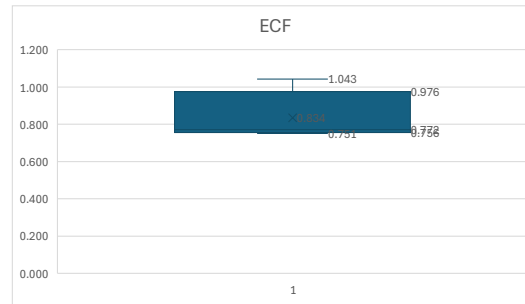


140 Busy Road - M91 & M57

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
008-007-010-00	11890 W CARSON CITY RD	12/13/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,200	50.14	\$152,375	\$25,350	\$114,650	\$152,674	0.751	1,148	\$99.87	140	8.3489	1-STORY	\$25,350	
008-021-019-10	9143 S GREENVILLE RD	12/06/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,700	36.47	\$160,109	\$22,433	\$127,567	\$165,476	0.771	1,570	\$81.25	140	6.3525	1.25-1.75 STY	\$22,433	
008-033-012-01	11245 S GREENVILLE RD	11/14/23	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$98,200	44.94	\$225,749	\$123,940	\$94,560	\$122,367	0.773	1,320	\$71.64	140	6.1674	1-STORY	\$97,985	
008-050-013-00	11729 W CARSON CITY RD	07/11/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$74,000	34.42	\$174,847	\$16,610	\$198,390	\$190,189	1.043	1,380	\$143.76	140	20.8688	1.25-1.75 STY	\$16,610	
Totals:			\$723,500			\$723,500	\$297,100		\$713,080		\$535,167	\$630,706			\$99.13		1.4087			
								Sale. Ratio =>	41.06				E.C.F. =>	0.849	Std. Deviation=>		0.1394753			
								Std. Dev. =>	7.35				Ave. E.C.F. =>	0.834	Ave. Variance=>		10.4344	Coefficient of Var=>		12.50474851



2026 ECF Applied 0.834

Outlier

008-050-010-00	11527 W CARSON CITY RD	11/22/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$50,400	22.01	\$183,811	\$26,229	\$202,771	\$189,401	1.071	912	\$222.34	140	23.6154	1-STORY	\$25,089
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150 Pine Valley Woodvale Fawn Ridge ECF

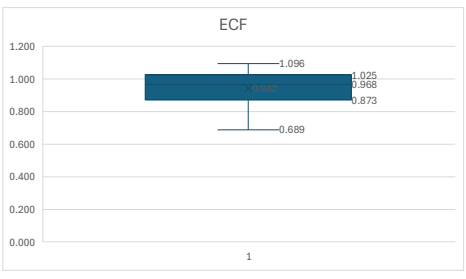
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
008-410-015-00	10759 PINE VALLEY DR	01/12/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$333,000	54.15	\$561,986	\$71,740	\$543,260	\$605,990	0.896	4,064	\$133.68	150	8.3030	2-STORY	\$71,740	
008-410-016-00	10727 PINE VALLEY DR	02/28/25	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$389,100	72.73	\$584,036	\$79,175	\$455,825	\$624,056	0.730	4,064	\$112.16	150	8.3030	2-STORY	\$79,175	
Totals:			\$1,150,000			\$1,150,000	\$722,100		\$1,146,022		\$999,085	\$1,230,046			\$122.92		0.1219			
								Sale. Ratio =>	62.79			E.C.F. =>	0.812	Std. Deviation=>		0.11742186				
								Std. Dev. =>	13.14			Ave. E.C.F. =>	0.813	Ave. Variance=>		8.3030	Coefficient of Var=>	10.20707347		

2026 ECF Applied 0.812

401 RES West M&B ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	
008-005-002-00	10109 W WISE RD	08/30/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$52,200	49.71	\$127,573	\$42,750	\$62,250	\$90,333	0.889	1,519	\$40.98	401	25.2667	1-STORY	\$42,750		
008-005-025-21	6544 RED PINE DR	05/01/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$213,400	42.68	\$527,659	\$64,570	\$435,430	\$493,173	0.883	2,839	\$153.37	401	5.8865	1.25-1.75 STY	\$64,570		
008-005-035-00	10688 VELMA DR	02/18/25	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$93,300	42.41	\$220,928	\$55,408	\$164,592	\$164,697	0.999	1,794	\$91.75	401	5.7584	BI-LEVEL	\$55,408	008-390-010-50	
008-008-017-00	10649 W HARLOW RD	05/30/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$83,000	35.32	\$218,495	\$38,972	\$196,028	\$191,185	1.025	1,400	\$140.02	401	8.3549	1-STORY	\$35,800		
008-008-030-00	7330 S YOUNGMAN RD	07/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$112,500	36.29	\$318,266	\$59,597	\$250,403	\$275,473	0.909	1,788	\$140.05	401	3.2788	1-STORY	\$34,030		
008-008-035-00	7531 S SATTERLEE RD	08/19/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$175,100	38.07	\$453,338	\$79,910	\$380,090	\$397,687	0.956	2,397	\$158.57	401	1.3971	1.25-1.75 STY	\$70,483		
008-008-043-50	7725 S YOUNGMAN RD	08/21/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$93,700	36.75	\$225,824	\$26,796	\$228,204	\$211,957	1.077	1,975	\$115.55	401	13.4869	BI-LEVEL	\$26,796		
008-017-040-01	10628 BALDWIN RD	06/04/24	\$722,000	WD	03-ARM'S LENGTH	\$722,000	\$405,100	56.11	\$758,898	\$219,520	\$502,480	\$574,417	0.875	3,128	\$180.64	401	6.7016	1.25-1.75 STY	\$163,842		
008-019-023-20	11992 KEIBER NE	07/08/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$113,800	40.64	\$244,308	\$30,396	\$249,604	\$227,808	1.096	1,488	\$167.74	401	15.3895	1.25-1.75 STY	\$30,396		
008-019-028-02	11701 W BAKER RD	10/20/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$137,800	36.75	\$398,830	\$66,100	\$308,900	\$354,345	0.872	1,232	\$250.73	401	7.0032	2-STORY	\$66,100		
008-020-013-00	9250 S STAKES RD	06/18/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$171,700	57.23	\$317,559	\$100,749	\$199,251	\$230,895	0.863	2,262	\$88.09	401	7.8829	1-STORY	\$86,701		
008-028-008-44	10088 EMMA DR	11/21/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$148,800	39.68	\$362,420	\$76,972	\$298,028	\$303,991	0.980	2,314	\$128.79	401	3.8602	BI-LEVEL	\$51,884		
008-029-011-34	10038 W RILEY LANE	02/22/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$153,500	35.70	\$399,260	\$63,218	\$366,782	\$357,872	1.025	1,774	\$206.75	401	8.3116	1.25-1.75 STY	\$54,628		
008-029-016-00	10966 S STAKES RD	05/15/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$166,800	40.19	\$463,448	\$120,708	\$294,292	\$365,005	0.806	2,324	\$126.63	401	13.5513	1.25-1.75 STY	\$64,975		
008-029-017-10	10013 W BAKER RD	04/17/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$171,800	44.05	\$357,231	\$32,995	\$357,231	\$345,299	1.034	1,864	\$191.53	401	9.2119	MODULAR	\$32,995		
008-030-015-01	10616 S JOHNSON RD	03/15/24	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$140,900	39.92	\$340,567	\$54,324	\$298,676	\$304,838	0.980	1,298	\$230.10	401	3.8005	1-STORY	\$54,324		
Totals:			\$5,725,000			\$5,725,000	\$2,433,400		\$5,734,604		\$4,592,015	\$4,888,977			\$149.46			0.2522			
										Sale. Ratio =>	42.50										
										Std. Dev. =>	6.82										
										E.C.F. =>	0.939	Std. Deviation=>	0.10740808								
										Ave. E.C.F. =>	0.942	Ave. Variance=>	8.6964	Coefficient of Var=>	9.233957916						

ECF	
Mean	0.942
Standard Error	0.027
Median	0.968
Mode	#N/A
Standard Deviatio	0.107
Sample Variance	0.012
Kurtosis	0.472
Skewness	-0.716
Range	0.407
Minimum	0.689
Maximum	1.096
Sum	15.068
Count	16
2SD+	1.157
2SD-	0.727



