

2026 ECF Analysis: RES1 East of Main Street

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
76-0025-0083-00-7	1815 LANGLEY AVE	08/14/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,300	35.14	\$255,510	\$123,215	\$96,785	\$132,295	0.732	1,225	\$79.01	RES1	29.2754	1 S	RES 1 FAMILY	\$117,337
76-0025-0083-00-7	1815 LANGLEY AVE	04/26/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$97,700	36.87	\$255,510	\$123,215	\$141,785	\$132,295	1.072	1,225	\$115.74	RES1	4.7395	1 S	RES 1 FAMILY	\$117,337
76-0026-0044-00-0	1420 NILES AVE	09/19/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$146,000	56.15	\$327,539	\$123,012	\$136,988	\$204,527	0.670	2,546	\$53.81	RES1	35.4559	2 S	RES 3 UNIT	\$121,755
76-0026-0101-00-3	2205 LAKEVIEW AVE	08/30/24	\$360,000	OTH	03-ARM'S LENGTH	\$360,000	\$136,700	37.97	\$293,276	\$139,861	\$20,139	\$153,415	1.435	1,337	\$164.65	RES1	41.0586	1 S	RES 1 FAMILY	\$126,985
76-0026-0116-01-9	2603 LAKEVIEW AVE	04/19/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$138,200	48.32	\$305,257	\$189,350	\$96,650	\$115,907	0.834	1,204	\$80.27	RES1	19.0480	1 S	RES 1 FAMILY	\$185,609
76-0026-0117-01-5	2608 S STATE ST	10/18/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,100	47.70	\$295,456	\$150,012	\$149,988	\$145,444	1.031	1,320	\$113.63	RES1	0.6904	1 S	RES 1 FAMILY	\$148,015
76-0026-0126-00-6	1129 NILES AVE	10/15/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$121,400	43.51	\$288,546	\$107,221	\$171,779	\$181,325	0.947	1,796	\$95.65	RES1	7.6984	2 S	RES 1 FAMILY	\$107,221
76-0026-0134-00-9	813 MICHIGAN AVE	09/09/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$111,800	63.89	\$221,198	\$108,518	\$66,482	\$112,680	0.590	1,242	\$53.53	RES1	43.4331	1 1/2 S	RES 1 FAMILY	\$108,518
76-0026-0135-00-5	815 MICHIGAN AVE	05/24/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,000	34.40	\$181,849	\$82,369	\$167,631	\$99,480	1.685	1,082	\$154.93	RES1	66.0734	1 S	RES 1 FAMILY	\$82,369
76-0026-0138-00-4	1509 NILES AVE	03/03/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$143,800	35.95	\$301,249	\$129,708	\$270,292	\$171,541	1.576	1,715	\$157.60	RES1	55.1331	2 S	RES 1 FAMILY	\$122,991
76-0034-0004-05-0	3116 CLEVELAND AVE	12/30/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,400	52.45	\$250,632	\$146,997	\$73,003	\$103,635	0.704	1,034	\$70.60	RES1	31.9914	1 S	RES 1 FAMILY	\$145,182
76-0200-0007-00-6	111 ORLEANS CIR	05/17/24	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$226,100	38.92	\$466,185	\$175,749	\$405,251	\$290,436	1.395	2,475	\$163.74	RES1	37.0981	1 1/2 S	RES 1 FAMILY	\$166,239
76-0200-0008-00-2	109 ORLEANS CIR	02/25/25	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$266,400	53.29	\$452,082	\$156,720	\$343,180	\$295,362	1.162	2,177	\$157.64	RES1	13.7558	2 S	RES 1 FAMILY	\$156,720
76-0340-0273-01-1	416 COURT ST	10/25/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$153,700	37.04	\$287,833	\$117,827	\$297,173	\$170,006	1.748	1,888	\$157.40	RES1	72.3676	2 S	RES 1 FAMILY	\$115,376
76-0340-0274-00-0	420 COURT ST	07/16/24	\$248,500	WD	03-ARM'S LENGTH	\$248,500	\$99,500	40.04	\$218,024	\$102,880	\$145,620	\$115,144	1.265	1,158	\$125.75	RES1	24.0339	1 S	RES 1 FAMILY	\$102,740
76-0340-0274-01-8	715 ELM ST	07/12/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$82,100	26.92	\$217,275	\$97,628	\$207,372	\$119,647	1.733	793	\$261.50	RES1	70.8860	1 S	RES 1 FAMILY	\$92,514
76-0340-0324-00-7	807 COURT ST	11/25/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$127,900	55.61	\$257,755	\$110,007	\$119,993	\$147,748	0.812	1,568	\$76.53	RES1	21.2192	2 S	RES DUPLEX	\$110,007
76-0340-0351-02-1	816 BROAD ST	10/31/24	\$226,900	WD	03-ARM'S LENGTH	\$226,900	\$114,900	50.64	\$234,943	\$82,162	\$144,738	\$152,781	0.947	1,916	\$75.54	RES1	7.6982	2 S	RES DUPLEX	\$82,162
76-0340-0366-01-0	722 CHURCH ST	08/28/24	\$360,000	OTH	03-ARM'S LENGTH	\$360,000	\$118,900	33.03	\$245,214	\$112,842	\$247,158	\$132,372	1.867	1,409	\$175.41	RES1	84.2809	1 1/2 S	RES 1 FAMILY	\$107,221
76-0340-0390-01-8	909 MARKET ST	11/22/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$68,100	44.80	\$148,474	\$82,382	\$69,618	\$66,092	1.053	630	\$110.50	RES1	2.9011	1 S	RES 1 FAMILY	\$82,382
76-0340-0416-02-5	912 BROAD ST	08/31/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,700	42.77	\$335,199	\$112,723	\$237,277	\$222,476	1.067	2,872	\$82.62	RES1	4.2190	2 S	RES 1 FAMILY	\$112,723
76-0340-0431-01-6	912 PARK ST	06/11/24	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$85,600	51.10	\$199,076	\$113,294	\$54,206	\$85,782	0.632	792	\$68.44	RES1	39.2434	1 1/2 S	RES 1 FAMILY	\$113,294
