

1001 NW ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
103-171-000-026-00	1013 STRAWBERRY LN	04/29/22	\$240,000	\$240,000	\$51,304	\$188,696	\$171,011	1.103	1001
103-352-000-036-00	804 WEST ST	12/01/21	\$253,000	\$253,000	\$56,696	\$196,304	\$180,125	1.090	1001
103-171-000-037-00	909 SCHREUR ST	05/17/22	\$207,000	\$207,000	\$45,960	\$161,040	\$148,558	1.084	1001
103-290-000-037-00	609 STEWART ST	09/23/21	\$185,000	\$185,000	\$44,633	\$140,367	\$132,604	1.059	1001
103-430-000-033-00	708 CLOVER DR	06/15/21	\$137,500	\$137,500	\$42,819	\$94,681	\$90,546	1.046	1001
103-351-000-019-00	427 N OHIO AVE	12/23/21	\$160,000	\$160,000	\$43,270	\$116,730	\$114,950	1.015	1001
103-205-005-008-00	209 N INDIANA AVE	05/13/22	\$172,000	\$172,000	\$24,749	\$147,251	\$146,597	1.004	1001
103-400-000-007-00	123 W PETOSKEY ST	10/15/21	\$180,000	\$180,000	\$32,669	\$147,331	\$151,151	0.975	1001
103-205-002-002-00	204 W MITCHELL ST	07/02/21	\$165,000	\$165,000	\$31,977	\$133,023	\$139,311	0.955	1001
100-000-005-005-00	125 N ILLINOIS AVE	06/28/21	\$120,000	\$120,000	\$24,884	\$95,116	\$103,282	0.921	1001
103-170-000-014-00	906 STRAWBERRY LN	04/29/22	\$240,000	\$240,000	\$48,855	\$191,145	\$211,598	0.903	1001
103-171-000-042-00	913 TIMBERLINE TRL	01/17/22	\$159,000	\$159,000	\$44,280	\$114,720	\$130,713	0.878	1001
103-205-009-008-00	319 N ILLINOIS AVE	08/25/21	\$139,900	\$139,900	\$55,592	\$84,308	\$99,771	0.845	1001
103-290-000-017-00	730 W PETOSKEY ST	04/29/21	\$135,000	\$135,000	\$41,769	\$93,231	\$111,827	0.834	1001
103-430-000-023-00	805 CLOVER DR	11/04/21	\$109,900	\$109,900	\$43,024	\$66,876	\$85,970	0.778	1001
103-205-004-005-00	216 N INDIANA AVE	05/24/21	\$152,500	\$152,500	\$32,522	\$119,978	\$156,023	0.769	1001
103-205-009-006-00	609 W PETOSKEY ST	08/13/21	\$179,900	\$179,900	\$63,682	\$116,218	\$152,987	0.760	1001
103-205-010-006-00	325 N INDIANA AVE	10/01/21	\$120,000	\$120,000	\$60,055	\$59,945	\$79,118	0.758	1001
103-260-000-009-00	505 N OTSEGO AVE	05/12/21	\$89,000	\$89,000	\$27,575	\$61,425	\$81,776	0.751	1001
103-351-000-013-00	607 N OHIO AVE	12/28/21	\$185,000	\$185,000	\$55,955	\$129,045	\$175,630	0.735	1001
101-033-000-120-00	310 N OTSEGO AVE	03/10/22	\$109,000	\$109,000	\$34,109	\$74,891	\$103,945	0.720	1001
103-290-000-033-00	713 STEWART ST	10/27/21	\$124,178	\$124,178	\$45,469	\$78,709	\$115,413	0.682	1001
103-205-006-002-00	209 N ILLINOIS AVE	02/07/22	\$107,000	\$107,000	\$56,296	\$50,704	\$80,755	0.628	1001
103-250-003-005-00	405 N CENTER AVE	06/10/22	\$222,500	\$222,500	\$87,623	\$134,877	\$226,411	0.596	1001

Totals: \$3,892,378 \$3,892,378

\$2,796,611 \$3,190,074

E.C.F. => 0.877 0.154019007

Ave. E.C.F. => 0.870 #REF!

Used 0.877

Calculated using sales occurring during the 2 year market analysis.

1001 NW Outliers													
100-000-005-017-00	619 W MITCHELL ST	10/06/21	\$250,000	\$250,000	\$41,380	\$208,620	\$79,763	2.615	1001				
101-033-000-175-00	151 N WISCONSIN AVE	10/06/21	\$250,000	\$250,000	\$41,941	\$208,059	\$109,850	1.894	1001				
103-220-000-019-00	1001 WEST ST	04/18/22	\$227,000	\$227,000	\$45,192	\$181,808	\$109,637	1.658	1001				
103-352-000-030-00	704 WEST ST	08/10/22	\$225,000	\$225,000	\$53,339	\$171,661	\$112,592	1.525	1001				
101-033-000-165-00	216 N OHIO AVE	03/02/21	\$90,000	\$90,000	\$60,152	\$29,848	\$140,546	0.212	1001				
103-180-007-001-00	319 N OHIO AVE	09/15/21	\$80,000	\$80,000	\$58,207	\$21,793	\$59,322	0.367	1001				
103-220-000-008-00	924 WEST ST	08/22/22	\$209,000	\$209,000	\$45,410	\$163,590	\$111,822	1.463	1001				
103-171-000-035-00	906 TIMBERLINE TRL	09/22/21	\$254,900	\$254,900	\$45,264	\$209,636	\$147,305	1.423	1001				
103-352-000-051-00	705 WEST ST	09/29/22	\$255,000	\$255,000	\$49,981	\$205,019	\$152,310	1.346	1001				
103-171-000-050-00	1015 TIMBERLINE TRL	06/17/22	\$265,174	\$265,174	\$38,069	\$227,105	\$175,207	1.296	1001				
103-171-000-036-00	900 TIMBERLINE TRL	07/07/22	\$260,000	\$260,000	\$40,615	\$219,385	\$170,240	1.289	1001				
103-250-004-004-00	411 N COURT AVE	06/24/21	\$93,000	\$93,000	\$27,278	\$65,722	\$51,538	1.275	1001				
103-290-000-037-00	609 STEWART ST	03/30/22	\$211,000	\$211,000	\$44,633	\$166,367	\$132,604	1.255	1001				
103-170-000-006-00	1022 STRAWBERRY LN	01/28/22	\$185,000	\$185,000	\$45,374	\$139,626	\$113,964	1.225	1001				
103-171-000-028-00	1014 TIMBERLINE TRL	07/12/22	\$260,000	\$260,000	\$49,626	\$210,374	\$174,089	1.208	1001				
100-000-005-004-00	133 N ILLINOIS AVE	04/18/22	\$85,000	\$85,000	\$25,948	\$59,052	\$48,965	1.206	1001				
103-290-000-036-00	617 STEWART ST	10/17/22	\$205,000	\$205,000	\$42,532	\$162,468	\$135,019	1.203	1001				
103-220-000-001-00	1034 WEST ST	04/22/22	\$185,000	\$185,000	\$52,418	\$132,582	\$116,420	1.139	1001				
103-260-000-008-00	501 N OTSEGO AVE	10/28/21	\$145,400	\$145,400	\$30,258	\$115,142	\$102,685	1.121	1001				