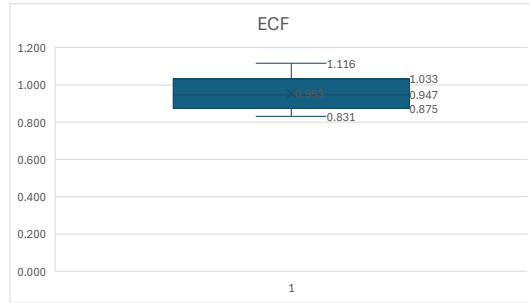
2026 ECF Applied - Single Family 0.939
Mobile Homes 1.137

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	
008-030-011-53	10340 KARTZ DR	12/29/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$33,500	27.92	\$138,670	\$42,547	\$77,453	\$86,542	0.895	1,308	\$59.21	401	4.6805	MH-SINGLE	\$40,110		
008-020-044-01	9863 AVALON RD	01/16/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$39,900	26.60	\$128,380	\$26,055	\$123,945	\$89,996	1.377	960	\$129.11	401	43.5451	MH-DOUBLE	\$24,383		
008-006-004-30	11633 W WISE RD	07/11/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,000	32.89	\$224,804	\$34,420	\$190,580	\$167,444	1.138	1,456	\$130.89	401	19.6388	MH-DOUBLE	\$34,420		
											\$391,978	\$343,982	1.140								
										Ave. E.C.F. =>	1.137										

402 RES East M&B ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
008-002-010-24	7978 W COUNTY FARM RD	10/23/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$73,200	35.53	\$230,889	\$64,154	\$141,846	\$170,660	0.831	1,607	\$88.27	402	12.2281	1.25-1.75 STY	\$44,510
008-003-033-00	6990 S VINING RD	04/12/24	\$164,700	WD	03-ARM'S LENGTH	\$164,700	\$93,800	56.95	\$181,850	\$23,787	\$140,913	\$161,784	0.871	1,111	\$126.83	402	8.2447	1-STORY	\$18,068
008-011-009-01	7531 W COUNTY FARM RD	01/12/24	\$158,650	WD	03-ARM'S LENGTH	\$158,650	\$62,800	39.58	\$166,409	\$30,882	\$127,768	\$138,718	0.921	1,120	\$114.08	402	3.2375	1-STORY	\$25,264
008-011-010-50	7094 S BACKUS RD	10/06/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$144,000	45.28	\$318,957	\$131,672	\$186,328	\$191,694	0.972	1,372	\$135.81	402	1.8566	1-STORY	\$63,346
008-022-002-42	8421 COOPER CT	11/15/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$149,400	35.57	\$419,660	\$96,040	\$323,960	\$331,239	0.978	1,632	\$198.50	402	2.4585	1.25-1.75 STY	\$46,900
008-022-008-12	8312 W FLETCHER RD	09/05/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$76,900	27.96	\$249,475	\$70,639	\$204,361	\$183,046	1.116	1,181	\$173.04	402	16.3004	1.25-1.75 STY	\$61,580
008-024-011-00	6740 W FENWICK RD	04/03/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,000	34.63	\$193,078	\$35,610	\$169,390	\$161,175	1.051	1,200	\$141.16	402	9.7528	1-STORY	\$32,338
008-540-009-00	11893 S RIVER RD	02/28/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,000	40.50	\$212,327	\$78,716	\$121,284	\$136,756	0.887	1,108	\$109.46	402	6.6580	1-STORY	\$75,703
Totals:			\$1,947,350			\$1,947,350	\$752,100		\$1,972,645		\$1,415,850	\$1,475,072			\$135.89		0.6410		
									Sale. Ratio =>	38.62									
									Std. Dev. =>	8.68									
									E.C.F. =>	0.960	Std. Deviation=>	0.09581408							
									Ave. E.C.F. =>	0.963	Ave. Variance=>	7.5921	Coefficient of Var=>	7.962815185					

ECF	
Mean	0.953
Standard Error	0.034
Median	0.947
Mode	#N/A
Standard Deviatio	0.096
Sample Variance	0.009
Kurtosis	-0.476
Skewness	0.555
Range	0.285
Minimum	0.831
Maximum	1.116
Sum	7.628
Count	8
2 SD+	1.145
2SD-	0.762



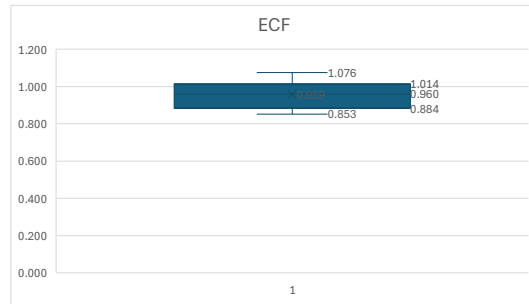
226 ECF Applied Single-Family 0.960
Mobile Homes 1.261

Mobile Homes																					
008-013-013-20	6141 W CARSON CITY RD	12/08/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,400	35.39	\$168,343	\$46,360	\$118,640	\$100,068	1.186	1,144	\$103.71	402	23.2151	MH-DOUBLE	\$46,360		
008-002-018-40	7342 W COUNTY FARM RD	06/09/23	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$71,600	29.34	\$230,923	\$67,978	\$176,022	\$133,671	1.317	1,352	\$130.19	402	36.3388	MH-DOUBLE	\$42,772		
													\$294,662	\$233,739	1.261						
															1.251						

404 KBH ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
008-006-001-22	6255 S JOHNSON RD	10/25/24	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$100,400	37.46	\$273,436	\$43,113	\$224,887	\$240,672	0.934	1,526	\$147.37	404	2.4353	BI-LEVEL	\$43,113		
008-006-002-22	6110 S JOHNSON RD	10/31/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,800	39.92	\$255,029	\$43,113	\$216,887	\$221,438	0.979	1,575	\$137.71	404	2.0683	BI-LEVEL	\$43,113		
008-070-011-00	11310 MEADOW WOOD CIR	04/25/23	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$96,100	36.47	\$289,837	\$48,299	\$215,201	\$252,391	0.853	1,565	\$137.51	404	10.6116	BI-LEVEL	\$42,477		
008-070-018-00	6188 AUTUMN RIDGE DR	05/30/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$100,700	38.73	\$280,735	\$43,189	\$216,811	\$248,219	0.873	1,565	\$138.54	404	8.5301	BI-LEVEL	\$41,857		
008-070-025-00	6149 AUTUMN RIDGE DR	11/26/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$102,000	32.90	\$296,611	\$47,857	\$262,143	\$259,931	1.009	1,565	\$167.50	404	4.9744	BI-LEVEL	\$41,966		
008-070-026-00	6135 AUTUMN RIDGE DR	04/26/24	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$105,500	38.50	\$277,639	\$54,720	\$219,280	\$232,935	0.941	1,528	\$143.51	404	1.7388	BI-LEVEL	\$42,837		
008-070-031-00	6023 AUTUMN RIDGE DR	02/06/24	\$288,900	WD	03-ARM'S LENGTH	\$288,900	\$117,400	40.64	\$277,475	\$45,211	\$243,689	\$242,700	1.004	1,102	\$221.13	404	4.5309	1-STORY	\$42,412		
008-070-038-00	11157 MEADOW WOOD CIR	07/23/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$128,600	42.16	\$325,304	\$45,902	\$259,098	\$291,956	0.887	1,746	\$148.40	404	7.1310	BI-LEVEL	\$42,876		
008-070-051-00	11029 MEADOW WOOD CIR	12/22/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$108,000	36.01	\$281,731	\$45,321	\$254,579	\$247,032	1.031	1,182	\$215.38	404	7.1783	1-STORY	\$42,753		
008-330-009-00	6346 S JOHNSON RD	08/02/24	\$319,575	WD	03-ARM'S LENGTH	\$319,575	\$129,700	40.59	\$292,852	\$77,428	\$242,147	\$225,103	1.076	1,565	\$154.73	404	11.6949	BI-LEVEL	\$43,392		
Totals:			\$2,848,875			\$2,848,875	\$1,092,200		\$2,850,649		\$2,354,722	\$2,462,378			\$161.18		0.2486				
								Sale. Ratio =>	38.34					E.C.F. =>	0.956	Std. Deviation=>		0.07325928			
								Std. Dev. =>	2.73					Ave. E.C.F. =>	0.959	Ave. Variance=>		6.0894	Coefficient of Var=>		6.351242228

ECF	
Mean	0.959
Standard Error	0.023
Median	0.960
Mode	#N/A
Standard Deviation	0.073
Sample Variance	0.005
Kurtosis	-1.080
Skewness	-0.001
Range	0.223
Minimum	0.853
Maximum	1.076
Sum	9.588
Count	10
2SD+	1.105
2SD-	0.812