76-0750-0003-00-9	2816 EVERGREEN DR	09/09/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$196,400	46.76	\$349,671	\$172,350	\$247,650	\$177,321	1.397	1,540	\$160.81	RES1	37.2281	1 S	RES 1 FAMILY	\$167,167
76-0750-0009-00-7	2809 EVERGREEN DR	11/06/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$227,400	73.83	\$417,097	\$208,106	\$99,894	\$208,991	0.478	2,140	\$46.68	RES1	54.6356	1 S	RES 1 FAMILY	\$203,912
76-0840-0008-00-0	519 ARCHER AVE	01/02/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$141,800	51.56	\$312,244	\$122,208	\$152,792	\$190,036	0.804	2,180	\$70.09	RES1	22.0322	2 S	RES 3 UNIT	\$121,084
76-0840-0201-00-8	1614 S STATE ST	05/25/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$91,600	28.85	\$224,228	\$107,719	\$209,781	\$116,510	1.801	1,078	\$194.60	RES1	77.6202	1 1/2 S	RES 1 FAMILY	\$102,630
76-0910-0005-00-5	818 LEWIS AVE	09/27/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$84,500	38.06	\$244,869	\$107,398	\$114,602	\$137,471	0.834	1,368	\$83.77	RES1	19.0694	1 1/2 S	RES 1 FAMILY	\$106,399
76-0910-0024-00-0	926 LEWIS AVE	03/14/25	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$112,800	47.59	\$249,475	\$106,399	\$130,601	\$143,076	0.913	1,512	\$86.38	RES1	11.1530	1 3/4 S	RES 1 FAMILY	\$106,399
76-0910-0046-00-3	903 LEWIS AVE	11/07/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$107,900	34.81	\$287,826	\$108,683	\$201,317	\$179,143	1.124	1,354	\$148.68	RES1	9.9440	1 S	RES 1 FAMILY	\$106,191
76-0920-0011-00-2	836 GREENWOOD AVE	10/10/23	\$213,115	WD	03-ARM'S LENGTH	\$213,115	\$80,700	37.87	\$236,161	\$108,024	\$105,091	\$188,137	0.820	1,079	\$97.40	RES1	20.4193	1 S	RES 1 FAMILY	\$108,024
76-0920-0035-00-9	829 GREENWOOD AVE	07/26/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$147,000	42.00	\$350,008	\$162,185	\$187,815	\$187,823	1.000	1,988	\$94.47	RES1	2.4381	1 3/4 S	RES 1 FAMILY	\$153,906
76-0930-0004-00-3	1617 NILES AVE	03/03/25	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$105,300	40.19	\$250,794	\$112,961	\$149,039	\$137,833	1.081	1,513	\$98.51	RES1	5.6963	1 S	RES 1 FAMILY	\$112,961
76-0930-0022-00-1	908 WOLCOTT AVE	10/18/24	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$120,800	30.82	\$273,641	\$129,666	\$262,334	\$143,975	1.822	1,662	\$157.84	RES1	79.7742	1 3/4 S	RES 1 FAMILY	\$129,666
76-0930-0027-00-3	922 WOLCOTT AVE	08/14/24	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$74,800	32.54	\$215,447	\$120,320	\$109,580	\$95,127	1.152	900	\$121.76	RES1	12.7595	1 S	RES 1 FAMILY	\$116,235
76-0930-0044-00-5	913 WOLCOTT AVE	06/21/24	\$197,900	WD	03-ARM'S LENGTH	\$197,900	\$80,200	40.53	\$199,780	\$107,073	\$90,827	\$92,707	0.980	748	\$121.43	RES1	4.4617	1 S	RES 1 FAMILY	\$106,813
76-0930-0051-00-1	841 WOLCOTT AVE	07/26/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$89,100	27.84	\$260,890	\$110,326	\$209,674	\$150,564	1.393	1,794	\$116.88	RES1	36.8252	2 S	RES 1 FAMILY	\$106,813
76-0930-0054-00-1	835 WOLCOTT AVE	06/30/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$90,700	60.47	\$262,471	\$106,813	\$43,187	\$155,658	0.277	1,438	\$30.03	RES1	74.6891	2 S	RES 1 FAMILY	\$106,813
76-0930-0062-00-3	813 WOLCOTT AVE	05/30/24	\$399,950	WD	03-ARM'S LENGTH	\$399,950	\$109,600	27.40	\$289,208	\$115,619	\$284,331	\$173,580	1.638	1,488	\$191.08	RES1	61.3617	2 S	RES 1 FAMILY	\$113,623
76-0970-0007-00-1	2404 LANGLEY AVE	08/14/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$93,300	40.57	\$223,433	\$118,380	\$111,620	\$105,053	1.063	1,094	\$102.03	RES1	3.8173	1 1/2 S	RES 1 FAMILY	\$118,304
76-0970-0009-00-4	2412 LANGLEY AVE	12/04/23	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$69,100	32.52	\$232,119	\$119,929	\$92,571	\$112,190	0.825	1,182	\$78.32	RES1	19.9211	1 1/2 S	RES 1 FAMILY	\$115,314
76-0970-0019-00-0	1100 KINGSLY AVE	05/08/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,800	34.32	\$228,232	\$126,171	\$123,829	\$102,061	1.213	1,102	\$112.37	RES1	18.8946	1 1/2 S	RES 1 FAMILY	\$124,140
76-0970-0022-00-1	1112 KINGSLY AVE	04/20/23	\$215,557	WD	03-ARM'S LENGTH	\$215,557	\$98,300	45.60	\$302,162	\$156,349	\$59,208	\$145,813	0.406	1,174	\$50.43	RES1	61.8284	1 S	RES 1 FAMILY	\$152,039
76-0970-0032-00-6	1105 KINGSLY AVE	12/31/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,700	46.09	\$241,698	\$122,523	\$102,477	\$119,175	0.860	1,274	\$80.44	RES1	16.4452	1 3/4 S	RES 1 FAMILY	\$122,523
76-0970-0044-00-4	2307 BRYAN ST	11/01/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$123,300	31.22	\$346,267	\$157,503	\$237,497	\$188,764	1.258	1,687	\$140.78	RES1	23.3830	1 3/4 S	RES 1 FAMILY	\$144,571
76-1130-0031-00-5	1804 S STATE ST	08/23/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,200	42.39	\$309,206	\$116,540	\$123,360	\$142,666	0.865	1,232	\$100.13	RES1	43.1504	1		