1003 NE ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
103-270-003-001-00	124 N ELM AVE	06/30/22	\$255,000	\$255,000	\$70,140	\$184,860	\$152,745	1.210	1003
103-160-003-060-02	337 E MAIN ST	09/02/22	\$199,000	\$199,000	\$33,452	\$165,548	\$155,133	1.067	1003
101-034-000-195-00	226 N HAZEL AVE	04/08/22	\$215,000	\$215,000	\$64,725	\$150,275	\$146,573	1.025	1003
103-420-000-009-00	548 FELSHAW ST	01/05/23	\$190,000	\$190,000	\$51,127	\$138,873	\$135,983	1.021	1003
103-270-003-001-00	124 N ELM AVE	10/08/21	\$220,000	\$220,000	\$70,140	\$149,860	\$152,745	0.981	1003
101-034-000-120-00	420 N HAZEL AVE	07/25/22	\$180,000	\$180,000	\$62,873	\$117,127	\$129,840	0.902	1003
101-034-000-050-00	565 E PETOSKEY ST	10/17/22	\$160,000	\$160,000	\$46,507	\$113,493	\$134,756	0.842	1003
103-320-001-003-00	313 FELSHAW ST	07/23/21	\$250,000	\$250,000	\$67,934	\$182,066	\$237,125	0.768	1003
103-320-003-014-00	325 E SHELDON ST	04/27/21	\$207,000	\$207,000	\$59,534	\$147,466	\$194,678	0.757	1003
101-034-000-090-00	516 FELSHAW ST	03/28/22	\$270,000	\$270,000	\$74,863	\$195,137	\$258,053	0.756	1003
103-200-001-015-00	119 E SHELDON ST	07/20/22	\$155,000	\$155,000	\$66,212	\$88,788	\$118,587	0.749	1003
101-034-000-260-00	501 E MAIN ST	02/10/23	\$119,000	\$119,000	\$60,196	\$58,804	\$79,561	0.739	1003
103-270-004-003-00	115 HURON ST	10/13/21	\$119,000	\$119,000	\$32,743	\$86,257	\$119,039	0.725	1003
101-034-000-255-00	429 E MAIN ST	01/21/22	\$145,000	\$145,000	\$54,724	\$90,276	\$127,531	0.708	1003
103-420-000-002-00	561 FELSHAW ST	04/09/21	\$189,900	\$189,900	\$50,405	\$139,495	\$199,311	0.700	1003
103-160-003-050-00	333 E MAIN ST	08/09/22	\$130,000	\$130,000	\$32,773	\$97,227	\$155,590	0.625	1003
101-034-000-270-00	527 E MAIN ST	05/04/21	\$120,000	\$120,000	\$48,498	\$71,502	\$115,867	0.617	1003
103-190-000-007-00	227 E PETOSKEY ST	04/30/21	\$160,000	\$160,000	\$67,481	\$92,519	\$152,847	0.605	1003

Totals:	\$3,283,900	\$3,283,900	\$2,269,573	\$2,765,965	E.C.F. => 0.821	0.17369111
					Ave. E.C.F. => 0.822	#REF!
					Used	0.821

Calculated using sales occurring during the 2 year market analysis.

1003 NE Outliers									
103-320-003-002-00	308 E PETOSKEY ST	06/10/21	\$100,000	\$100,000	\$64,197	\$35,803	\$177,352	0.202	1003
103-320-004-005-00	326 E SHELDON ST	07/12/22	\$104,500	\$104,500	\$73,272	\$31,228	\$95,887	0.326	1003
101-034-000-055-01	547 E PETOSKEY ST	10/17/22	\$259,000	\$259,000	\$63,128	\$195,872	\$129,175	1.516	1003