2026 ECF Applied 0.956

412 Wildwood / Wildlife / Debbie / Red Pine / White Pine

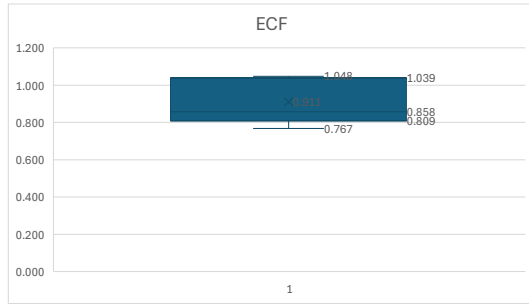
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
008-005-017-51	10900 DEBBIE DR	11/30/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$139,500	45.00	\$352,777	\$47,700	\$262,300	\$342,015	0.767	1,701	\$154.20	412	14.3781	2-STORY	\$47,700
008-005-017-52	10922 DEBBIE DR	03/19/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$100,700	38.73	\$227,975	\$45,334	\$214,666	\$204,754	1.048	1,363	\$157.50	412	13.7699	BI-LEVEL	\$45,334
008-005-017-54	10996 DEBBIE DR	04/21/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$146,100	34.38	\$439,720	\$56,981	\$368,019	\$429,080	0.858	1,512	\$243.40	412	5.3014	1-STORY	\$47,411
008-005-582-13	10648 WILDWOOD DR	12/09/24	\$240,000	OTH	03-ARM'S LENGTH	\$240,000	\$113,000	47.08	\$249,581	\$36,686	\$203,314	\$238,672	0.852	1,344	\$151.28	412	5.8851	MODULAR	\$36,686
008-005-584-03	10930 WILDLIFE DR	05/30/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$122,300	38.83	\$280,258	\$53,482	\$261,518	\$254,233	1.029	1,401	\$186.67	412	11.7946	1-STORY	\$48,082
Totals:			\$1,550,000			\$1,550,000	\$621,600		\$1,550,311		\$1,309,817	\$1,468,753			\$178.61		1.8919		

Sale. Ratio => 40.10
 Std. Dev. => 5.16

E.C.F. => 0.892
 Ave. E.C.F. => 0.911
 Std. Deviation=> 0.12228994
 Ave. Variance=> 10.2258
 Coefficient of Var=> 11.22843704

ECF

Mean	0.911
Standard Error	0.055
Median	0.858
Mode	#N/A
Standard Deviatio	0.122
Sample Variance	0.015
Kurtosis	-2.409
Skewness	0.211
Range	0.281
Minimum	0.767
Maximum	1.048
Sum	4.554
Count	5
2SD+	1.155
2SD-	0.666



2026 ECF Applied 0.892

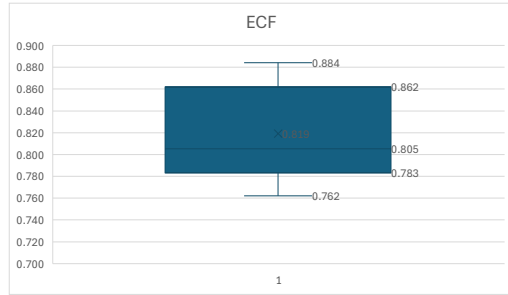
413 & 442 Ridgewood NW Plats ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
008-017-580-06	8204 CRESTVIEW DR	03/26/25	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$120,000	39.09	\$288,745	\$62,672	\$244,328	\$276,373	0.884	1,373	\$177.95	413	6.4946	2-STORY	\$62,672
008-060-001-00	7234 KAY DR	10/10/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$144,500	44.46	\$329,168	\$60,116	\$264,884	\$328,914	0.805	2,300	\$115.17	442	1.3778	TRI-LEVEL	\$56,384
008-320-006-00	7957 S YOUNGMAN RD	04/03/24	\$265,000	OTH	03-ARM'S LENGTH	\$265,000	\$116,300	43.89	\$268,556	\$59,391	\$205,609	\$255,703	0.804	1,474	\$139.49	442	1.5013	1-STORY	\$59,391
008-500-006-00	11929 W WISE RD	06/21/23	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$93,600	39.00	\$251,011	\$89,388	\$150,612	\$197,583	0.762	1,078	\$139.71	442	5.6834	1-STORY	\$66,903
008-580-005-00	8170 S YOUNGMAN RD	11/08/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,500	46.41	\$313,466	\$68,128	\$251,872	\$299,924	0.840	1,896	\$132.84	442	2.0679	1-STORY	\$64,136

Totals:	\$1,457,000		\$1,457,000		\$622,900		\$1,450,946		\$1,117,305		\$1,358,498		\$141.03				0.3350			
					Sale. Ratio =>		42.75		E.C.F. =>		0.822		Std. Deviation=>		0.04552745					
					Std. Dev. =>		3.35		Ave. E.C.F. =>		0.819		Ave. Variance=>		3.4250		Coefficient of Var=>		4.181406379	

ECF	
Mean	0.819
Standard Error	0.020
Median	0.805
Mode	#N/A
Standard Deviation	0.046
Sample Variance	0.002
Kurtosis	0.291
Skewness	0.412
Range	0.122
Minimum	0.762
Maximum	0.884
Sum	4.096
Count	5
2SD+	0.910
2SD-	0.728

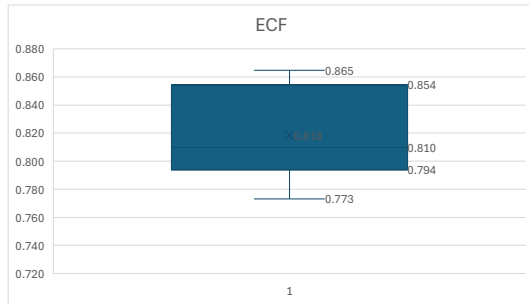
2026 ECF Applied 0.819



414 Green Timbers Baldwin Woods

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
008-240-017-00	10756 GREEN TIMBER DR	08/25/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$128,900	42.26	\$311,783	\$68,385	\$236,615	\$298,648	0.792	1,520	\$155.67	414	2.6039	TRI-LEVEL	\$68,337		
008-240-033-00	10765 TIMBERLINE DR	08/07/24	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$155,900	44.56	\$335,173	\$64,378	\$285,522	\$332,264	0.859	1,552	\$183.97	414	4.0997	1.25-1.75 STY	\$59,606		
008-240-037-00	10881 FOREST VALLEY	03/22/24	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$187,400	43.99	\$426,990	\$107,152	\$318,848	\$392,439	0.812	1,472	\$216.61	414	0.5849	1-STORY	\$80,613		
008-240-048-00	7132 TIMBER VIEW DR	05/09/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$183,100	45.78	\$390,267	\$63,962	\$336,038	\$400,374	0.839	2,182	\$154.00	414	2.0983	2-STORY	\$59,379		
008-240-058-00	7088 GREEN TIMBER CT	05/17/24	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$223,400	53.70	\$419,428	\$68,703	\$347,297	\$430,337	0.807	1,640	\$211.77	414	1.1292	1-STORY	\$68,703		
008-240-077-00	7460 HIGH TIMBER DR	11/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,800	42.27	\$304,881	\$66,053	\$233,947	\$293,041	0.798	1,882	\$124.31	414	1.9983	BI-LEVEL	\$66,053		
008-240-088-00	7224 HIGH TIMBER DR	11/22/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,400	52.80	\$313,322	\$54,295	\$245,705	\$317,825	0.773	2,423	\$101.41	414	4.5243	BI-LEVEL	\$54,295		
008-240-119-00	7304 MID TIMBER DR	07/23/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$135,500	53.14	\$243,481	\$54,790	\$200,210	\$231,523	0.865	1,116	\$179.40	414	4.6427	1-STORY	\$54,790		
Totals:			\$2,751,900			\$2,751,900	\$1,299,400		\$2,745,325		\$2,204,182	\$2,696,450			\$165.89		0.0888				
								Sale. Ratio =>	47.22					E.C.F. =>	0.817	Std. Deviation=>		0.03286865			
								Std. Dev. =>	5.03					Ave. E.C.F. =>	0.818	Ave. Variance=>		2.7102	Coefficient of Var=>		3.31183245