76-2250-0033-01-2	908 MICHIGAN AVE	05/26/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$117,200	39.08	\$253,976	\$97,511	\$202,389	\$156,465	1.294	1,797	\$112.63	RES1	26.9171	2 S	RES 1 FAMILY	\$97,062
76-2320-0003-00-2	606 HOWARD AVE	06/14/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$93,100	39.28	\$196,445	\$100,415	\$136,585	\$96,030	1.422	1,072	\$127.41	RES1	39.7977	1 1/2 S	RES 1 FAMILY	\$99,683
76-2320-0025-00-6	2109 S STATE ST	04/28/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,300	37.21	\$199,373	\$104,424	\$135,576	\$94,949	1.428	960	\$141.23	RES1	40.3544	1 1/4 S	RES 1 FAMILY	\$102,630
76-2320-0044-00-1	2006 FORRES AVE	01/15/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$121,400	41.15	\$245,041	\$121,138	\$173,862	\$123,903	1.403	1,188	\$146.35	RES1	37.8872	1 S	RES 1 FAMILY	\$120,585
76-2320-0058-00-1	1802 FORRES AVE	06/06/23	\$363,100	WD	03-ARM'S LENGTH	\$363,100	\$217,700	34.22	\$427,123	\$146,171	\$489,929	\$280,952	1.744	2,408	\$203.46	RES1	71.9479	1 1/2 S	RES 1 FAMILY	\$146,171
76-2390-0001-00-1	1322 LANGLEY AVE	09/08/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$142,100	40.60	\$395,582	\$197,065	\$152,935	\$198,517	0.770	2,414	\$63.35	RES1	25.3951	2 S	RES 1 FAMILY	\$197,065
76-2390-0009-00-1	1309 HARRISON AVE	03/18/24	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$98,100	53.46	\$259,047	\$136,625	\$46,875	\$122,422	0.383	1,284	\$36.51	RES1	64.1442	1 1/4 S	RES 1 FAMILY	\$136,625
76-2390-0011-00-6	1301 HARRISON AVE	10/30/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,300	41.51	\$283,894	\$148,090	\$136,910	\$135,804	1.008	972	\$140.85	RES1	1.6194	1 1/2 S	RES 1 FAMILY	\$146,345
76-2400-0007-00-0	1319 MICHIGAN AVE	01/16/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$121,400	49.55	\$287,168	\$122,370	\$122,630	\$164,794	0.744	1,907	\$64.31	RES1	28.0215	2 S	RES DUPLEX	\$121,809
76-2400-0008-01-4	1313 MICHIGAN AVE	11/04/24	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$102,200	47.87	\$199,200	\$79,616	\$133,884	\$119,584	1.120	1,313	\$101.97	RES1	9.5243	1 3/4 S	RES 1 FAMILY	\$79,516
76-2400-0014-00-0	1330 MICHIGAN AVE	11/14/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$133,500	48.02	\$286,790	\$125,684	\$152,316	\$161,106	0.945	1,984	\$76.77	RES1	7.8899	1 3/4 S	RES DUPLEX	\$123,684
76-2400-0022-00-9	1304 MICHIGAN AVE APT 1	12/01/23	\$287,000	OTH	03-ARM'S LENGTH	\$287,000	\$151,800	52.89	\$337,942	\$133,347	\$153,653	\$204,595	0.751	2,424	\$63.39	RES1	27.3328	2 S	RES 3 UNIT	\$129,721
76-2650-0006-00-2	1005 HARRISON AVE	11/18/24	\$306,800	WD	03-ARM'S LENGTH	\$306,800	\$103,400	33.70	\$259,962	\$101,215	\$205,585	\$158,747	1.295	1,955	\$105.16	RES1	27.0710	1 3/4 S	RES 3 UNIT	\$99,918
76-2650-0020-00-5	813 HARRISON AVE	07/19/24	\$179,650	WD	03-ARM'S LENGTH	\$179,650	\$122,400	68.13	\$275,383	\$124,712	\$54,938	\$150,671	0.365	1,235	\$44.48	RES1	65.9716	1 1/4 S	RES 1 FAMILY	\$122,991
76-2650-0030-00-1	904 HARRISON AVE	04/25/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$113,200	40.43	\$273,442	\$124,301	\$155,699	\$149,141	1.044	1,816	\$85.74	RES1	1.9633	2 S	RES DUPLEX	\$121,327
76-2650-0031-00-7	908 HARRISON AVE	05/04/23	\$318,531	WD	03-ARM'S LENGTH	\$318,531	\$104,600	32.84	\$256,695	\$121,327	\$197,204	\$135,368	1.457	1,424	\$138.49	RES1	43.2461	2 S	RES 1 FAMILY	\$121,327
76-2650-0039-00-8	1004 HARRISON AVE	08/03/23	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$84,900	30.00	\$208,517	\$98,567	\$184,433	\$109,950	1.677	1,190	\$154.99	RES1	65.3088	1 3/4 S	RES 1 FAMILY	\$98,567
76-2650-0040-00-6	1008 HARRISON AVE	03/22/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$128,100	54.51	\$289,090	\$121,327	\$113,673	\$167,763	0.678	1,701	\$66.83	RES1	34.6758	1 3/4 S	RES DUPLEX	\$121,327
76-2700-0003-03-8	2710 LAKEVIEW AVE	06/28/24	\$364,530	WD	03-ARM'S LENGTH	\$364,530	\$134,100	36.79	\$306,525	\$171,651	\$192,879	\$134,874	1.430	1,450	\$133.02	RES1	40.5730	1 S	RES 1 FAMILY	\$171,651
76-2750-0003-00-0	2901 VERONICA DR	12/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$153,000	47.81	\$406,138	\$158,888	\$161,112	\$247,250	0.652	1,693	\$95.16	RES1	37.2723	2 S	RES 1 FAMILY	\$140,532
76-2800-0001-00-7	836 NAPIER AVE	06/26/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$36,000	23.38	\$187,064	\$117,716	\$36,284	\$69,344	0.523	832	\$43.61	RES1	50.1122	1 S	RES 1 FAMILY	\$117,016
76-2800-0007-00-5	2512 WILLA DR	05/23/23	\$251,025	WD	03-ARM'S LENGTH	\$251,025	\$78,000	31.07	\$225,094	\$117,243	\$133,782	\$107,851	1.240	1,030	\$129.89	RES1	21.6095	1 S	RES 1 FAMILY	\$117,243
76-2800-0025-00-3	906 NAPIER AVE	08/14/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,800	56.53	\$213,109	\$108,856	\$41,144	\$104,253	0.395	1,040	\$39.56	RES1	62.9683	1 S	RES 1 FAMILY	\$108,856