1004 South ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
103-360-004-018-00	341 E SECOND ST	10/28/22	\$160,000	\$160,000	\$48,405	\$111,595	\$95,775	1.165	1004
103-340-000-007-00	307 S MAPLE AVE	04/15/22	\$289,000	\$289,000	\$33,155	\$255,845	\$220,309	1.161	1004
103-310-002-001-02	614 S CENTER AVE	10/01/21	\$150,000	\$150,000	\$28,291	\$121,709	\$105,110	1.158	1004
103-380-003-006-00	561 S CENTER AVE	02/28/23	\$134,000	\$134,000	\$36,417	\$97,583	\$84,747	1.151	1004
101-104-000-250-02	524 S ILLINOIS AVE	09/12/22	\$243,000	\$243,000	\$46,216	\$196,784	\$175,235	1.123	1004
103-360-007-004-00	202 E THIRD ST	06/30/21	\$164,900	\$164,900	\$47,275	\$117,625	\$109,650	1.073	1004
103-361-001-008-00	320 S MAPLE AVE	12/22/21	\$300,000	\$300,000	\$45,471	\$254,529	\$239,633	1.062	1004
103-380-003-006-03	117 E FIFTH ST	06/07/21	\$150,000	\$150,000	\$25,695	\$124,305	\$122,794	1.012	1004
101-104-000-505-02	821 S COURT AVE	04/18/22	\$162,500	\$162,500	\$23,563	\$138,937	\$138,063	1.006	1004
103-380-003-001-01	100 E FOURTH ST	08/23/21	\$135,000	\$135,000	\$31,110	\$103,890	\$103,519	1.004	1004
103-360-002-007-00	118 S MAPLE AVE	11/03/21	\$145,000	\$145,000	\$29,286	\$115,714	\$123,390	0.938	1004
103-340-000-012-00	506 E THIRD ST	07/02/21	\$154,500	\$154,500	\$32,072	\$122,428	\$134,073	0.913	1004
103-380-002-011-00	100 W FIFTH ST	02/25/22	\$195,000	\$195,000	\$52,950	\$142,050	\$164,306	0.865	1004
103-360-002-002-00	414 E MAIN ST	01/10/23	\$221,900	\$221,900	\$25,001	\$196,899	\$228,952	0.860	1004
103-360-001-008-00	303 E FIRST ST	04/22/22	\$130,000	\$130,000	\$48,947	\$81,053	\$95,293	0.851	1004
103-310-004-001-00	702 S COURT AVE	07/22/21	\$145,000	\$145,000	\$46,650	\$98,350	\$117,142	0.840	1004
103-370-003-006-00	303 S COURT AVE	06/17/21	\$215,000	\$215,000	\$45,042	\$169,958	\$206,872	0.822	1004
103-380-003-003-02	527 S CENTER AVE	05/28/21	\$174,900	\$174,900	\$29,206	\$145,694	\$178,640	0.816	1004
100-000-011-003-00	314 S COURT AVE	09/09/21	\$114,000	\$114,000	\$28,448	\$85,552	\$106,093	0.806	1004
103-360-008-007-01	420 S ELM AVE	11/17/21	\$129,100	\$129,100	\$48,356	\$80,744	\$102,472	0.788	1004
103-340-000-013-00	401 S MAPLE AVE	07/20/21	\$170,000	\$170,000	\$54,312	\$115,688	\$150,864	0.767	1004
103-380-002-007-00	525 S COURT AVE	04/14/22	\$140,000	\$140,000	\$31,533	\$108,467	\$165,644	0.655	1004
103-361-001-002-00	414 E SECOND ST	03/01/22	\$125,000	\$125,000	\$49,594	\$75,406	\$117,077	0.644	1004
103-360-001-001-00	342 E MAIN ST	07/02/21	\$140,000	\$140,000	\$48,768	\$91,232	\$147,847	0.617	1004
103-360-002-007-00	118 S MAPLE AVE	08/20/21	\$100,000	\$100,000	\$29,286	\$70,714	\$123,390	0.573	1004
100-000-015-004-00	220 S ILLINOIS AVE	05/25/21	\$65,000	\$65,000	\$23,683	\$41,317	\$85,086	0.486	1004
103-230-000-004-00	844 S COURT AVE	02/25/22	\$85,500	\$85,500	\$29,451	\$56,049	\$116,802	0.480	1004
101-104-000-055-00	421 S COURT AVE	04/20/22	\$100,000	\$100,000	\$42,855	\$57,145	\$122,297	0.467	1004
Totals:			\$4,438,300	\$4,438,300		\$3,377,262	\$3,881,074		

E.C.F. => **0.870** **0.21745013**
Ave. E.C.F. => **0.861** **#REF!**
Used 0.870

Calculated using sales occurring during the 2 year market analysis.

1004 South ECF Outliers

103-390-001-011-00	722 S COURT AVE	09/07/21	\$53,000	\$53,000	\$49,313	\$3,687	\$74,233	0.050	1004
103-380-002-010-01	120 W FIFTH ST	09/23/22	\$45,000	\$45,000	\$25,151	\$19,849	\$118,727	0.167	1004
101-104-000-505-01	825 S COURT AVE	09/30/21	\$172,900	\$172,900	\$44,284	\$128,616	\$71,238	1.805	1004
103-390-002-003-00	122 W SEVENTH ST	10/11/21	\$130,000	\$130,000	\$22,941	\$107,059	\$60,676	1.764	1004
103-360-006-005-00	309 S ELM AVE	05/17/22	\$135,000	\$135,000	\$23,441	\$111,559	\$78,548	1.420	1004
103-380-003-005-03	105 E FIFTH ST	09/01/21	\$88,000	\$88,000	\$15,085	\$72,915	\$51,537	1.415	1004
103-230-000-004-00	844 S COURT AVE	08/13/22	\$190,000	\$190,000	\$29,451	\$160,549	\$116,802	1.375	1004
103-390-001-010-00	716 S COURT AVE	02/14/23	\$140,000	\$140,000	\$24,335	\$115,665	\$87,751	1.318	1004
103-380-003-006-03	117 E FIFTH ST	11/21/22	\$185,000	\$185,000	\$25,695	\$159,305	\$122,794	1.297	1004
103-370-003-004-00	123 W SECOND ST	01/31/22	\$192,000	\$192,000	\$24,409	\$167,591	\$130,875	1.281	1004
103-370-003-012-00	320 S CENTER AVE	09/10/21	\$227,500	\$227,500	\$48,741	\$178,759	\$140,878	1.269	1004
103-360-007-003-00	208 E THIRD ST	07/01/22	\$235,000	\$235,000	\$27,385	\$207,615	\$166,790	1.245	1004
103-360-007-006-00	416 S OAK AVE	08/18/22	\$289,100	\$289,100	\$46,637	\$242,463	\$195,267	1.242	1004

