-015-00   856 GOLF COTTAGE DRIVE   04/02/21   \$92,500   \$55,900   60.43   \$111,890   \$1,645   \$90,855   \$110,245   0.824     005-825-006-00   586 WILD TURKEY LANE   07/12/21	005-790-038-00	817 GOLF COTTAGE DRIVE	06/17/21	\$80,000	WD	\$80,000	\$54,700	68.38	\$109,362	\$1,007	\$78,993	\$108,355	0.729
005-791-004-00 867 GOLF COTTAGE DRIVE 12/01/22 \$155,000 WD \$155,000 \$55,600 35.87 \$111,296 \$1,051 \$153,949 \$110,245 1.396   005-791-005-00 866 GOLF COTTAGE DRIVE 10/14/22 \$149,900 WD \$149,900 \$55,600 37.09 \$111,213 \$968 \$148,932 \$110,245 1.351   005-791-008-00 863 GOLF COTTAGE DRIVE 05/01/21 \$95,000 WD \$55,800 58.74 \$111,571 \$1,326 \$93,674 \$110,245 0.850   005-791-013-00 858 GOLF COTTAGE DRIVE 05/01/21 \$95,000 WD \$148,500 \$56,000 37.71 \$111,912 \$1,667 \$146,833 \$110,245 0.850   005-791-015-00 856 GOLF COTTAGE DRIVE 04/02/21 \$92,500 \$55,900 60.43 \$111,890 \$1,645 \$90,855 \$110,245 0.824   005-825-006-00 586 WILD TURKEY LANE 07/12/21 \$110,000 \$63,100 57.36 \$126,291 \$0 \$110,000 \$126,291 0.851   005-825-008-00 588 WILD TURKEY LANE 03/25/22 \$150,000 \$150,0	005-790-044-00	810 GOLF COTTAGE DRIVE	06/29/21	\$102,500	WD	\$102,500	\$54,400	53.07	\$108,878	\$523	\$101,977	\$108,355	0.941
005-791-005-00 866 GOLF COTTAGE DRIVE 10/14/22 \$149,900 WD \$149,900 \$55,600 37.09 \$111,213 \$968 \$148,932 \$110,245 1.351   005-791-008-00 863 GOLF COTTAGE DRIVE 05/01/21 \$95,000 \$55,800 \$8.74 \$111,571 \$1,326 \$93,674 \$110,245 1.351   005-791-013-00 858 GOLF COTTAGE DRIVE 05/01/21 \$95,000 \$55,800 37.71 \$111,912 \$1,667 \$146,833 \$110,245 1.352   005-791-015-00 856 GOLF COTTAGE DRIVE 08/31/22 \$148,500 WD \$148,500 \$56,000 37.71 \$111,912 \$1,667 \$146,833 \$110,245 1.332   005-791-015-00 856 GOLF COTTAGE DRIVE 04/02/21 \$92,500 \$55,900 60.43 \$111,890 \$1,645 \$90,855 \$110,245 0.824   005-825-006-00 586 WILD TURKEY LANE 07/12/21 \$110,000 \$110,000 \$63,100 57.36 \$126,291 \$0 \$110,000 \$126,291 0.855,147 0.938   005-825-010-00 590 OSPREY LANE 03/25/22 \$150,000 WD \$150	005-791-003-00	868 GOLF COTTAGE DRIVE	01/21/22	\$115,000	WD	\$115,000	\$55,400	48.17	\$110,845	\$600	\$114,400	\$110,245	1.038
005-791-008-00   863 GOLF COTTAGE DRIVE   05/01/21   \$95,000   \$95,000   \$55,800   58.74   \$111,571   \$1,326   \$93,674   \$110,245   0.850     005-791-013-00   858 GOLF COTTAGE DRIVE   08/31/22   \$148,500   WD   \$148,500   \$56,000   37.71   \$111,912   \$1,667   \$146,833   \$110,245   1.332     005-791-015-00   856 GOLF COTTAGE DRIVE   04/02/21   \$92,500   WD   \$148,500   \$55,900   60.43   \$111,890   \$1,645   \$90,855   \$110,245   0.824     005-825-006-00   586 WILD TURKEY LANE   07/12/21   \$110,000   WD   \$110,000   \$63,100   57.36   \$126,291   \$0   \$110,000   \$126,291   0.871     005-825-008-00   588 WILD TURKEY LANE   08/20/21   \$79,900   WD   \$79,900   \$42,600   53.32   \$85,147   \$0   \$79,900   \$85,147   0.938     005-825-010-00   590 OSPREY LANE   03/25/22   \$150,000   WD   \$150,000   \$63,100   42.07   \$126,291   \$0 <t< td=""><td>005-791-004-00</td><td>867 GOLF COTTAGE DRIVE</td><td>12/01/22</td><td>\$155,000</td><td>WD</td><td>\$155,000</td><td>\$55,600</td><td>35.87</td><td>\$111,296</td><td>\$1,051</td><td>\$153,949</td><td>\$110,245</td><td>1.396</td></t<>	005-791-004-00	867 GOLF COTTAGE DRIVE	12/01/22	\$155,000	WD	\$155,000	\$55,600	35.87	\$111,296	\$1,051	\$153,949	\$110,245	1.396