76-2800-0037-00-1	2523 THAYER DR	10/10/24	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$106,000	39.70	\$236,207	\$116,794	\$119,413	\$128,153	0.258	1,081	\$138.95	RES1	23.3531	1 S	RES 1 FAMILY	\$115,886
76-2800-0039-00-4	2517 THAYER DR	07/24/23	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$111,300	32.64	\$307,465	\$153,945	\$187,055	\$153,520	1.218	1,619	\$115.54	RES1	19.4102	1 3/4 S	RES 1 FAMILY	\$153,945
76-2800-0042-00-5	2513 THAYER DR	06/13/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,900	43.89	\$255,103	\$116,026	\$163,974	\$139,077	1.179	1,212	\$135.29	RES1	15.4677	1 S	RES 1 FAMILY	\$114,744
76-2800-0053-00-7	2506 MORTON AVE	03/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$82,900	33.16	\$243,202	\$140,532	\$109,468	\$102,670	1.066	1,094	\$100.06	RES1	4.1874	1 1/2 S	RES 1 FAMILY	\$140,532
76-3000-0008-00-6	714 MYRTLE AVE	09/03/24	\$274,900	OTH	03-ARM'S LENGTH	\$274,900	\$143,600	52.24	\$341,100	\$179,032	\$95,868	\$162,068	0.592	1,448	\$66.21	RES1	43.2809	Ranch	RES 1 FAMILY	\$171,582
76-3050-0011-00-3	2239 MT CURVE AVE	05/17/24	\$551,500	WD	03-ARM'S LENGTH	\$551,500	\$282,600	41.45	\$415,813	\$149,608	\$401,892	\$266,205	1.510	2,574	\$156.14	RES1	48.5370	2 S	RES 1 FAMILY	\$149,608
76-3050-0024-00-8	2214 MT CURVE AVE	07/12/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$242,800	58.51	\$461,591	\$211,256	\$203,744	\$250,335	0.814	2,593	\$78.57	RES1	21.0453	2 S	RES 1 FAMILY	\$205,136
76-3050-0038-00-9	2110 MORTON AVE	01/24/25	\$496,000	WD	03-ARM'S LENGTH	\$496,000	\$166,600	33.59	\$447,725	\$225,124	\$20,876	\$222,598	1.217	1,667	\$162.49	RES1	19.2540	1 S	RES 1 FAMILY	\$216,171
76-3060-0074-00-2	2305 WILLA DR	04/29/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$174,800	47.89	\$376,185	\$147,196	\$217,804	\$228,989	0.951	1,879	\$115.91	RES1	7.3184	Ranch	RES 1 FAMILY	\$144,141
76-3100-0024-00-8	2611 PIXLEY AVE	12/04/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$60,700	31.13	\$210,924	\$122,757	\$72,243	\$88,167	0.819	743	\$97.23	RES1	20.4950	1 S	RES 1 FAMILY	\$122,757
76-3100-0032-00-1	2630 WILLA DR	08/23/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$84,200	33.69	\$246,756	\$124,170	\$125,730	\$122,586	1.026	1,309	\$96.05	RES1	0.1309	1 3/4 S	RES 1 FAMILY	\$122,757
76-3100-0039-00-5	2612 WILLA DR	06/15/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$94,300	40.13	\$271,082	\$122,757	\$112,243	\$148,325	0.753	1,655	\$67.82	RES1	26.7602	1 3/4 S	RES 1 FAMILY	\$122,757
76-3100-0042-00-6	2602 WILLA DR	06/14/24	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$100,400	40.65	\$241,881	\$128,023	\$118,977	\$113,858	1.045	1,388	\$85.72	RES1	2.0621	1 3/4 S	RES 1 FAMILY	\$122,757
76-3100-0044-00-9	2601 WILLA DR	07/26/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,000	31.67	\$225,587	\$114,928	\$125,072	\$110,659	1.130	1,215	\$102.94	RES1	10.5908	1 1/2 S	RES 1 FAMILY	\$114,744
76-3100-0044-00-9	2601 WILLA DR	06/07/24	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$95,700	36.82	\$225,587	\$114,928	\$144,972	\$110,659	1.310	1,215	\$119.32	RES1	28.5740	1 1/2 S	RES 1 FAMILY	\$114,744
76-3100-0050-00-9	2617 WILLA DR	10/24/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$118,100	38.72	\$274,521	\$118,365	\$186,635	\$156,156	1.195	1,133	\$164.73	RES1	17.0845	1 1/2 S	RES 1 FAMILY	\$114,744
76-3100-0057-00-3	2624 THAYER DR	11/01/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$95,200	31.73	\$244,229	\$114,744	\$185,256	\$129,485	1.431	1,461	\$126.80	RES1	40.6375	2 S	RES 1 FAMILY	\$114,744
76-3160-0067-00-9	2603 THAYER DR	06/07/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$76,900	36.64	\$223,083	\$118,532	\$91,368	\$104,551	0.874	1,104	\$82.76	RES1	15.0430	1 1/2 S	RES 1 FAMILY	\$114,744
76-3110-0003-00-4	2701 WILLA DR	04/08/24	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$98,900	45.26	\$233,209	\$131,831	\$86,669	\$101,378	0.855	1,032	\$83.98	RES1	16.9429	1 S	RES 1 FAMILY	\$131,831
76-3110-0055-00-8	2707 THAYER DR	03/22/24	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$84,500	29.86	\$252,801	\$131,482	\$151,518	\$121,319	1.249	1,152	\$131.53	RES1	22.4584	1 S	RES 1 FAMILY	\$127,840
76-3110-0056-00-4	2709 THAYER DR	11/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,600	47.84	\$270,455	\$129,028	\$120,972	\$141,427	0.855	1,205	\$100.39	RES1	16.8971	1 S	RES 1 FAMILY	\$127,840
76-3160-0026-00-4	1017 MARKET ST	07/23/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,400	39.74	\$208,948	\$118,902	\$116,098	\$90,046	1.289	889	\$130.59	RES1	26.4980	1 1/4 S	RES 1 FAMILY	\$118,824
76-3160-0053-00-6	914 COURT ST	01/03/25	\$249,900	WD	03-ARM'S LENGTH	\$														