1120 Chalet ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
103-120-000-011-00	1163 TED DR	03/23/23	\$85,000	\$85,000	\$1,500	\$83,500	\$49,820	1.676	1120
103-120-000-031-00	1177 TED DR	09/24/21	\$79,995	\$79,995	\$1,500	\$78,495	\$49,820	1.576	1120
103-120-000-006-00	1125 TED DR	03/01/23	\$79,000	\$79,000	\$1,500	\$77,500	\$49,820	1.556	1120
103-120-000-013-00	1163 TED DR	04/27/22	\$57,000	\$57,000	\$1,500	\$55,500	\$49,820	1.114	1120

Totals: \$300,995 \$300,995 \$294,995 \$199,280

E.C.F. => 1.480 0.24981777
 Ave. E.C.F. => 1.480 #REF!
 Used 1.480

Calculated using sales occurring during the 2 year market analysis.

1120 Chalet Outliers

103-120-000-008-00	1125 TED DR	11/29/22	\$171,000	\$171,000	\$1,500	\$169,500	\$49,820	3.402	1120
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1520 TH Class ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
102-520-000-005-00	683 LOGMARK TRL	04/04/22	\$269,900	\$269,900	\$8,280	\$261,620	\$204,443	1.280	1520
102-520-000-026-00	657 LOGMARK TRL	10/21/22	\$370,000	\$370,000	\$4,367	\$365,633	\$301,794	1.212	1520
102-520-000-002-00	673 LOGMARK TRL	10/12/21	\$225,000	\$225,000	\$8,280	\$216,720	\$187,917	1.153	1520
102-520-000-019-00	664 LOGMARK TRL	10/14/21	\$262,000	\$262,000	\$4,367	\$257,633	\$275,114	0.936	1520
102-520-000-015-00	665 LOGMARK TRL	07/15/21	\$174,000	\$174,000	\$2,277	\$171,723	\$192,601	0.892	1520
102-520-000-021-00	646 LOGMARK TRL	04/02/21	\$240,000	\$240,000	\$4,367	\$235,633	\$275,114	0.856	1520
Totals:							\$1,508,962	\$1,436,983	
							E.C.F. =>	1.050	0.181546601
							Ave. E.C.F. =>	1.055	48.3589
							Used	1.050	

Calculated using sales occurring during the 2 year market analysis.

Outliers

102-520-000-005-00	683 LOGMARK TRL	08/26/22	\$324,000	\$324,000	\$8,280	\$315,720	\$204,443	1.544	1520
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2001 Comm Med ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
102-110-000-145-03	190 DICKERSON RD	04/16/21	\$1,550,000	\$1,550,000	\$407,257	\$1,142,743	\$727,418	1.571	2001
101-104-000-450-00	304 GRANDVIEW BLVD	01/05/23	\$89,000	\$89,000	\$15,564	\$73,436	\$46,938	1.565	2001
103-210-004-001-00	702 N CENTER AVE	04/14/22	\$275,000	\$275,000	\$66,515	\$208,485	\$139,175	1.498	2001
102-110-000-500-03	1989 WALDEN DR	12/08/22	\$1,210,000	\$1,210,000	\$83,710	\$1,126,290	\$819,389	1.375	2001
100-000-011-012-00	403 S OTSEGO AVE	08/22/22	\$250,000	\$250,000	\$37,382	\$212,618	\$155,289	1.369	2001
101-104-000-695-01	1509 W MAIN ST	07/01/22	\$900,000	\$900,000	\$352,456	\$547,544	\$401,421	1.364	2001
101-104-000-220-02	610 S WISCONSIN	08/09/22	\$650,000	\$650,000	\$289,456	\$360,544	\$299,456	1.204	2001
100-000-010-006-00	200 S COURT AVE	03/07/22	\$900,000	\$900,000	\$64,125	\$835,875	\$711,059	1.176	2001
101-104-000-685-00	1354 W MAIN ST	07/30/21	\$1,425,000	\$1,425,000	\$367,302	\$1,057,698	\$912,802	1.159	2001
101-104-000-185-02	499 DICKERSON RD	10/15/21	\$1,400,000	\$1,400,000	\$500,825	\$899,175	\$785,778	1.144	2001
100-000-001-018-00	150 N OTSEGO AVE	12/30/22	\$315,960	\$315,960	\$93,982	\$221,978	\$223,155	0.995	2001
100-000-009-004-02	118 S OTSEGO AVE	03/25/22	\$83,000	\$83,000	\$5,706	\$77,294	\$79,578	0.971	2001
102-110-000-145-01	230 DICKERSON RD	12/07/21	\$6,500,000	\$6,500,000	\$488,835	\$6,011,165	\$6,370,404	0.944	2001
102-110-000-460-00	1641 S OTSEGO AVE	12/10/21	\$595,000	\$595,000	\$128,069	\$466,931	\$518,595	0.900	2001
102-110-000-455-02	1599 S OTSEGO AVE	04/23/21	\$185,000	\$185,000	\$58,506	\$126,494	\$149,038	0.849	2001
103-150-000-070-00	1020 MILBOCKER RD	09/14/21	\$360,000	\$360,000	\$53,188	\$306,812	\$369,019	0.831	2001
103-180-003-001-00	137 WEST ST	04/18/22	\$2,200,000	\$2,200,000	\$156,264	\$2,043,736	\$2,459,699	0.831	2001
102-110-000-595-02	1412 S OTSEGO AVE	07/15/21	\$213,650	\$213,650	\$62,190	\$151,460	\$194,563	0.778	2001
103-155-000-017-00	1165 ELKVIEW	08/24/21	\$1,178,090	\$1,153,090	\$105,880	\$1,047,210	\$1,447,814	0.723	2001
103-250-006-003-00	609 N COURT AVE	03/30/23	\$420,000	\$420,000	\$45,306	\$374,694	\$520,818	0.719	2001
100-000-009-004-02	118 S OTSEGO AVE	02/18/22	\$62,000	\$62,000	\$5,706	\$56,294	\$79,578	0.707	2001
101-104-000-615-00	990 N CENTER AVE	04/23/21	\$500,000	\$500,000	\$198,610	\$301,390	\$441,114	0.683	2001
103-250-001-005-00	611 N CENTER AVE	01/28/22	\$172,000	\$172,000	\$84,893	\$87,107	\$134,707	0.647	2001
102-110-000-920-00	2484 S OTSEGO AVE	06/15/22	\$295,000	\$295,000	\$147,874	\$147,126	\$231,654	0.635	2001
102-110-000-645-00	1720 S OTSEGO AVE	05/18/22	\$550,000	\$550,000	\$122,251	\$427,749	\$679,564	0.629	2001
100-000-002-005-00	125 N OTSEGO AVE	12/20/22	\$105,000	\$105,000	\$55,311	\$49,689	\$82,353	0.603	2001
100-000-012-009-00	414 S OTSEGO AVE	01/28/22	\$100,000	\$100,000	\$16,421	\$83,579	\$159,246	0.525	2001
102-110-000-500-02	1999 WALDEN DR	11/22/22	\$700,000	\$700,000	\$137,607	\$562,393	\$1,228,295	0.458	2001
103-520-000-001-00	2731 S OTSEGO AVE	07/28/21	\$413,000	\$413,000	\$203,159	\$209,841	\$460,582	0.456	2001
102-110-000-595-01	1412 S OTSEGO AVE	10/18/22	\$200,000	\$200,000	\$64,444	\$135,556	\$310,775	0.436	2001
102-110-000-595-01	1412 S OTSEGO AVE	10/15/21	\$197,825	\$197,825	\$64,444	\$133,381	\$310,775	0.429	2001