005-791-013-00 858 GOLF COTTAGE DRIVE 08/31/22 \$148,500 WD \$148,500 \$56,000 37.71 \$111,912 \$1,667 \$146,833 \$110,245 1.332   005-791-015-00 856 GOLF COTTAGE DRIVE 04/02/21 \$92,500 WD \$92,500 \$55,900 60.43 \$111,890 \$1,645 \$90,855 \$110,245 0.824   005-825-006-00 586 WILD TURKEY LANE 07/12/21 \$110,000 WD \$110,000 \$63,100 57.36 \$126,291 \$0 \$110,000 \$126,291 0.871   005-825-008-00 588 WILD TURKEY LANE 08/20/21 \$79,900 WD \$79,900 \$42,600 53.32 \$85,147 \$0 \$79,900 \$85,147 0.938   005-825-010-00 590 OSPREY LANE 03/25/22 \$150,000 WD \$150,000 \$63,100 42.07 \$126,291 \$0 \$150,000 \$126,291 1.188   005-825-012-00 592 OSPREY LANE 04/25/22 \$85,000 WD \$85,000 \$42,600 50.12 \$85,147 \$0 \$85,000 \$85,147 0.998   005-825-012-00 592 OSPREY LANE<	005-791-005-00	866 GOLF COTTAGE DRIVE	10/14/22	\$149,900	WD	\$149,900	\$55,600	37.09	\$111,213	\$968	\$148,932	\$110,245	1.351
005-791-015-00 856 GOLF COTTAGE DRIVE 04/02/21 \$92,500 \$92,500 \$55,900 60.43 \$111,890 \$1,645 \$90,855 \$110,245 0.824   005-825-006-00 586 WILD TURKEY LANE 07/12/21 \$110,000 WD \$10,000 \$63,100 57.36 \$126,291 \$0 \$110,000 \$126,291 0.871   005-825-008-00 588 WILD TURKEY LANE 08/20/21 \$79,900 WD \$79,900 \$42,600 53.32 \$85,147 \$0 \$79,900 \$85,147 0.938   005-825-010-00 590 OSPREY LANE 03/25/22 \$150,000 WD \$150,000 \$63,100 42.07 \$126,291 \$0 \$150,000 \$126,291 1.188   005-825-012-00 592 OSPREY LANE 04/25/22 \$85,000 WD \$85,000 \$42,600 50.12 \$85,147 \$0 \$150,000 \$126,291 1.188   005-825-012-00 592 OSPREY LANE 04/25/22 \$85,000 WD \$85,000 \$42,600 50.12 \$85,147 \$0 \$85,000 \$85,147 0.998   Totals: \$3,264,700 \$3,264,700	005-791-008-00	863 GOLF COTTAGE DRIVE	05/01/21	\$95,000	WD	\$95,000	\$55,800	58.74	\$111,571	\$1,326	\$93,674	\$110,245	0.850
005-825-006-00   586 WILD TURKEY LANE   07/12/21   \$110,000   WD   \$63,100   57.36   \$126,291   \$0   \$110,000   \$126,291   0.871     005-825-008-00   588 WILD TURKEY LANE   08/20/21   \$79,900   WD   \$79,900   \$42,600   53.32   \$85,147   \$0   \$79,900   \$85,147   0.938     005-825-010-00   590 OSPREY LANE   03/25/22   \$150,000   WD   \$150,000   \$63,100   42.07   \$126,291   \$0   \$150,000   \$126,291   1.188     005-825-012-00   592 OSPREY LANE   04/25/22   \$85,000   WD   \$85,000   \$42,600   50.12   \$85,147   \$0   \$85,000   \$126,291   1.188     005-825-012-00   592 OSPREY LANE   04/25/22   \$85,000   WD   \$85,000   \$42,600   50.12   \$85,147   \$0   \$85,000   \$85,147   0.998     Totals:   \$3,264,700   \$3,264,700   \$1,540,400   \$3,081,027   \$3,228,793   \$3,045,120	005-791-013-00	858 GOLF COTTAGE DRIVE	08/31/22	\$148,500	WD	\$148,500	\$56,000	37.71	\$111,912	\$1,667	\$146,833	\$110,245	1.332