76-4460-0019-00-2	2627 BOTHAM CT	03/03/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,200	38.23	\$208,237	\$126,088	\$88,912	\$82,149	1.082	784	\$113.41	RES1	5.7988	1 S	RES 1 FAMILY	\$122,121
76-4490-0002-00-4	1816 LANGLEY AVE	10/23/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$83,400	41.70	\$249,313	\$116,851	\$83,400	\$132,462	0.628	1,470	\$56.56	RES1	39.6619	1 3/4 S	RES 1 FAMILY	\$116,680
76-4490-0010-00-7	1405 MARION AVE	05/01/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$92,600	43.68	\$222,580	\$118,695	\$93,305	\$103,885	0.898	908	\$102.76	RES1	12.6182	1 S	RES 1 FAMILY	\$117,337
76-4490-0012-00-0	1325 MARION AVE	07/21/23	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$93,000	39.16	\$284,450	\$165,940	\$71,560	\$118,510	0.604	1,104	\$64.82	RES1	42.0508	1 S	RES 1 FAMILY	\$165,940
76-4490-0024-00-8	1307 MARION AVE	10/12/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$109,300	35.26	\$277,636	\$119,760	\$190,240	\$157,876	1.205	1,247	\$152.56	RES1	18.0658	1 S	RES 1 FAMILY	\$117,337
76-4490-0027-00-7	1302 MARION AVE	04/14/23	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$70,600	40.93	\$231,920	\$123,128	\$49,372	\$108,792	0.454	975	\$50.64	RES1	57.0518	1 S	RES 1 FAMILY	\$117,337
76-4510-0001-00-6	1507 LANGLEY AVE	08/13/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$110,100	45.89	\$252,114	\$137,976	\$101,924	\$114,138	0.893	954	\$106.84	RES1	13.1349	1 S	RES 1 FAMILY	\$132,826
76-4510-0012-00-8	1409 MARGARET PL	12/14/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$77,600	32.33	\$234,575	\$137,040	\$102,960	\$97,535	1.056	845	\$121.85	RES1	3.1283	1 S	RES 1 FAMILY	\$132,058
76-4540-0017-00-1	1227 RIVERWOOD TERR	08/08/24	\$360,000	OTH	03-ARM'S LENGTH	\$360,000	\$169,600	47.11	\$322,830	\$142,724	\$217,276	\$180,106	1.206	1,792	\$121.25	RES1	18.2040	1 3/4 S	RES 1 FAMILY	\$137,132
76-4540-0020-00-2	2405 LANGLEY AVE	08/12/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$166,300	39.60	\$381,373	\$202,906	\$217,094	\$178,467	1.216	1,758	\$123.49	RES1	19.2099	1 3/4 S	RES 1 FAMILY	\$184,847
76-4550-0003-00-9	2507 RIVERWOOD TERR	05/31/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$265,300	37.90	\$494,162	\$237,781	\$462,219	\$256,381	1.803	1,982	\$233.21	RES1	77.8521	1 S	RES 1 FAMILY	\$222,266
76-4550-0006-00-7	2504 RIVERWOOD TERR	04/10/23	\$403,900	WD	03-ARM'S LENGTH	\$403,900	\$157,800	39.07	\$383,280	\$163,508	\$240,392	\$219,781	1.094	1,818	\$132.23	RES1	6.9441	1 1/2 S	RES 1 FAMILY	\$154,107
76-4580-0008-00-1	2104 LANGLEY AVE	10/02/23	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$104,400	42.18	\$301,402	\$179,656	\$67,844	\$121,746	0.557	1,116	\$60.79	RES1	46.7080	1 S	RES 1 FAMILY	\$173,185
76-4580-0103-00-5	1203 ORCHARD AVE	12/06/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$92,300	52.74	\$256,569	\$141,219	\$33,781	\$115,350	0.293	888	\$38.04	RES1	73.1482	1 S	RES 1 FAMILY	\$135,489
76-4660-0028-01-2	506 KINGSLY AVE	07/24/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$92,400	39.32	\$212,766	\$107,639	\$127,361	\$105,127	1.211	1,039	\$122.58	RES1	18.7158	1 S	RES 1 FAMILY	\$107,639
76-4660-0031-00-5	2403 LAKEVIEW AVE	03/29/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$132,200	55.08	\$277,787	\$116,219	\$123,781	\$161,568	0.766	1,917	\$64.57	RES1	25.8215	1 1/2 S	RES 1 FAMILY	\$114,744
76-4660-0047-00-9	518 WHITTLESEY AVE	11/01/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$113,100	45.26	\$238,094	\$131,831	\$118,069	\$106,263	1.111	982	\$120.23	RES1	8.6763	1 S	RES 1 FAMILY	\$131,831
76-4670-0062-01-3	511 GRANADA AVE	07/15/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$141,600	36.78	\$297,437	\$134,256	\$250,744	\$163,181	1.537	2,014	\$124.50	RES1	51.2262	1 3/4 S	RES 1 FAMILY	\$131,831
76-4670-0085-00-5	511 DONNA DR	04/12/24	\$264,326	WD	03-ARM'S LENGTH	\$264,326	\$107,500	40.67	\$225,758	\$115,314	\$149,012	\$110,444	1.349	1,136	\$131.17	RES1	32.4870	1 1/2 S	RES 1 FAMILY	\$115,314
76-4670-0099-00-6	2604 S STATE ST	07/31/23	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$112,300	40.18	\$310,077	\$168,688	\$110,812	\$141,389	0.784	1,224	\$90.53	RES1	24.0600	1 S	RES 1 FAMILY	\$167,741
76-4670-0108-01-3	2515 LAKEVIEW AVE	08/15/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$219,400	44.78	\$482,062	\$190,138	\$299,862	\$291,924	1.027	2,274	\$131.87	RES1	0.2854	2 S	RES 1 FAMILY	\$184,770
76-4830-0023-00-3	2019 SUNSET DR	05/01/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$87,000	36.25	\$297,430	\$152,472	\$87,528	\$144,967	0.604	1,474	\$59.38	RES1	42.0560	1 S	RES 1 FAMILY	\$146,345
76-4830-0039-00-7	1214 MOHAWK LN	06/30/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$74,600	33.91	\$226,247	\$126,056	\$93,944	\$100,191	0.938	832	\$112.91	RES1	8.6689	1 S	RES 1 FAMILY	\$126,056