ECF	
Mean	0.818
Standard Error	0.012
Median	0.810
Mode	#N/A
Standard Deviation	0.033
Sample Variance	0.001
Kurtosis	-1.231
Skewness	0.313
Range	0.092
Minimum	0.773
Maximum	0.865
Sum	6.547
Count	8
2SD+	0.884
2SD-	0.753



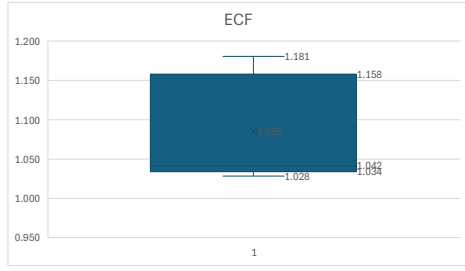
2026 ECF Applied 0.817

414 Rivers / Small Lakes / Streams

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
008-019-005-21	9211 OJIBWA TRL	04/25/24	\$433,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$433,000	\$136,700	31.57	\$409,826	\$129,611	\$303,389	\$267,381	1.135	1,456	\$208.37	415	4.9664	1.25-1.75 STY	\$129,611	008-019-005-22
008-019-039-01	11500 W BAKER RD	02/29/24	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$179,600	44.13	\$408,923	\$112,724	\$294,276	\$286,183	1.028	2,482	\$118.56	415	5.6726	1-STORY	\$102,295	
008-022-002-71	9060 RIVER RD	09/13/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$129,700	39.30	\$328,545	\$99,004	\$230,996	\$221,779	1.042	1,432	\$161.31	415	4.3446	MODULAR	\$78,976	
008-022-011-00	9037 S GREENVILLE RD	09/11/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$205,900	30.28	\$677,742	\$192,127	\$487,873	\$469,193	1.040	1,944	\$250.96	415	4.5194	1.25-1.75 STY	\$191,040	
008-030-005-15	11582 RIEHL WAY	07/14/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$80,600	29.85	\$243,956	\$58,957	\$211,043	\$178,743	1.181	1,250	\$168.83	415	9.5700	1-STORY	\$58,957	
Totals:			\$2,120,000			\$2,120,000	\$732,500		\$2,068,992		\$1,527,577	\$1,423,278			\$181.61		1.1725			

Sale. Ratio => 34.55 E.C.F. => 1.073 Std. Deviation=> 0.068507
 Std. Dev. => 6.37 Ave. E.C.F. => 1.085 Ave. Variance=> 5.8146 Coefficient of Var=> 5.359036333

ECF	
Mean	1.085
Standard Error	0.031
Median	1.042
Mode	#N/A
Standard Deviation	0.069
Sample Variance	0.005
Kurtosis	-1.868
Skewness	0.832
Range	0.152
Minimum	1.028
Maximum	1.181
Sum	5.425
Count	5
2SD+	1.222
2SD-	0.948



2026 ECF Applied 1.073

Outlier																				
008-022-018-20	9902 S RIVER RD	04/03/23	\$625,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$625,000	\$255,200	40.83	\$794,582	\$133,273	\$491,727	\$631,020	0.779	2,440	\$201.53	415	30.5749	1.25-1.75 STY	\$115,911	008-021-052-10

419 Baldwin Lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
008-460-016-00	761 E BALDWIN LAKE DR	08/05/24	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$119,100	27.92	\$416,069	\$171,485	\$255,015	\$282,430	0.903	1,600	\$159.38	419	3.7026	TRI-LEVEL	\$171,485		
008-460-020-00	771 E BALDWIN LAKE DR	07/19/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$73,900	22.06	\$342,370	\$170,427	\$164,573	\$198,549	0.829	1,146	\$143.61	419	3.7026	1.25-1.75 STY	\$170,427		
Totals:			\$761,500			\$761,500	\$193,000		\$758,439		\$419,588	\$480,978			\$151.50		0.6457				
								Sale. Ratio =>	25.34				E.C.F. =>	0.872	Std. Deviation=>		0.05236302				
								Std. Dev. =>	4.15				Ave. E.C.F. =>	0.866	Ave. Variance=>		3.7026	Coefficient of Var=>	4.276008305		

2026 ECF Applied 0.866

424 Burgess Lake & Preserve

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale			
008-085-011-00	9350 COTTAGE PARK DR	02/28/22	\$900,000	WD	03-ARM'S LENGTH	\$958,086	\$365,000	38.10	\$1,064,478	\$297,130	\$660,956	\$659,234	1.003	2,506	\$263.75	424	11.0394	CONTEMPORARY	\$288,360				
008-085-012-00	9362 COTTAGE PARK DR	07/19/22	\$1,569,000	WD	03-ARM'S LENGTH	\$1,643,324	\$438,200	26.67	\$1,578,921	\$316,908	\$1,326,416	\$1,084,204	1.223	3,068	\$432.34	424	11.0394	CONTEMPORARY	\$284,985				
Totals:			\$2,469,000			\$2,601,410	\$803,200		\$2,643,399		\$1,987,372	\$1,743,437			\$348.04		2.6909						
												Sale. Ratio =>	30.88			E.C.F. =>	1.140	Std. Deviation=>	0.15612111				
												Std. Dev. =>	8.08			Ave. E.C.F. =>	1.113	Ave. Variance=>	11.0394	Coefficient of Var=>	9.918563362		

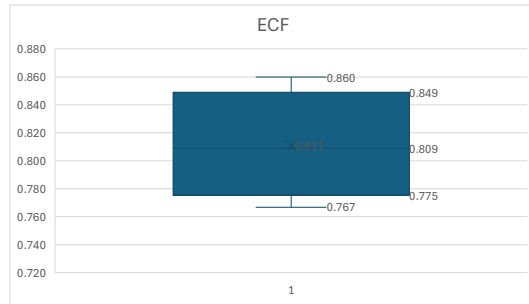
2026 ECF Applied 1.113

Outliers - partial construction

008-090-025-00	771 PALMER DR	05/24/23	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$176,100	31.90	\$479,212	\$216,845	\$335,155	\$235,730	1.422	3,002	\$111.64	424	40.2123	1.25-1.75 STY	\$208,635	
008-280-057-00	342 BURGESS LAKE	04/14/23	\$294,000	WD	19-MULTI PARCEL A	\$294,000	\$122,800	41.77	\$241,357	\$151,096	\$142,904	\$64,197	2.226	948	\$150.74	424	40.2123	1-STORY	\$145,761	008-280-019-00, 008-280-073-60

440 SW Plats ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
008-065-001-00	11983 GALA WAY	06/20/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$135,000	47.37	\$271,598	\$78,808	\$206,192	\$239,789	0.860	1,672	\$123.32	440	4.8826	BI-LEVEL	\$78,808		
008-375-001-00	10530 NADIRA WAY	11/25/24	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$189,100	42.88	\$458,737	\$75,158	\$365,842	\$477,088	0.767	1,737	\$210.62	440	4.4242	1-STORY	\$66,691		
008-375-002-00	10564 NADIRA WAY	06/05/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$161,800	35.96	\$444,261	\$72,243	\$377,757	\$462,709	0.816	1,737	\$217.48	440	0.5338	1-STORY	\$62,908		
008-720-003-05	11410 S JOHNSON RD	07/31/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$243,900	43.95	\$556,344	\$178,190	\$376,810	\$470,341	0.801	2,140	\$176.08	440	0.9922	1.25-1.75 STY	\$115,150		
Totals:			\$1,731,000			\$1,731,000	\$729,800		\$1,730,940		\$1,326,601	\$1,649,927			\$181.87		0.7028				
									Sale. Ratio =>	42.16			E.C.F. =>	0.804	Std. Deviation=>		0.03859329				
									Std. Dev. =>	4.79			Ave. E.C.F. =>	0.811	Ave. Variance=>		2.7082	Coefficient of Var=>	3.339098474		



2026 ECF Applied 0.804

441 NE Plats ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
008-120-064-00	8874 EASTERN AVE	07/21/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$61,300	42.28	\$152,552	\$28,114	\$116,886	\$151,569	0.771	1,040	\$112.39	441	2.8568	1-STORY	\$28,114		
008-400-001-00	8546 S BERRIDGE RD	12/22/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$51,000	22.27	\$210,565	\$30,836	\$198,164	\$218,915	0.905	1,456	\$136.10	441	10.5468	1.25-1.75 STY	\$30,836		
008-400-004-00	8600 S BERRIDGE RD	06/16/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$55,100	43.39	\$137,924	\$46,555	\$80,445	\$111,290	0.723	1,112	\$72.34	441	7.6900	1-STORY	\$30,841		
Totals:			\$501,000			\$501,000	\$167,400		\$501,041		\$395,495	\$481,773			\$106.94		2.1172				
								Sale. Ratio =>	33.41				E.C.F. =>	0.821	Std. Deviation=>		0.09448122				
								Std. Dev. =>	11.88				Ave. E.C.F. =>	0.800	Ave. Variance=>		7.0312	Coefficient of Var=>	8.791866474		