005-825-008-00   588 WILD TURKEY LANE   08/20/21   \$79,900   \$79,900   \$42,600   53.32   \$85,147   \$0   \$79,900   \$85,147   0.938     005-825-010-00   590 OSPREY LANE   03/25/22   \$150,000   WD   \$150,000   \$63,100   42.07   \$126,291   \$0   \$150,000   \$126,291   1.188     005-825-012-00   592 OSPREY LANE   04/25/22   \$85,000   WD   \$85,000   \$42,600   50.12   \$85,147   \$0   \$85,000   \$85,147   0.998     Totals:   \$3,264,700   \$3,264,700   \$1,540,400   \$3,081,027   \$3,228,793   \$3,045,120	005-791-015-00	856 GOLF COTTAGE DRIVE	04/02/21	\$92,500	WD	\$92,500	\$55,900	60.43	\$111,890	\$1,645	\$90,855	\$110,245	0.824
005-825-010-00   590   OSPREY LANE   03/25/22   \$150,000   WD   \$150,000   \$63,100   42.07   \$126,291   \$0   \$126,291   1.188     005-825-012-00   592   OSPREY LANE   04/25/22   \$85,000   WD   \$85,000   \$42,600   50.12   \$85,147   \$0   \$85,000   \$85,147   0.998     Totals:   \$3,264,700   \$3,264,700   \$1,540,400   \$3,081,027   \$3,228,793   \$3,045,120	005-825-006-00	586 WILD TURKEY LANE	07/12/21	\$110,000	WD	\$110,000	\$63,100	57.36	\$126,291	\$0	\$110,000	\$126,291	0.871
005-825-012-00   592 OSPREY LANE   04/25/22   \$85,000   WD   \$85,000   \$42,600   50.12   \$85,147   \$0   \$85,000   \$85,147   0.998     Totals:   \$3,264,700   \$3,264,700   \$1,540,400   \$3,081,027   \$3,228,793   \$3,045,120	005-825-008-00	588 WILD TURKEY LANE	08/20/21	\$79,900	WD	\$79,900	\$42,600	53.32	\$85,147	\$0	\$79,900	\$85,147	0.938
Totals: \$3,264,700 \$3,264,700 \$1,540,400 \$3,081,027 \$3,228,793 \$3,045,120	005-825-010-00	590 OSPREY LANE	03/25/22	\$150,000	WD	\$150,000	\$63,100	42.07	\$126,291	\$0	\$150,000	\$126,291	1.188
	005-825-012-00	592 OSPREY LANE	04/25/22	\$85,000	WD	\$85,000	\$42,600	50.12	\$85,147	\$0	\$85,000	\$85,147	0.998
E.C.F. => 1.060			Totals:	\$3,264,700		\$3,264,700	\$1,540,400		\$3,081,027		\$3,228,793	\$3,045,120	
												E.C.F. =>	1.060

Commercial ECF												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	As d/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
001-015-000-140-00	4610 AIRPORT RD	11/10/22	\$120,000	WD	\$120,000	\$41,900	34.92	\$99,977	\$57,238	\$62,762	\$63,223	0.993
001-022-000-590-05	4890 SALLING AVE (CR 612)	02/22/22	\$176,000	WD	\$176,000	\$0	0.00	\$641,554	\$118,682	\$57,318	\$773,479	0.074
001-022-000-610-00	4730 SALLING AVE (CR 612)	08/10/20	\$42,000	LC	\$42,000	\$36,500	86.90	\$85,589	\$32,668	\$9,332	\$78,286	0.119
001-023-000-340-00	3229 CO RD 491	01/06/23	\$120,000	WD	\$120,000	\$26,900	22.42	\$86,901	\$56,033	\$63,967	\$45,663	1.401
001-026-000-150-12	2781 S CO RD 489	02/23/22	\$230,000	WD	\$230,000	\$0	0.00	\$255,439	\$39,484	\$190,516	\$256,784	0.742
001-027-000-010-02	4965 SALLING AVE (CR 612)	06/07/21	\$275,000	WD	\$275,000	\$157,900	57.42	\$267,565	\$104,081	\$170,919	\$241,840	0.707
001-027-000-020-00	4865 SALLING AVE (CR 612)	09/23/21	\$70,000	WD	\$70,000	\$29,600	42.29	\$112,401	\$51,689	\$18,311	\$68,913	0.266
001-027-000-020-00	4865 SALLING AVE (CR 612)	09/16/22	\$125,000	LC	\$125,000	\$31,700	25.36	\$112,401	\$51,689	\$73,311	\$68,913	1.064
001-028-000-160-01	3521 CO RD 612	04/11/23	\$500,000		\$500,000	\$176,800	35.36	\$364,773	\$70,273	\$429,727	\$435,651	0.986