76-5080-0015-00-1	2800 S STATE ST	11/07/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$121,600	55.27	\$305,188	\$159,323	\$60,677	\$145,865	0.416	1,232	\$49.25	RES1	60.8358	1 S	RES 1 FAMILY	\$153,797
76-5400-0001-01-6	1417 NEWBERRY HLS LN	04/19/24	\$905,000	WD	03-ARM'S LENGTH	\$905,000	\$835,200	92.29	\$1,052,485	\$343,001	\$561,999	\$709,484	0.792	5,088	\$110.46	RES1	23.2215	2 S	RES 1 FAMILY	\$299,442
76-5990-0003-01-6	808 WISCONSIN AVE	03/11/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$83,200	36.98	\$203,778	\$98,439	\$126,561	\$105,339	1.201	1,190	\$106.35	RES1	17.7125	1 1/2 S	RES 1 FAMILY	\$98,439
76-5990-0007-00-3	819 WISCONSIN AVE	04/12/24	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$163,700	40.32	\$278,496	\$121,809	\$284,191	\$156,687	1.814	1,530	\$185.75	RES1	78.9411	2 S	RES 1 FAMILY	\$121,809
76-5990-0012-00-7	824 WISCONSIN AVE	04/16/24	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$143,700	33.73	\$357,423	\$121,809	\$304,191	\$235,614	1.291	1,926	\$157.94	RES1	26.6718	2 S	RES 1 FAMILY	\$121,809
76-5990-0039-00-2	937 WISCONSIN AVE	05/10/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$150,000	71.43	\$284,758	\$123,086	\$86,914	\$161,672	0.538	1,502	\$57.87	RES1	48.6744	1 S	RES 1 FAMILY	\$121,809
76-6680-0015-00-5	2816 S STATE ST	10/17/24	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$165,000	49.85	\$331,881	\$161,710	\$169,290	\$170,171	0.995	1,348	\$125.59	RES1	2.9516	1 S	RES 1 FAMILY	\$151,200
76-6780-0002-00-7	2720 HIGHLAND CT	03/14/25	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$149,500	48.23	\$335,403	\$178,797	\$131,203	\$156,608	0.838	1,383	\$94.87	RES1	18.6548	1 S	RES 1 FAMILY	\$176,513
76-6840-0002-00-4	1705 LANGLEY AVE	01/15/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$121,900	54.18	\$276,922	\$139,394	\$85,606	\$137,528	0.622	1,255	\$68.21	RES1	40.1876	1 S	RES 1 FAMILY	\$139,394
76-6840-0005-00-3	1807 LANGLEY AVE	06/20/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$109,200	35.23	\$275,054	\$141,039	\$168,961	\$134,015	1.261	1,174	\$143.92	RES1	23.6423	1 S	RES 1 FAMILY	\$138,334
76-6890-0001-00-4	1901 LANGLEY AVE	03/21/25	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$82,200	29.25	\$297,697	\$133,467	\$147,533	\$164,230	0.898	1,122	\$131.49	RES1	12.6007	2 S	RES 1 FAMILY	\$130,457
76-6900-0019-00-1	1416 MICHIGAN AVE	07/21/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$95,300	25.08	\$265,784	\$126,133	\$253,867	\$139,651	1.818	1,370	\$185.30	RES1	79.3529	1 1/2 S	RES 1 FAMILY	\$126,133
76-6900-0023-00-9	1505 LANGLEY AVE	02/16/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,800	39.40	\$244,297	\$140,813	\$59,187	\$103,484	0.572	1,074	\$55.11	RES1	45.2395	1 S	RES 1 FAMILY	\$137,847
76-6950-0001-03-6	1215 HARRIET AVE	08/29/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$596,800	39.79	\$1,032,201	\$820,880	\$1,117,200	\$649,401	1.720	4,416	\$252.99	RES1	69.6016	1 S	RES 1 FAMILY	\$275,015
76-6950-0013-00-0	2103 LANGLEY AVE	12/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$93,000	33.21	\$262,159	\$125,705	\$154,295	\$136,454	1.131	1,319	\$116.98	RES1	10.6409	2 S	RES 1 FAMILY	\$118,824
76-6950-0015-00-2	2115 LANGLEY AVE	12/23/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,000	40.67	\$278,116	\$149,170	\$150,830	\$128,946	1.170	1,202	\$125.48	RES1	14.5376	1 S	RES 1 FAMILY	\$145,529
76-7170-0048-00-7	711 BOTHAM AVE	01/26/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$94,100	35.51	\$240,386	\$119,113	\$145,887	\$121,273	1.203	1,166	\$125.12	RES1	17.8625	1 1/2 S	RES 1 FAMILY	\$119,113
76-7230-0004-00-7	2810 WILLA DR	10/19/23	\$215,000	OTH	03-ARM'S LENGTH	\$215,000	\$100,300	46.65	\$308,559	\$136,814	\$78,186	\$171,745	0.455	1,648	\$47.44	RES1	56.9094	Ranch	RES 1 FAMILY	\$136,814
76-7230-0015-00-9	2811 WILLA DR	04/12/24	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$129,200	48.03	\$276,504	\$137,158	\$131,842	\$139,346	0.946	1,131	\$116.57	RES1	7.8190	1 S	RES 1 FAMILY	\$134,794
76-7230-0037-00-2	2807 THAYER DR	08/31/23	\$272,650	WD	03-ARM'S LENGTH	\$272,650	\$115,100	42.22	\$317,990	\$153,945	\$118,705	\$164,045	0.724	1,392	\$85.28	RES1	30.0726	1 S	RES 1 FAMILY	\$153,945
76-7300-0001-00-2	513 COLUMBIA AVE	10/31/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$142,300	59.29	\$317,512	\$160,452	\$79,548	\$157,060	0.506	1,334	\$59.63	RES1	51.7857	1 S	RES 1 FAMILY	\$149,999
76-7300-0006-00-4	2716 S STATE ST	08/30/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,700	46.85	\$259,762	\$146,284	\$53,716	\$113,478	0.473	1,052	\$51.06	RES1	55.0978	1 S	RES 1 FAMILY	\$145,845
76-7300-0008-00-7	2717 SUNNYDALE DR	06/13/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,700</													