Totals:			\$23,994,525	\$23,969,525		\$19,486,287	\$21,450,051		
							E.C.F. =>	0.908	0.349252724
							Ave. E.C.F. =>	0.909	#REF!
							Used		0.908

Calculated using sales occurring during the 2 year market analysis.

2001 ECF Outliers

102-110-000-440-00	1523 S OTSEGO AVE	09/03/21	\$295,000	\$295,000	\$129,040	\$165,960	\$96,033	1.728	2001
102-110-000-230-00	1031 MANKOWSKI RD	07/22/22	\$120,000	\$120,000	\$26,829	\$93,171	\$54,270	1.717	2001
102-110-000-685-01	1852 S OTSEGO AVE	12/27/21	\$260,000	\$260,000	\$253,017	\$6,983	\$155,814	0.045	2001
103-250-002-001-01	503 N CENTER AVE	08/24/21	\$232,000	\$232,000	\$175,329	\$56,671	\$736,231	0.077	2001
102-110-000-760-00	2307 S OTSEGO AVE	05/25/21	\$150,000	\$150,000	\$117,984	\$32,016	\$171,037	0.187	2001
101-104-000-460-02	845 S OTSEGO AVE	08/12/22	\$230,000	\$230,000	\$105,111	\$124,889	\$422,353	0.296	2001
102-110-000-160-15	1349 PINEVIEW ST	12/03/21	\$225,000	\$225,000	\$46,174	\$178,826	\$16,911	10.574	2001
100-000-012-010-00	420 S OTSEGO AVE	07/11/22	\$210,000	\$210,000	\$22,127	\$187,873	\$50,383	3.729	2001
103-150-000-065-00	1848 DICKERSON RD	12/15/21	\$350,000	\$350,000	\$20,923	\$329,077	\$91,490	3.597	2001
102-110-000-135-00	1385 W MAIN ST	01/07/22	\$775,000	\$775,000	\$347,308	\$427,692	\$150,276	2.846	2001
101-104-000-580-02	1397 W MAIN ST	11/01/22	\$2,500,000	\$2,500,000	\$449,882	\$2,050,118	\$762,206	2.690	2001
103-380-001-012-00	547 S OTSEGO AVE	08/03/21	\$229,000	\$229,000	\$39,564	\$189,436	\$70,444	2.689	2001
101-104-000-240-01	926 VAN TYLE RD	10/06/21	\$400,000	\$400,000	\$34,254	\$365,746	\$158,476	2.308	2001
103-150-000-045-00	1037 O'ROURKE BLVD	10/05/22	\$225,000	\$225,000	\$15,506	\$209,494	\$93,644	2.237	2001
103-250-002-001-01	503 N CENTER AVE	03/03/22	\$1,782,430	\$1,782,430	\$175,329	\$1,607,101	\$736,231	2.183	2001
103-130-000-145-03	1050 S WISCONSIN	08/25/21	\$350,000	\$350,000	\$62,865	\$287,135	\$169,244	1.697	2001
103-510-000-001-00	918 N CENTER AVE	11/23/22	\$3,200,000	\$3,200,000	\$102,102	\$3,097,898	\$1,872,079	1.655	2001
102-110-000-225-00	1129 MANKOWSKI RD	07/29/22	\$165,000	\$165,000	\$32,174	\$132,826	\$80,561	1.649	2001
101-033-000-045-00	508 RANDOM LN	05/26/22	\$5,091,584	\$5,091,584	\$223,536	\$4,868,048	\$3,019,050	1.612	2001
100-000-012-002-01	325 W SECOND ST	11/22/22	\$925,000	\$925,000	\$156,290	\$768,710	\$480,533	1.600	2001