001-502-000-001-00	2438 LAKEVIEW AVE	03/24/23	\$265,000	WD	\$265,000	\$151,600	57.21	\$293,073	\$15,186	\$249,814	\$253,085	0.987
001-625-000-003-01	4156 SALLING AVE (CR 612)	09/16/20	\$70,000		\$70,000	\$49,400	70.57	\$33,127	\$15,207	\$54,793	\$21,308	2.571
001-629-000-001-00	4402 SALLING AVE (CR 612)	11/13/20	\$80,000	WD	\$80,000	\$57,800	72.25	\$115,190	\$25,857	\$54,143	\$106,349	0.509
001-631-000-001-00	4524 SALLING AVE (CR 612)	05/14/23	\$175,000	LC	\$175,000	\$106,300	60.74	\$213,869	\$101,866	\$73,134	\$165,685	0.441
001-632-000-011-00	4632 SALLING AVE (CR 612)	02/05/21	\$118,000		\$118,000	\$37,200	31.53	\$113,091	\$41,015	\$76,985	\$106,621	0.722
001-633-000-004-00	3051 BAY ST	12/16/21	\$150,000	MLC	\$150,000	\$63,800	42.53	\$149,027	\$42,287	\$107,713	\$157,899	0.682
001-637-000-007-00	4481 SALLING AVE (CR 612)	02/22/21	\$90,000		\$90,000	\$45,400	50.44	\$134,853	\$36,360	\$53,640	\$111,797	0.480
001-638-000-002-00	2947 KNEELAND ST	05/20/21	\$105,000		\$105,000	\$62,300	59.33	\$149,251	\$18,180	\$86,820	\$193,892	0.448
001-638-000-002-01	2947 KNEELAND ST	05/20/21	\$105,000	WD	\$105,000	\$0	0.00	\$69,334	\$6,060	\$98,940	\$93,601	1.057
001-638-000-002-02	2947 KNEELAND ST	05/20/21	\$105,000		\$105,000	\$0	0.00	\$109,394	\$12,120	\$92,880	\$143,896	0.645
001-639-000-009-01	2956 KNEELAND ST	10/06/20	\$33,000		\$33,000	\$23,200	70.30	\$47,304	\$12,548	\$20,452	\$51,414	0.398
001-640-000-005-02	4291 SALLING AVE (CR 612)	11/01/22	\$153,500		\$153,500	\$201,900	131.53	\$328,259	\$93,120	\$60,380	\$279,595	0.216
001-641-000-009-00	2964 ALEXANDER ST	02/25/22	\$200,000	WD	\$200,000	\$38,800	19.40	\$115,586	\$43,273	\$156,727	\$85,985	1.823
001-650-000-009-00	2850 KNEELAND ST	10/29/21	\$225,000	WD	\$225,000	\$29,100	12.93	\$83,517	\$36,360	\$188,640	\$69,759	2.704
		Totals:	\$3,532,500		\$3,532,500	\$1,368,100		\$3,981,475		\$2,451,224	\$3,873,636	
											E.C.F. =>	0.633

<b>Multi Jurisdiction I</b>	ndustrial ECF											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
051-245-045-00	337 STATE ST	12/28/20	\$270,000	WD	\$270,000	\$75 <i>,</i> 000	27.78	\$253,247	\$28 <i>,</i> 800	\$241,200	\$266,248	0.906
051-300-001-00	100 AIR INDUSTRIAL PARK DR	09/30/20	\$375,000	WD	\$375,000	\$128,300	34.21	\$337,910	\$93,639	\$281,361	\$289,764	0.971
051-300-002-00	200 AIR INDUSTRIAL PARK DR	03/25/20	\$250,000	WD	\$250,000	\$75,000	30.00	\$311,826	\$106,214	\$143,786	\$243,905	0.590
051-301-003-50	1320 BOYNE AVE	01/17/23	\$478,760	CD	\$478,760	\$185,400	38.73	\$424,550	\$194,642	\$284,118	\$272,726	1.042
051-301-004-10	1254 BOYNE AVE	07/27/22	\$1,500,000	WD	\$1,500,000	\$425,300	28.35	\$1,494,809	\$310,756	\$1,189,244	\$1,824,427	0.652
051-336-163-25	615 BEARDSLEY ST	09/09/21	\$305,000	WD	\$305,000	\$198,300	65.02	\$660,457	\$303,513	\$1,487	\$423,421	0.004
051-336-166-20	1311 BOYNE AVE	04/01/21	\$529,000	LC	\$529,000	\$202,500	38.28	\$497,479	\$258,196	\$270,804	\$283,847	0.954
014-015-003-00	8250 LORD RD	05/28/21	\$875,000	PTA	\$875,000	\$390,500	44.63	\$780,951	\$585 <i>,</i> 481	\$289,519	\$348,578	0.831
		Totals:	\$4,582,760		\$4,582,760	\$1,680,300		\$4,761,229		\$2,701,519	\$3,952,916	
											E.C.F. =>	0.683