76-1130-0089-01-1	1920 S STATE ST	08/21/23	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$169,200	37.27	\$290,678	\$145,723	\$308,277	\$144,955	2.127	1,300	\$237.14	RES1	110.2370	1 S	RES 1 FAMILY	\$137,979
76-1170-0001-00-8	2301 LAKE SHORE DR	04/21/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$167,500	45.89	\$690,257	\$462,611	(\$97,611)	\$227,646	(0.429)	2,152	(\$45.36)	RES1	145.3123	1 3/4 S	RES 1 FAMILY	\$457,451
76-1600-0008-00-3	1009 PEARL ST	03/20/25	\$372,500	WD	03-ARM'S LENGTH	\$372,500	\$117,800	31.62	\$229,769	\$105,441	\$267,059	\$124,328	2.148	1,223	\$218.36	RES1	112.3681	1 1/2 S	RES 1 FAMILY	\$98,567

2026 ECF Analysis: RES2 West of Main Street & RES3 Below the Bluff

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	Use Code	Land Value
76-0026-0073-00-0	1448 LAKE BLVD	03/31/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$224,400	49.87	\$609,376	\$415,365	\$34,635	\$194,011	0.179	2,680	\$12.92	RES2	124.4473 2 S	RES 1 FAMILY	\$415,365	
76-0027-0125-08-3	222 CROFTON CIR	03/28/25	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$200,900	39.39	\$441,867	\$235,945	\$274,055	\$205,922	1.331	1,714	\$159.89	RES2	9.2126 2 S	RES 1 FAMILY	\$235,945	
76-0027-0128-03-1	2515 OLD LAKE SHORE RD	11/17/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$377,400	51.00	\$629,883	\$361,802	\$378,198	\$268,081	1.411	2,412	\$156.80	RES2	1.2234 2 S	RES 1 FAMILY	\$351,233	
76-0027-0135-01-0	2401 OLD LAKE SHORE RD	04/28/23	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$382,400	39.02	\$770,718	\$431,987	\$547,913	\$338,731	1.618	2,384	\$229.83	RES2	19.4552 1 S	RES 1 FAMILY	\$406,490	
76-0340-0023-00-7	501 LAKE ST	07/31/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$345,300	43.71	\$781,518	\$596,879	\$193,121	\$184,639	1.046	1,734	\$111.37	RES3	37.7056 1 3/4 S	RES 1 FAMILY	\$594,264	
76-0340-0047-03-8	616 LIONS PARK DR	12/09/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$322,500	56.09	\$519,872	\$430,239	\$144,761	\$89,633	1.615	1,080	\$134.04	RES3	19.2047 1 S	RES 1 FAMILY	\$430,239	
76-0340-0081-01-5	717 LIONS PARK DR	07/19/24	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$299,200	38.86	\$610,145	\$432,155	\$337,845	\$177,990	1.898	1,270	\$266.02	RES3	47.5118 1 1/4 S	RES 1 FAMILY	\$432,155	
76-0340-0185-00-7	721 STATE ST	06/27/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$261,200	54.99	\$401,131	\$147,233	\$327,767	\$254,080	1.290	2,816	\$116.39	RES2	13.2979 2 S	RES 4 UNIT	\$144,856	
76-0800-0008-00-1	816 LIONS PARK DR	07/19/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$326,400	36.27	\$643,739	\$438,920	\$461,080	\$204,819	2.251	1,688	\$273.15	RES3	82.8164 1 3/4 S	RES 1 FAMILY	\$432,155	
76-0800-0017-01-8	909 LIONS PARK DR	04/04/24	\$925,000	OTH	03-ARM'S LENGTH	\$925,000	\$312,400	33.77	\$664,488	\$432,155	\$492,845	\$232,333	2.121	2,082	\$236.72	RES3	69.8293 1 3/4 S	RES 1 FAMILY	\$432,155	
76-0800-0018-00-6	911 LIONS PARK DR	03/27/25	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$390,900	31.27	\$878,618	\$432,155	\$817,845	\$446,463	1.832	2,003	\$408.31	RES3	40.8838 2 S	RES DUPLEX	\$432,155	
76-0800-0028-00-1	1001 LIONS PARK DR	11/02/23	\$731,500	WD	03-ARM'S LENGTH	\$731,500	\$226,800	31.00	\$592,075	\$432,155	\$299,345	\$159,920	1.872	1,845	\$162.25	RES3	44.8848 2 S	RES DUPLEX	\$432,155	
76-0800-0044-00-7	1102 LIONS PARK DR	11/03/23	\$2,050,000	WD	03-ARM'S LENGTH	\$2,050,000	\$954,300	46.55	\$2,012,506	\$1,188,528	\$861,472	\$823,978	1.046	3,163	\$272.36	RES3	37.7490 2 S	RES 1 FAMILY	\$1,188,528	
76-1350-0002-00-2	1104 STATE ST	07/18/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$172,800	29.04	\$383,965	\$141,050	\$453,950	\$242,915	1.869	2,440	\$186.05	RES2	44.5767 2 S	RES 1 FAMILY	\$138,327	
76-1400-0008-00-1	221 N SUNNYBANK RD	12/23/24	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$135,900	41.69	\$351,981	\$202,772	\$123,228	\$149,209	0.826	1,564	\$78.79	RES2	59.7119 1 3/4 S	RES 1 FAMILY	\$202,772	
76-2520-0007-00-1	604 CENTRAL AVE	11/27/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$137,300	58.43	\$343,058	\$144,179	\$90,821	\$198,879	0.457	2,320	\$39.15	RES2	96.6329 2 S	RES 4 UNIT	\$141,862	
76-3160-0110-00-5	613 JONES ST	03/27/24	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$116,600	54.74	\$290,360	\$134,313	\$78,687	\$156,047	0.504	1,986	\$39.62	RES2	91.8742 2 S	RES DUPLEX	\$134,313	
76-3170-0008-00-3	924 LAKE BLVD	05/19/23	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$220,200	27.53	\$546,200	\$315,665	\$484,235	\$230,535	2.100	2,214	\$218.71	RES2	67.7490 2 S	RES 1 FAMILY	\$315,665	
76-3170-0065-01-5	1014 STATE ST	05/23/23	\$734,900	WD	03-ARM'S LENGTH	\$734,900	\$153,100	20.83	\$369,811	\$151,713	\$583,187	\$218,098	2.674	2,465	\$236.59	RES2	125.0974 2 S	RES 1 FAMILY	\$151,713	
76-3170-0070-02-7	508 JONES ST	04/23/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,200	46.00	\$209,275	\$101,489	\$118,511	\$107,786	1.100	1,314	\$90.19	RES2	32.3491 2 S	RES 1 FAMILY	\$100,469	
76-5130-0007-00-9	1315 LAKE BLVD	07/14/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$588,800	67.29	\$896,666	\$422,410	\$452,590	\$330,903	1.368	2,528	\$179.03	RES2	5.5252 2 S	RES 1 FAMILY	\$410,443	
76-5130-0017-01-0	1318 STATE ST	03/18/24	\$340,000	OTH	03-ARM'S LENGTH	\$340,000	\$0	0.00	\$358,464	\$173,465	\$166,535	\$184,999	0.900	1,699	\$98.02	RES2	52.2800 1 3/4 S	RES 1 FAMILY	\$173,465	
Totals:			\$15,485,200			\$15,485,200		\$6,250,000		\$13,305,898		\$7,722,626	\$5,399,971		\$168.46		0.7130			
						Sale. Ratio =>	40.36					E.C.F. =>	1.430		Std. Deviation=>	0.633972397				
						Std. Dev. =>	14.70					Ave. E.C.F. =>	1.423		Ave. Variance=>	51.0917	Coefficient of Var=>	35.90439501		

E.C.F. w/outliers 1.238
 Std. Dev. w/outliers 1.082
 Two Std. Dev. -0.925 3.401

Mean: 1.423
 Median: 1.389
 Mode: No mode
 Use: 1.389

NOTE:
 The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

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	Use Code	Land Value
76-0340-0051-01-9	714 LIONS PARK DR	02/26/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$257,500	64.38	\$602,622	\$549,713	(\$149,713)	\$52,909	(2.830)	1,110	(\$134.88)	RES3	425.2626 1 1/2 S	RES DUPLEX	\$549,081	