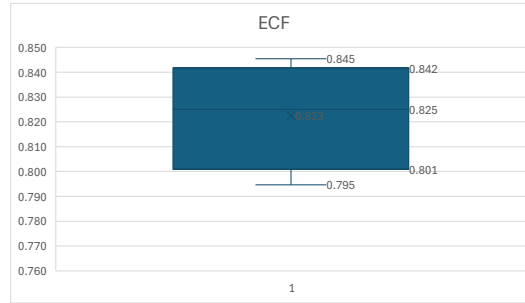
2026 ECF Applied 0.821

Outlier

008-120-055-00	8842 EASTERN AVE	08/02/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$53,500	27.72	\$137,313	\$31,759	\$161,241	\$128,568	1.254	960	\$167.96	441	45.4392	1-STORY	\$31,759
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443 River Ridge ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
008-200-003-00	8795 KATHRYN DR	09/05/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$168,800	47.55	\$364,569	\$55,017	\$299,983	\$377,502	0.795	2,127	\$141.04	443	2.7855	2-STORY	\$55,017	
008-200-023-00	9665 ALFRED PLACE	07/18/24	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$118,400	33.84	\$346,204	\$52,906	\$296,994	\$357,681	0.830	1,860	\$159.67	443	0.7826	1.25-1.75 STY	\$52,906	
008-200-024-00	9685 ALFRED PLACE	09/07/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$158,500	42.27	\$375,120	\$79,118	\$295,882	\$360,978	0.820	1,784	\$165.85	443	0.2839	1-STORY	\$52,822	
008-640-005-00	9660 RIVERSIDE DR	04/03/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$126,200	41.38	\$298,924	\$102,573	\$202,427	\$239,452	0.845	1,223	\$165.52	443	2.2868	1-STORY	\$102,573	
Totals:			\$1,384,900			\$1,384,900	\$571,900		\$1,384,817		\$1,095,286	\$1,335,613			\$158.02		0.2445			
								Sale. Ratio =>	41.30				E.C.F. =>	0.820	Std. Deviation=>		0.02135532			
								Std. Dev. =>	5.65				Ave. E.C.F. =>	0.823	Ave. Variance=>		1.5347	Coefficient of Var=>		1.865894008



2026 ECF Applied 0.820

Neighborhoods Used: 201 - 201 COM M57, 203 - 203 COM M91 & M57 EAST

6364 S GREENVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-004-002-21	06/01/2023 203	201	850,000	264,276
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	3041	3523	0.863	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	582683	674866	0.863	



11470 W CARSON CITY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-007-019-12	05/17/2023 201	201	730,000	330,838
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	399162	402194	0.992	



6765 S GREENVILLE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-003-012-10	04/04/2023 203	201	600,000	133,078
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	466922	476406	0.980	



AG Building ECF

01/16/2026
09:20 AM

ECF Analysis for: 008 - EUREKA CHARTER TOWNSHIP

Page: 1/14
DB: Eureka 2026

Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

8204 CRESTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-017-580-06	03/26/2025 413	401	307,000	62,672	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	90	244,328	276,372	0.884



10922 DEBBIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-005-017-52	03/19/2025 412	401	260,000	45,334	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	82	214,666	204,754	1.048



10727 PINE VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-410-016-00	02/28/2025 150	401	535,000	79,175	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	61	455,825	624,055	0.730



11893 S RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-540-009-00	02/28/2025 402	401	200,000	78,716	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	64	121,284	136,756	0.887



10688 VELMA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-005-035-00	02/18/2025 401	401	220,000	55,408	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75	164,592	164,697	0.999

!!MULTI-PARCEL SALE!!



11868 W BARBER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-018-001-11	02/13/2025 401	401	528,000	75,577	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	99	452,423	455,894	0.992



10648 WILDWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-005-582-13	12/09/2024 412	401	240,000	36,686	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	79	203,314	238,672	0.852



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

7304 MID TIMBER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-240-119-00 12/06/2024 414 401 261,000 54,790
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 84 206,210 231,523 0.891



6149 AUTUMN RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-070-025-00 11/26/2024 404 401 310,000 47,857
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 92 262,143 259,931 1.009



10530 NADIRA WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-375-001-00 11/25/2024 440 401 441,000 75,158
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 95 365,842 477,088 0.767



7224 HIGH TIMBER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-240-088-00 11/22/2024 414 401 300,000 54,295
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 79 245,705 317,824 0.773



8170 S YOUNGMAN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-580-005-00 11/08/2024 442 401 320,000 68,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 65 251,872 299,924 0.840



6110 S JOHNSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-006-002-22 10/31/2024 404 401 260,000 43,113
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 90 216,887 221,438 0.979



6255 S JOHNSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-006-001-22 10/25/2024 404 401 268,000 43,113
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 88 224,887 240,672 0.934



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

7978 W COUNTY FARM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-002-010-24	10/23/2024 402	401	206,000	44,510
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	74	144,639	170,660
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16851	19883	0.848	



9060 RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-022-002-71	09/13/2024 415	401	330,000	78,976
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	73	230,002	221,779
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	21022	20271	1.037	



7531 S SATTERLEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-008-035-00	08/19/2024 401	401	460,000	75,649
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	75	380,227	397,687
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4124	4313	0.956	



10765 TIMBERLINE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-240-033-00	08/07/2024 414	401	349,900	64,378
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	84	285,522	332,264



761 E BALDWIN LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-460-016-00	08/05/2024 419	401	426,500	171,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	92	255,015	282,430



8842 EASTERN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-120-055-00	08/02/2024 441	401	193,000	31,759
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	85	161,241	128,568



6346 S JOHNSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-330-009-00	08/02/2024 404	401	319,575	56,784
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	91	240,471	225,103
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22320	20894	1.068	



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

11410 S JOHNSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-720-003-05	07/31/2024 440	401	555,000	128,564	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	88	385,290	470,341	0.819
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	41146	50229	0.819		



7304 MID TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-240-119-00	07/23/2024 414	401	255,000	54,790	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	84	200,210	231,523	0.865



11157 MEADOW WOOD CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-070-038-00	07/23/2024 404	401	305,000	45,902	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	96	259,098	291,956	0.887



771 E BALDWIN LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-460-020-00	07/19/2024 419	401	335,000	170,427	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	92	164,573	198,549	0.829



9665 ALFRED PLACE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-200-023-00	07/18/2024 443	401	349,900	52,906	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	82	296,994	357,681	0.830



11633 W WISE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-006-004-30	07/11/2024 401	401	225,000	34,420	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MH-DOUBLE	66	190,580	167,444	1.138



11992 KEIBER NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-019-023-20	07/08/2024 401	401	280,000	30,396	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	83	249,604	227,808	1.096



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-065-001-00	06/20/2024 440	401	285,000	78,808
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	78	206,192	239,789
				E.C.F. 0.860



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-020-013-00	06/18/2024 401	401	300,000	88,742
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	63	200,695	230,895
Agricultural Buildings:			ResidualValue	CostByManual
			10563	12152
				E.C.F. 0.869



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-017-040-01	06/04/2024 401	401	722,000	198,947
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	79	504,755	574,417
Agricultural Buildings:			ResidualValue	CostByManual
			18298	20823
				E.C.F. 0.879



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-070-018-00	05/30/2024 404	401	260,000	43,189
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	89	216,811	248,219
				E.C.F. 0.873



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-005-584-03	05/30/2024 412	401	315,000	53,482
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	77	261,518	254,233
				E.C.F. 1.029



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-240-058-00	05/17/2024 414	401	416,000	68,703
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	85	347,297	430,338
				E.C.F. 0.807



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-240-048-00	05/09/2024 414	401	400,000	63,962
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2-STORY	84	336,038	400,375
				E.C.F. 0.839



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

11621 W WISE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-006-004-40 05/03/2024 401 401 355,000 40,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 77 300,682 263,603 1.141
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14197 12446 1.141



6135 AUTUMN RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-070-026-00 04/26/2024 404 401 274,000 56,547
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 85 217,453 232,935 0.934



9211 OJIBWA TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-019-005-21 04/25/2024 415 401 433,000 129,611
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 75 303,389 267,381 1.135
!!MULTI-PARCEL SALE!!