2002 Comm Main ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
103-300-001-017-00	110 W MAIN ST	02/06/23	\$300,000	\$300,000	\$62,725	\$237,275	\$179,099	1.325	2002
101-033-000-270-00	400 W MAIN ST	01/18/22	\$1,085,000	\$1,085,000	\$235,438	\$849,562	\$652,023	1.303	2002
101-104-000-160-00	833 W MAIN ST	11/12/21	\$1,650,000	\$1,650,000	\$381,709	\$1,268,291	\$1,126,717	1.126	2002
103-300-001-016-00	104 W MAIN ST	09/29/22	\$575,000	\$575,000	\$137,800	\$437,200	\$454,092	0.963	2002
101-032-000-025-05	1366 W MAIN ST	02/04/22	\$2,000,000	\$2,000,000	\$464,152	\$1,535,848	\$1,604,517	0.957	2002
100-000-002-008-00	302 W MAIN ST	03/17/23	\$266,000	\$266,000	\$54,775	\$211,225	\$225,509	0.937	2002
101-034-300-075-00	860 N CENTER AVE	12/21/22	\$575,000	\$575,000	\$47,894	\$527,106	\$598,859	0.880	2002
100-000-009-001-00	303 W MAIN ST	10/01/21	\$365,000	\$365,000	\$145,149	\$219,851	\$333,885	0.658	2002
103-300-001-017-01	118 W MAIN ST	12/20/21	\$363,600	\$363,600	\$121,000	\$242,600	\$422,362	0.574	2002
Totals:							\$5,528,958	\$5,597,062	
							E.C.F. =>	0.988	0.255916142
							Ave. E.C.F. =>	0.969	#REF!
							Used	0.988	

Calculated using sales occurring during the 2 year market analysis.

2002 ECF Outliers

101-032-000-025-07	1386 W MAIN ST	09/01/21	\$1,820,000	\$1,820,000	\$281,762	\$1,538,238	\$449,584	3.421	2002
101-104-000-135-00	737 W MAIN ST	11/24/21	\$1,600,000	\$1,600,000	\$575,551	\$1,024,449	\$526,516	1.946	2002
100-000-007-015-02	121 S ILLINOIS AVE	09/08/21	\$1,545,000	\$1,545,000	\$870,069	\$674,931	\$2,003,657	0.337	2002
103-180-004-003-01	820 W MAIN ST	07/30/21	\$475,000	\$475,000	\$332,125	\$142,875	\$329,181	0.434	2002
100-000-002-010-02	340 W MAIN ST	09/09/21	\$373,000	\$373,000	\$60,950	\$312,050	\$209,299	1.491	2002

2020 Small Apt ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
103-180-006-012-01	820 W MITCHELL ST	03/04/22	\$270,400	\$270,400	\$31,485	\$238,915	\$174,981	1.365	2020
103-205-002-001-00	202 W MITCHELL ST	11/08/21	\$245,000	\$245,000	\$14,438	\$230,562	\$192,208	1.200	2020
103-205-006-003-00	614 W MITCHELL ST	04/21/21	\$105,000	\$105,000	\$39,404	\$65,596	\$104,954	0.625	2020
103-370-003-008-00	321 S COURT AVE	04/21/21	\$85,000	\$85,000	\$43,814	\$41,186	\$97,254	0.423	2020
Totals:							\$576,259	\$569,396	

E.C.F. => 1.012 0.45053462
 Ave. E.C.F. => 0.903 35.1933
 Used 1.012

Calculated using sales occurring during the 2 year market analysis.

2020 ECF Outliers

101-104-000-015-00	519 S MAPLE AVE	09/28/22	\$440,000	\$440,000	\$36,043	\$403,957	\$310,589	1.301	2020
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2050-2052-2054 Blended ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
102-510-000-005-00	616 S CLASSIC DR	10/08/21	\$370,000	\$370,000	\$37,224	\$332,776	\$280,930	1.185	2050
102-510-000-006-00	600 S CLASSIC DR	11/10/22	\$350,000	\$350,000	\$37,898	\$312,102	\$264,635	1.179	2050
102-510-000-022-00	605 S CLASSIC DR	06/10/22	\$400,000	\$400,000	\$42,795	\$357,205	\$310,238	1.151	2050
102-510-000-022-00	605 S CLASSIC DR	05/17/21	\$350,000	\$350,000	\$42,795	\$307,205	\$310,238	0.990	2050
102-510-000-014-00	409 S CLASSIC DR	11/19/21	\$374,900	\$374,900	\$31,512	\$343,388	\$354,887	0.968	2050
102-530-000-023-00		01/03/23	\$40,000	\$40,000	\$1,500	\$38,500	\$46,672	0.825	2052
Totals:							\$1,691,176	\$1,567,599	

E.C.F. => 1.079 0.145705915
 Ave. E.C.F. => 1.050 #REF!
 Used 1.079

Not enough sales occurred during the sales study time period for each neighborhood, therefore a blended analysis was used since neighborhoods are similar.