10013 W BAKER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-029-017-10 04/17/2024 401 401 390,000 32,995
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 80 357,005 345,299 1.034



6990 S VINING RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-003-033-00 04/12/2024 402 401 164,700 23,787
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 72 140,913 161,784 0.871



9660 RIVERSIDE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-640-005-00 04/03/2024 443 401 305,000 102,573
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 87 202,427 239,452 0.845



6740 W FENWICK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-024-011-00 04/03/2024 402 401 205,000 35,610
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home 1-STORY 64 169,390 161,175 1.051



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

7957 S YOUNGMAN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-320-006-00 04/03/2024 442 401 265,000 59,391
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 67 205,609 255,703 0.804



10881 FOREST VALLEY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-240-037-00 03/22/2024 414 401 426,000 107,152
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 85 318,848 392,439 0.812



10616 S JOHNSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-030-015-01 03/15/2024 401 401 353,000 54,324
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 83 298,676 304,838 0.980



11500 W BAKER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-019-039-01 02/29/2024 415 401 407,000 103,496
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 63 293,912 286,183 1.027
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9592 9340 1.027



10038 W RILEY LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-029-011-34 02/22/2024 401 401 430,000 54,628
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 74 366,469 357,872 1.024
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8903 8694 1.024



6023 AUTUMN RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-070-031-00 02/06/2024 404 401 288,900 45,211
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 88 243,689 242,700 1.004



7531 W COUNTY FARM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-011-009-01 01/12/2024 402 401 158,650 30,882
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 68 127,768 138,717 0.921



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

10759 PINE VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-410-015-00	01/12/2024 150	401	615,000	71,740	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	61	543,260	605,990	0.896



10340 KARTZ DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-030-011-53	12/29/2023 401	401	120,000	42,547	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MH-SINGLE	65	77,453	84,541	0.916



8546 S BERRIDGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-400-001-00	12/22/2023 441	401	229,000	30,836	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	82	198,164	218,915	0.905



11029 MEADOW WOOD CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-070-051-00	12/22/2023 404	401	299,900	45,321	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	90	254,579	247,032	1.031



11890 W CARSON CITY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-007-010-00	12/13/2023 140	401	140,000	25,350	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	68	114,650	152,674	0.751



6141 W CARSON CITY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-013-013-20	12/08/2023 402	401	165,000	46,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MH-DOUBLE	48	118,640	100,068	1.186



9143 S GREENVILLE RD (9145)

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-021-019-10	12/06/2023 140	401	150,000	22,433	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	72	127,567	165,476	0.771



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

10900 DEBBIE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-005-017-51 11/30/2023 412 401 310,000 47,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 77 262,300 342,015 0.767



7460 HIGH TIMBER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-240-077-00 11/27/2023 414 401 300,000 66,053
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 81 233,947 293,040 0.798



11527 W CARSON CITY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-050-010-00 11/22/2023 140 401 229,000 26,229
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 85 202,771 189,401 1.071



10088 EMMA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-028-008-44 11/21/2023 401 401 375,000 51,884
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 81 298,206 303,991 0.981
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 24910 25393 0.981



8421 COOPER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-022-002-42 11/15/2023 402 401 420,000 49,149
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 76 324,374 331,238 0.979
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 46477 47460 0.979



11245 S GREENVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-033-012-01 11/14/2023 140 401 218,500 97,985
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 64 98,347 122,367 0.804
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 22168 27583 0.804



11701 W BAKER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-019-028-02 10/20/2023 401 401 375,000 66,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 88 308,900 354,345 0.872



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

7234 KAY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-060-001-00 10/10/2023 442 401 325,000 60,116
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 72 264,884 328,915 0.805



7094 S BACKUS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-011-010-50 10/06/2023 402 401 318,000 63,346
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 72 187,140 191,694 0.976
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 67514 69157 0.976



9037 S GREENVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-022-011-00 09/11/2023 415 401 680,000 191,040
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 76 487,815 469,193 1.040
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1145 1101 1.040



9685 ALFRED PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-200-024-00 09/07/2023 443 401 375,000 79,118
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 79 295,882 360,978 0.820



8795 KATHRYN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-200-003-00 09/05/2023 443 401 355,000 55,017
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 85 299,983 377,502 0.795



8312 W FLETCHER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-022-008-12 09/05/2023 402 401 275,000 61,580
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 83 203,240 183,046 1.110
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10180 9169 1.110



10756 GREEN TIMBER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-240-017-00 08/25/2023 414 401 305,000 68,385
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 77 236,615 298,648 0.792



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

7725 S YOUNGMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-008-043-50	08/21/2023 401	401	255,000	26,796
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	74	228,204	211,957
				E.C.F. 1.077



7330 S YOUNGMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-008-030-00	07/28/2023 401	401	310,000	59,597
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	75	250,403	275,473
				E.C.F. 0.909



8874 EASTERN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-120-064-00	07/21/2023 441	401	145,000	28,114
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	72	116,886	151,569
				E.C.F. 0.771



11582 RIEHL WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-030-005-15	07/14/2023 415	401	270,000	58,957
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	88	211,043	178,743
				E.C.F. 1.181



11729 W CARSON CITY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-050-013-00	07/11/2023 140	401	215,000	16,610
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	75	198,390	190,189
				E.C.F. 1.043



10109 W WISE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-005-002-00	06/30/2023 401	401	105,000	42,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	47	62,250	90,333
				E.C.F. 0.689



11929 W WISE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-500-006-00	06/21/2023 442	401	240,000	69,031
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	77	154,824	197,583
Agricultural Buildings:			ResidualValue	CostByManual
			16145	20604
				E.C.F. 0.784



!!MULTI-PARCEL SALE!!

Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

8600 S BERRIDGE RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
008-400-004-00		06/16/2023	441	401	127,000	38,163
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1-STORY	65	82,538	111,290	0.742	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	6299	8493	0.742			



7342 W COUNTY FARM RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
008-002-018-40		06/09/2023	402	401	244,000	42,772
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	MH-DOUBLE	66	168,977	133,671	1.264	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	32251	25513	1.264			



10564 NADIRA WAY						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
008-375-002-00		06/05/2023	440	401	450,000	72,243
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1-STORY	95	377,757	462,709	0.816	



11157 MEADOW WOOD CIR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
008-070-038-00		06/02/2023	404	401	275,900	45,902
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	96	229,998	291,956	0.788	



10649 W HARLOW RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
008-008-017-00		05/30/2023	401	401	235,000	35,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1-STORY	65	195,910	191,185	1.025	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	3290	3211	1.025			



6389 S WEST CO LINE RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
008-006-011-01		05/25/2023	401	401	199,500	50,147
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	1-STORY	83	149,353	141,052	1.059	



10966 S STAKES RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
008-029-016-00		05/15/2023	401	401	415,000	73,311
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	94	301,998	365,005	0.827	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	39691	47972	0.827			



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 101 - 101 AGRICULTURAL, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

10109 W WISE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-005-002-00	05/12/2023 401	401	95,000	42,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	47	52,250	90,333	0.578



6544 RED PINE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-005-025-21	05/01/2023 401	401	500,000	64,570	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	70	435,430	493,173	0.883



11310 MEADOW WOOD CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-070-011-00	04/25/2023 404	401	263,500	48,299	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	88	215,201	252,391	0.853



11225 W HARLOW RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-006-026-20	04/21/2023 401	401	305,000	31,972	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	80	273,028	329,230	0.829



10996 DEBBIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-005-017-54	04/21/2023 412	401	425,000	56,981	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	93	368,019	429,080	0.858



9902 S RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-022-018-20	04/03/2023 415	401	625,000	133,273	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	85	491,727	631,020	0.779

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

8204 CRESTVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-017-580-06	03/26/2025 413	401	307,000	62,672	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	90	244,328	276,372	0.884



10922 DEBBIE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-005-017-52	03/19/2025 412	401	260,000	45,334	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	82	214,666	204,754	1.048



10727 PINE VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-410-016-00	02/28/2025 150	401	535,000	79,175	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	61	455,825	624,055	0.730



11893 S RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-540-009-00	02/28/2025 402	401	200,000	78,716	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	64	121,284	136,756	0.887



10688 VELMA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-005-035-00	02/18/2025 401	401	220,000	55,408	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	75	164,592	164,697	0.999

!!MULTI-PARCEL SALE!!