Outliers	Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
	102-530-000-003-00	761 LOGMARK TRL	10/15/21	\$105,300	\$105,300	\$1,500	\$103,800	\$55,074	1.885	2052
	102-530-000-022-00		08/04/21	\$121,260	\$121,260	\$2,800	\$118,460	\$72,867	1.626	2052
	102-530-000-028-00		07/16/21	\$119,000	\$119,000	\$2,800	\$116,200	\$72,867	1.595	2052
	102-530-000-025-00		04/16/21	\$108,000	\$108,000	\$2,800	\$105,200	\$71,410	1.473	2054
	102-530-000-013-00		03/22/23	\$110,000	\$110,000	\$3,000	\$107,000	\$83,931	1.275	2054

Industrial Blended ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	ECF Area
103-130-000-145-03	1050 S WISCONSIN	08/25/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$62,865	\$287,135	\$169,244	1.697	2001
103-510-000-008-00	952 N CENTER AVE	11/23/22	\$3,200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$3,200,000	\$102,102	\$3,097,898	\$1,872,079	1.655	2001
102-110-000-225-00	1129 MANKOWSKI RD	07/29/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$32,174	\$132,826	\$80,561	1.649	2001
101-033-000-045-00	508 RANDOM LN	05/26/22	\$5,091,584	WD	03-ARM'S LENGTH	\$5,091,584	\$223,536	\$4,868,048	\$3,019,050	1.612	2001
100-000-012-002-01	325 W SECOND ST	11/22/22	\$925,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$925,000	\$156,290	\$768,710	\$480,593	1.600	2001
102-110-000-250-00	1001 MANKOWSKI RD	04/16/21	\$1,550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,550,000	\$407,257	\$1,142,743	\$727,418	1.571	2001
101-104-000-450-00	304 GRANDVIEW BLVD	01/05/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$15,564	\$73,436	\$46,998	1.565	2001
103-210-004-001-00	702 N CENTER AVE	04/14/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$66,515	\$208,485	\$139,175	1.498	2001
103-150-000-148-01	1680 CALKINS DR	01/28/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$25,091	\$249,909	\$181,715	1.375	3001
102-110-000-500-03	1989 WALDEN DR	12/08/22	\$1,210,000	WD	03-ARM'S LENGTH	\$1,210,000	\$83,710	\$1,126,290	\$819,389	1.375	2001
100-000-011-012-00	403 S OTSEGO AVE	08/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$37,382	\$212,618	\$155,289	1.369	2001
101-104-000-695-01	1509 W MAIN ST	07/01/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$352,456	\$547,544	\$401,421	1.364	2001
103-150-000-150-01	1596 ENERGY DR	01/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$9,827	\$165,173	\$123,311	1.339	3001
101-104-000-220-02	610 S WISCONSIN	08/09/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$289,456	\$360,544	\$299,456	1.204	2001
103-150-000-149-01	1718 CALKINS DR	01/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$16,727	\$148,273	\$123,311	1.202	3001
103-150-000-098-01	1785 O'ROURKE BLVD	04/28/22	\$1,361,145	WD	03-ARM'S LENGTH	\$1,361,145	\$81,330	\$1,279,815	\$1,084,525	1.180	3001
100-000-010-006-00	200 S COURT AVE	03/07/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$64,125	\$835,875	\$711,059	1.176	2001
101-104-000-685-00	1354 W MAIN ST	07/30/21	\$1,425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,425,000	\$367,302	\$1,057,698	\$912,802	1.159	2001
101-104-000-185-02	499 DICKERSON RD	10/15/21	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$500,825	\$899,175	\$785,778	1.144	2001
100-000-001-018-00	150 N OTSEGO AVE	12/30/22	\$315,960	WD	03-ARM'S LENGTH	\$315,960	\$93,982	\$221,978	\$223,155	0.995	2001
100-000-009-004-02	118 S OTSEGO AVE	03/25/22	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$5,706	\$77,294	\$79,578	0.971	2001
102-110-000-145-01	230 DICKERSON RD	12/07/21	\$6,500,000	CD	03-ARM'S LENGTH	\$6,500,000	\$488,835	\$6,011,165	\$6,370,404	0.944	2001
102-110-000-460-00	1641 S OTSEGO AVE	12/10/21	\$595,000	WD	10-FORECLOSURE	\$595,000	\$128,069	\$466,931	\$518,595	0.900	2001
102-110-000-455-02	1599 S OTSEGO AVE	04/23/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$58,506	\$126,494	\$149,038	0.849	2001
103-180-003-001-00	137 WEST ST	04/18/22	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$156,264	\$2,043,736	\$2,459,699	0.831	2001
102-110-000-595-02	1412 S OTSEGO AVE	07/15/21	\$213,650	WD	03-ARM'S LENGTH	\$213,650	\$62,190	\$151,460	\$194,563	0.778	2001
103-155-000-017-00	1165 ELKVIEW	08/24/21	\$1,178,090	WD	03-ARM'S LENGTH	\$1,153,090	\$105,880	\$1,047,210	\$1,447,814	0.723	2001
103-250-006-003-00	609 N COURT AVE	03/30/23	\$420,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$420,000	\$45,306	\$374,694	\$520,818	0.719	2001
100-000-009-004-02	118 S OTSEGO AVE	02/18/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$5,706	\$56,294	\$79,578	0.707	2001
101-104-000-615-00	990 N CENTER AVE	04/23/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$198,610	\$301,390	\$441,114	0.683	2001
103-250-001-005-00	611 N CENTER AVE	01/28/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$84,893	\$87,107	\$134,707	0.647	2001
102-110-000-920-00	2484 S OTSEGO AVE	06/15/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$147,874	\$147,126	\$231,654	0.635	2001
102-110-000-645-00	1720 S OTSEGO AVE	05/18/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$122,251	\$427,749	\$679,564	0.629	2001
100-000-002-005-00	125 N OTSEGO AVE	12/20/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$55,311	\$49,689	\$82,353	0.603	2001
100-000-012-009-00	414 S OTSEGO AVE	01/28/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$16,421	\$83,579	\$159,246	0.525	2001
102-110-000-500-02	1999 WALDEN DR	11/22/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$137,607	\$562,393	\$1,228,295	0.458	2001
103-520-000-001-00	2731 S OTSEGO AVE	07/28/21	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$203,159	\$209,841	\$460,582	0.456	2001
102-110-000-595-01	1412 S OTSEGO AVE	10/18/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,444	\$135,556	\$310,775	0.436	2001
102-110-000-595-01	1412 S OTSEGO AVE	10/15/21	\$197,825	WD	03-ARM'S LENGTH	\$197,825	\$64,444	\$133,381	\$310,775	0.429	2001
Totals:			\$35,342,254			\$35,317,254		\$30,177,262	\$28,215,362	E.C.F. => 1.070	0.404493 #REF!