11868 W BARBER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-018-001-11	02/13/2025 401	401	528,000	75,577	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	99	452,423	455,894	0.992



10648 WILDWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-005-582-13	12/09/2024 412	401	240,000	36,686	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	MODULAR	79	203,314	238,672	0.852



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

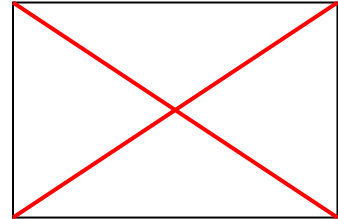
7304 MID TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-240-119-00	12/06/2024 414	401	261,000	54,790
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	84	206,210	231,523
				E.C.F. 0.891



6149 AUTUMN RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-070-025-00	11/26/2024 404	401	310,000	47,857
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	92	262,143	259,931
				E.C.F. 1.009



10530 NADIRA WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-375-001-00	11/25/2024 440	401	441,000	75,158
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	95	365,842	477,088
				E.C.F. 0.767



7224 HIGH TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-240-088-00	11/22/2024 414	401	300,000	54,295
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	79	245,705	317,824
				E.C.F. 0.773



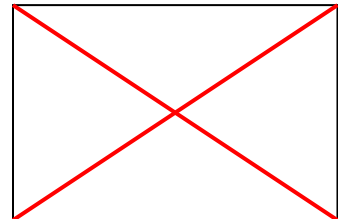
8170 S YOUNGMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-580-005-00	11/08/2024 442	401	320,000	68,128
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	65	251,872	299,924
				E.C.F. 0.840



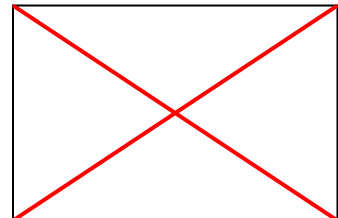
6110 S JOHNSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-006-002-22	10/31/2024 404	401	260,000	43,113
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	90	216,887	221,438
				E.C.F. 0.979



6255 S JOHNSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-006-001-22	10/25/2024 404	401	268,000	43,113
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	88	224,887	240,672
				E.C.F. 0.934



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

7978 W COUNTY FARM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-002-010-24	10/23/2024 402	401	206,000	44,510
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	74	144,640	170,660
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	16850	19881	0.848	



9060 RIVER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-022-002-71	09/13/2024 415	401	330,000	78,976
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MODULAR	73	230,001	221,779
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	21023	20271	1.037	



7531 S SATTERLEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-008-035-00	08/19/2024 401	401	460,000	75,649
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	75	380,227	397,687
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	4124	4313	0.956	



10765 TIMBERLINE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-240-033-00	08/07/2024 414	401	349,900	64,378
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	84	285,522	332,264



761 E BALDWIN LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-460-016-00	08/05/2024 419	401	426,500	171,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	92	255,015	282,430



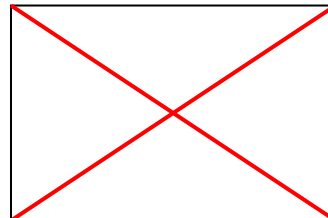
8842 EASTERN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-120-055-00	08/02/2024 441	401	193,000	31,759
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	85	161,241	128,568



6346 S JOHNSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-330-009-00	08/02/2024 404	401	319,575	56,784
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	91	240,470	225,103
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	22321	20895	1.068	



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

11410 S JOHNSON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-720-003-05	07/31/2024 440	401	555,000	128,564
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	88	385,290	470,341
Agricultural Buildings:				E.C.F.
			41146	50228
				0.819



7304 MID TIMBER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-240-119-00	07/23/2024 414	401	255,000	54,790
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	84	200,210	231,523
				E.C.F.
				0.865



11157 MEADOW WOOD CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-070-038-00	07/23/2024 404	401	305,000	45,902
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	96	259,098	291,956
				E.C.F.
				0.887



771 E BALDWIN LAKE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-460-020-00	07/19/2024 419	401	335,000	170,427
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	92	164,573	198,549
				E.C.F.
				0.829



9665 ALFRED PLACE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-200-023-00	07/18/2024 443	401	349,900	52,906
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	82	296,994	357,681
				E.C.F.
				0.830



11633 W WISE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-006-004-30	07/11/2024 401	401	225,000	34,420
Occupancy	Style	%Good	ResidualValue	CostByManual
Mobile Home	MH-DOUBLE	66	190,580	167,444
				E.C.F.
				1.138



11992 KEIBER NE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-019-023-20	07/08/2024 401	401	280,000	30,396
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	83	249,604	227,808
				E.C.F.
				1.096



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

11983 GALA WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-065-001-00 06/20/2024 440 401 285,000 78,808
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 78 206,192 239,789 0.860



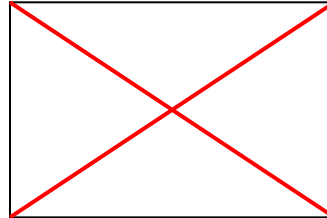
9250 S STAKES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-020-013-00 06/18/2024 401 401 300,000 88,742
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 63 200,695 230,895 0.869
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10563 12153 0.869



10628 BALDWIN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-017-040-01 06/04/2024 401 401 722,000 198,947
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 79 504,756 574,417 0.879
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 18297 20823 0.879



6188 AUTUMN RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-070-018-00 05/30/2024 404 401 260,000 43,189
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 89 216,811 248,219 0.873



10930 WILDLIFE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-005-584-03 05/30/2024 412 401 315,000 53,482
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 77 261,518 254,233 1.029



7088 GREEN TIMBER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-240-058-00 05/17/2024 414 401 416,000 68,703
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 85 347,297 430,338 0.807



7132 TIMBER VIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-240-048-00 05/09/2024 414 401 400,000 63,962
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 84 336,038 400,375 0.839

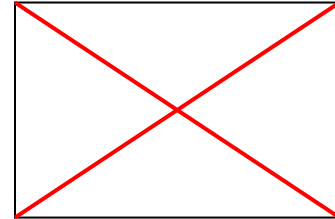


Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

11621 W WISE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-006-004-40 05/03/2024 401 355,000 40,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 77 300,682 263,603 1.141
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 14197 12446 1.141



6135 AUTUMN RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-070-026-00 04/26/2024 404 274,000 56,547
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 85 217,453 232,935 0.934



9211 OJIBWA TRL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-019-005-21 04/25/2024 415 433,000 129,611
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 75 303,389 267,381 1.135
!!MULTI-PARCEL SALE!!



10013 W BAKER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-029-017-10 04/17/2024 401 390,000 32,995
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family MODULAR 80 357,005 345,299 1.034



6990 S VINING RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-003-033-00 04/12/2024 402 164,700 23,787
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 72 140,913 161,784 0.871



9660 RIVERSIDE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-640-005-00 04/03/2024 443 305,000 102,573
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 87 202,427 239,452 0.845



6740 W FENWICK RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-024-011-00 04/03/2024 402 205,000 35,610
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home 1-STORY 64 169,390 161,175 1.051



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

7957 S YOUNGMAN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-320-006-00 04/03/2024 442 401 265,000 59,391
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 67 205,609 255,703 0.804



10881 FOREST VALLEY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-240-037-00 03/22/2024 414 401 426,000 107,152
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 85 318,848 392,439 0.812



10616 S JOHNSON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-030-015-01 03/15/2024 401 401 353,000 54,324
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 83 298,676 304,838 0.980



11500 W BAKER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-019-039-01 02/29/2024 415 401 407,000 103,496
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 63 293,912 286,183 1.027
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9592 9340 1.027



10038 W RILEY LANE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-029-011-34 02/22/2024 401 401 430,000 54,628
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 74 366,469 357,872 1.024
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8903 8694 1.024



6023 AUTUMN RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-070-031-00 02/06/2024 404 401 288,900 45,211
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 88 243,689 242,700 1.004



7531 W COUNTY FARM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-011-009-01 01/12/2024 402 401 158,650 30,882
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 68 127,768 138,717 0.921



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

10759 PINE VALLEY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-410-015-00	01/12/2024 150	401	615,000	71,740	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	61	543,260	605,990	0.896



10340 KARTZ DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-030-011-53	12/29/2023 401	401	120,000	42,547	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MH-SINGLE	65	77,453	84,541	0.916



8546 S BERRIDGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-400-001-00	12/22/2023 441	401	229,000	30,836	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	82	198,164	218,915	0.905



11029 MEADOW WOOD CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-070-051-00	12/22/2023 404	401	299,900	45,321	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	90	254,579	247,032	1.031



11890 W CARSON CITY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-007-010-00	12/13/2023 140	401	140,000	25,350	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	68	114,650	152,674	0.751



6141 W CARSON CITY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-013-013-20	12/08/2023 402	401	165,000	46,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	MH-DOUBLE	48	118,640	100,068	1.186



9143 S GREENVILLE RD (9145)

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
008-021-019-10	12/06/2023 140	401	150,000	22,433	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25-1.75 STY	72	127,567	165,476	0.771



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

10900 DEBBIE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-005-017-51 11/30/2023 412 401 310,000 47,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 77 262,300 342,015 0.767



7460 HIGH TIMBER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-240-077-00 11/27/2023 414 401 300,000 66,053
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 81 233,947 293,040 0.798



11527 W CARSON CITY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-050-010-00 11/22/2023 140 401 229,000 26,229
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 85 202,771 189,401 1.071



10088 EMMA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-028-008-44 11/21/2023 401 401 375,000 51,884
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 81 298,206 303,991 0.981
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 24910 25393 0.981



8421 COOPER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-022-002-42 11/15/2023 402 401 420,000 49,149
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 76 324,373 331,238 0.979
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 46478 47461 0.979



11245 S GREENVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-033-012-01 11/14/2023 140 401 218,500 97,985
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 64 98,347 122,367 0.804
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 22168 27582 0.804



11701 W BAKER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-019-028-02 10/20/2023 401 401 375,000 66,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 88 308,900 354,345 0.872



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

7234 KAY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-060-001-00 10/10/2023 442 401 325,000 60,116
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 72 264,884 328,915 0.805



7094 S BACKUS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-011-010-50 10/06/2023 402 401 318,000 63,346
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 72 187,141 191,694 0.976
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 67513 69155 0.976



9037 S GREENVILLE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-022-011-00 09/11/2023 415 401 680,000 191,040
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 76 487,815 469,193 1.040
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1145 1101 1.040



9685 ALFRED PLACE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-200-024-00 09/07/2023 443 401 375,000 79,118
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 79 295,882 360,978 0.820



8795 KATHRYN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-200-003-00 09/05/2023 443 401 355,000 55,017
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 85 299,983 377,502 0.795



8312 W FLETCHER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-022-008-12 09/05/2023 402 401 275,000 61,580
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 83 203,240 183,046 1.110
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10180 9169 1.110



10756 GREEN TIMBER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-240-017-00 08/25/2023 414 401 305,000 68,385
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 77 236,615 298,648 0.792



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

7725 S YOUNGMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-008-043-50	08/21/2023 401	401	255,000	26,796
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	74	228,204	211,957
				E.C.F. 1.077



7330 S YOUNGMAN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-008-030-00	07/28/2023 401	401	310,000	59,597
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	75	250,403	275,473
				E.C.F. 0.909



8874 EASTERN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-120-064-00	07/21/2023 441	401	145,000	28,114
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	72	116,886	151,569
				E.C.F. 0.771



11582 RIEHL WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-030-005-15	07/14/2023 415	401	270,000	58,957
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	88	211,043	178,743
				E.C.F. 1.181



11729 W CARSON CITY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-050-013-00	07/11/2023 140	401	215,000	16,610
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25-1.75 STY	75	198,390	190,189
				E.C.F. 1.043



10109 W WISE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-005-002-00	06/30/2023 401	401	105,000	42,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	47	62,250	90,333
				E.C.F. 0.689



11929 W WISE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
008-500-006-00	06/21/2023 442	401	240,000	69,031
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	77	154,824	197,583
Agricultural Buildings:			ResidualValue	CostByManual
			16145	20604
				E.C.F. 0.784



!!MULTI-PARCEL SALE!!

Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

8600 S BERRIDGE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
008-400-004-00		06/16/2023		401	127,000	38,163
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1-STORY	65	82,538	111,290	0.742	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		6299	8493	0.742		



7342 W COUNTY FARM RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
008-002-018-40		06/09/2023		402	244,000	42,772
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	MH-DOUBLE	66	168,977	133,671	1.264	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		32251	25512	1.264		



10564 NADIRA WAY						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
008-375-002-00		06/05/2023		401	450,000	72,243
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1-STORY	95	377,757	462,709	0.816	



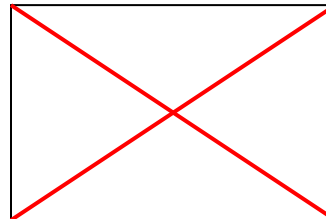
11157 MEADOW WOOD CIR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
008-070-038-00		06/02/2023		404	275,900	45,902
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	BI-LEVEL	96	229,998	291,956	0.788	



10649 W HARLOW RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
008-008-017-00		05/30/2023		401	235,000	35,800
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1-STORY	65	195,910	191,185	1.025	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		3290	3210	1.025		



6389 S WEST CO LINE RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
008-006-011-01		05/25/2023		401	199,500	50,147
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	1-STORY	83	149,353	141,052	1.059	



10966 S STAKES RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
008-029-016-00		05/15/2023		401	415,000	73,311
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25-1.75 STY	94	301,997	365,005	0.827	
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.		
		39692	47973	0.827		



Neighborhoods Used: 404 - 404 KBH HOMES, 401 - 401 RES WEST M&B, 424 - 424 S BURGESS LAKE, 419 - 419 BALDWIN LAKE, 415 - 415 RIVERS, SMALL LAKES & STREAMS, 440 - 440 SW PLATS NEWER HOMES , 402 - 402 RES EAST M&B, 441 - 441 NE PLATS OLDER HOMES, 150 - 150 PINE VALLEY & WOODVALE & FAWN RIDGE, 414 - 414 GREEN TIMBERS & BALDWIN WOODS, 413 - 413 RIDGEWOOD, 442 - 442 NW PLATS OLDER HOMES, 443 - 443 RIVER RIDGE , 412 - 412 WILDWOOD/WILDLIFE/DEBBIE/REDPINE/WHITEPINE, 417 - 417 SANDY ACRES, 140 - 140 BUSY ROAD

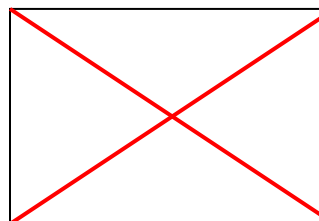
10109 W WISE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-005-002-00 05/12/2023 401 401 95,000 42,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 47 52,250 90,333 0.578



6544 RED PINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-005-025-21 05/01/2023 401 401 500,000 64,570
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 70 435,430 493,173 0.883



11310 MEADOW WOOD CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-070-011-00 04/25/2023 404 401 263,500 48,299
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 88 215,201 252,391 0.853



11225 W HARLOW RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-006-026-20 04/21/2023 401 401 305,000 31,972
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 80 273,028 329,230 0.829



10996 DEBBIE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-005-017-54 04/21/2023 412 401 425,000 56,981
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 93 368,019 429,080 0.858



9902 S RIVER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
008-022-018-20 04/03/2023 415 401 625,000 133,273
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 85 491,727 631,020 0.779
!!MULTI-PARCEL SALE!!



201 / 203 / 301 COM & IND ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
008-003-012-10	6765 S GREENVILLE RD	04/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$151,500	25.25	\$594,239	\$133,078	\$466,922	\$479,406	0.974	6,000	\$77.82	203	3.0946		\$78,447	
008-004-002-21	6364 S GREENVILLE RD	06/01/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$253,400	29.81	\$921,119	\$267,848	\$582,152	\$674,867	0.863	11,036	\$52.75	203	8.0396		\$147,276	
008-007-019-12	11470 W CARSON CITY RD	05/17/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$331,100	45.36	\$720,161	\$330,838	\$399,162	\$402,193	0.992	27,472	\$14.53	201	4.9450		\$284,527	
Totals:			\$2,180,000			\$2,180,000	\$736,000		\$2,235,519		\$1,448,236	\$1,556,466			\$48.37		1.2549			
								Sale. Ratio =>	33.76			E.C.F. =>	0.930	Std. Deviation=>		0.07023683				
								Std. Dev. =>	10.54			Ave. E.C.F. =>	0.943	Ave. Variance=>		5.3597	Coefficient of Var=>	5.683608558		

2026 ECF Applied 0.930