Ave. E.C.F. => 1.042
 Used 1.070

Not enough Industrial sales occurred during the sales study time period therefore a blended analysis was used with similar properties.

Ind Outliers																				
102-110-000-160-15	1349 PINEVIEW ST	12/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$46,174	\$178,826	\$16,911	10.574	2001									
100-000-012-010-00	420 S OTSEGO AVE	07/11/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$22,127	\$187,873	\$50,383	3.729	2001									
103-150-000-065-00	1848 DICKERSON RD	12/15/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$20,923	\$329,077	\$91,490	3.597	2001									
102-110-000-135-00	1385 W MAIN ST	01/07/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$347,308	\$427,692	\$150,276	2.846	2001									
101-104-000-580-02	1397 W MAIN ST	11/01/22	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000	\$449,882	\$2,050,118	\$762,206	2.690	2001									
103-380-001-012-00	547 S OTSEGO AVE	08/03/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$39,564	\$189,436	\$70,444	2.689	2001									
103-150-000-034-01	1484 OROURKE BLVD	09/08/22	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$52,763	\$787,237	\$298,900	2.634	3001									
101-104-000-240-01	926 VAN TYLE RD	10/06/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$34,254	\$365,746	\$158,476	2.308	2001									
103-150-000-045-00	1037 O'ROURKE BLVD	10/05/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$15,506	\$209,494	\$93,644	2.237	2001									
103-250-002-001-01	503 N CENTER AVE	03/03/22	\$1,782,430	WD	03-ARM'S LENGTH	\$1,782,430	\$175,329	\$1,607,101	\$736,231	2.183	2001									
102-110-000-850-01	S OTSEGO AVE	11/08/21	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$430,200	\$1,069,800	\$589,808	1.814	2001									
103-150-000-169-00	1850 ENGEL AVE	12/07/21	\$950,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$950,000	\$117,428	\$832,572	\$473,625	1.758	3001									
102-110-000-440-00	1523 S OTSEGO AVE	09/03/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$129,040	\$165,960	\$96,033	1.728	2001									
102-110-000-230-00	1031 MANKOWSKI RD	07/22/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$26,829	\$93,171	\$54,270	1.717	2001									
103-250-002-001-01	503 N CENTER AVE	08/24/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$175,329	\$56,671	\$736,231	0.077	2001									
102-110-000-760-00	2307 S OTSEGO AVE	05/25/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$117,984	\$32,016	\$171,037	0.187	2001									
101-104-000-460-02	845 S OTSEGO AVE	08/12/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$105,111	\$124,889	\$422,353	0.296	2001									

440 Berkshire Blended ECF Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
102-520-000-005-00	683 LOGMARK TRL	04/04/22	\$269,900	\$269,900	\$8,280	\$261,620	\$204,443	1.280	1520
102-520-000-026-00	657 LOGMARK TRL	10/21/22	\$370,000	\$370,000	\$4,367	\$365,633	\$301,794	1.212	1520
102-510-000-005-00	616 S CLASSIC DR	10/08/21	\$370,000	\$370,000	\$37,224	\$332,776	\$280,930	1.185	2050
102-510-000-006-00	600 S CLASSIC DR	11/10/22	\$350,000	\$350,000	\$37,898	\$312,102	\$264,635	1.179	2050
102-520-000-002-00	673 LOGMARK TRL	10/12/21	\$225,000	\$225,000	\$8,280	\$216,720	\$187,917	1.153	1520
102-510-000-022-00	605 S CLASSIC DR	06/10/22	\$400,000	\$400,000	\$42,795	\$357,205	\$310,238	1.151	2050
102-510-000-022-00	605 S CLASSIC DR	05/17/21	\$350,000	\$350,000	\$42,795	\$307,205	\$310,238	0.990	2050
102-510-000-014-00	409 S CLASSIC DR	11/19/21	\$374,900	\$374,900	\$31,512	\$343,388	\$354,887	0.968	2050
102-520-000-019-00	664 LOGMARK TRL	10/14/21	\$262,000	\$262,000	\$4,367	\$257,633	\$275,114	0.936	1520
102-520-000-015-00	665 LOGMARK TRL	07/15/21	\$174,000	\$174,000	\$2,277	\$171,723	\$192,601	0.892	1520
102-520-000-021-00	646 LOGMARK TRL	04/02/21	\$240,000	\$240,000	\$4,367	\$235,633	\$275,114	0.856	1520

Totals: \$3,385,800 \$3,385,800 \$3,161,638 \$2,957,910

E.C.F. => 1.069 0.14650578
Ave. E.C.F. => 1.073 #REF!
 Used 1.069

Not enough sales occurred during the sales study time period therefore a blended analysis was used since neighborhoods are similar.

Outliers

103-440-000-020-00	550 BERKSHIRE LN	10/27/21	\$398,000	\$398,000	\$22,738	\$375,262	\$206,600	1.816	440
102-520-000-005-00	683 LOGMARK TRL	08/26/22	\$324,000	\$324,000	\$8,280	\$315,720	\$204,443	1.544	1520