2026 ECF Analysis: RES4 Tiscornia Park Proximity

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	Use Code	Land Value
76-1900-0058-00-0	541 RIDGEWAY	06/15/23	\$1,155,000	WD	03-ARM'S LENGTH	\$1,155,000	\$565,600	48.97	\$1,269,204	\$677,828	\$477,172	\$591,376	0.807	4,148	\$115.04	RES4	2.5088	3 S	RES 1 FAMILY	\$677,828
76-1900-0103-00-5	361 RIDGEWAY	05/28/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$417,100	37.92	\$1,176,994	\$670,242	\$429,758	\$506,752	0.848	2,596	\$165.55	RES4	6.6267	2 S	RES 1 FAMILY	\$670,242
76-1900-0131-00-9	462 UPTON DR	05/05/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$83,800	25.78	\$385,717	\$271,465	\$53,535	\$114,252	0.469	1,260	\$42.49	RES4	31.3227	1 1/2 S	RES 1 FAMILY	\$262,375
76-1900-0143-01-5	416 UPTON DR	03/21/25	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$193,700	40.35	\$552,780	\$344,703	\$135,297	\$208,077	0.650	1,296	\$104.40	RES4	13.1571	1 S	RES 1 FAMILY	\$344,703
76-4690-0006-00-2	102 LIGHTHOUSE DUNES PATH	08/09/24	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$791,400	53.65	\$1,388,711	\$750,660	\$724,340	\$638,051	1.135	3,786	\$191.32	RES4	35.3442	2 S	RES 1 FAMILY	\$750,660

Totals: **\$4,535,000** **\$4,535,000** **\$2,051,600** **\$4,773,406** **\$1,820,102** **\$2,058,508** **\$123.76** **10.2389**

Sale. Ratio => **45.24** E.C.F. => **0.884** Std. Deviation=> **0.24767115**

Std. Dev. => **10.78** Ave. E.C.F. => **0.782** Ave. Variance=> **17.7919** Coefficient of Var=> **22.75771831**

E.C.F. w/outliers 0.782

Std. Dev. w/outliers 0.248

Two Std. Dev. 0.286 1.277

Mean: 0.782

Median: 0.807

Mode: No mode

Use: **0.807**

NOTE:

The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

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	Use Code	Land Value
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2026 ECF Analysis: RESS Water Influence

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	Use Code	Land Value	
76-1140-0004-00-5	215 WAYNE ST	10/24/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$178,300	35.66	\$430,508	\$253,082	\$246,918	\$177,426	1.392	1,502	\$164.39	RESS	55.9193	1 S	RES CONDO	\$253,082	
76-1143-0023-00-4	179 WAYNE ST	08/29/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$151,200	32.87	\$429,140	\$253,082	\$206,918	\$176,058	1.175	1,400	\$147.80	RESS	34.2809	1 S	RES CONDO	\$253,082	
76-4400-0011-00-8	3606 LAKE SHORE DR	11/21/23	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$60,200	35.31	\$197,547	\$125,783	\$44,717	\$71,764	0.623	693	\$64.53	RESS	20.9362	1 S	RES CONDO	\$125,783	
76-4400-0012-00-4	3608 LAKE SHORE DR	11/22/24	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$71,000	43.69	\$196,192	\$125,783	\$36,717	\$70,409	0.521	693	\$52.98	RESS	31.0993	1 S	RES CONDO	\$125,783	
76-4400-0025-00-9	3610 LAKE SHORE DR	09/03/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,700	46.68	\$268,626	\$175,011	\$29,989	\$93,615	0.320	970	\$30.92	RESS	51.2130	1 S	RES CONDO	\$175,011	
76-4400-0038-00-3	3612 LAKE SHORE DR	06/06/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$81,300	24.64	\$268,626	\$175,011	\$154,989	\$93,615	1.656	970	\$159.78	RESS	82.3126	1 S	RES CONDO	\$175,011	
76-4400-0046-00-6	3616 LAKE SHORE DR	09/13/24	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$95,500	35.50	\$269,746	\$175,011	\$93,989	\$94,735	0.992	970	\$96.90	RESS	15.9651	1 S	RES CONDO	\$175,011	
76-4400-0054-00-9	3616 LAKE SHORE DR	04/15/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$95,700	39.06	\$269,432	\$175,011	\$69,989	\$94,421	0.741	970	\$72.15	RESS	9.1230	1 S	RES CONDO	\$175,011	
76-4400-0060-00-9	3620 LAKE SHORE DR	06/15/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$81,300	23.91	\$268,626	\$175,011	\$164,989	\$93,615	1.762	970	\$170.09	RESS	92.9946	1 S	RES CONDO	\$175,011	
76-4400-0077-00-9	3622 LAKE SHORE DR	04/02/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$95,700	30.87	\$268,626	\$175,011	\$134,989	\$93,615	1.442	970	\$139.16	RESS	60.9485	1 S	RES CONDO	\$175,011	
76-4400-0082-00-2	3624 LAKE SHORE DR	05/09/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,300	38.71	\$272,172	\$175,011	\$34,989	\$97,161	0.360	970	\$36.07	RESS	47.2361	1 S	RES CONDO	\$175,011	
76-4400-0090-00-5	3618 LAKE SHORE DR	11/26/24	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$95,700	38.74	\$268,626	\$175,011	\$71,989	\$93,615	0.769	970	\$74.22	RESS	6.3484	1 S	RES CONDO	\$175,011	
76-4400-0108-00-1	3614 LAKE SHORE DR	03/18/25	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$95,700	40.21	\$264,727	\$175,011	\$62,989	\$89,716	0.702	970	\$64.94	RESS	13.0381	1 S	RES CONDO	\$175,011	
76-4400-0111-00-2	3626 LAKE SHORE DR	10/31/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,400	40.78	\$268,626	\$175,011	\$4,989	\$93,615	0.053	970	\$5.14	RESS	77.9181	1 S	RES CONDO	\$175,011	
76-4400-0118-00-7	3626 LAKE SHORE DR	12/06/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$73,400	32.62	\$268,626	\$175,011	\$49,989	\$93,615	0.534	970	\$51.54	RESS	29.8489	1 S	RES CONDO	\$175,011	
76-6860-0004-00-1	1117 BROAD ST	10/04/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$150,200	48.45	\$355,620	\$155,449	\$154,551	\$200,171	0.772	1,120	\$137.99	RESS	6.0379	2 S	RES CONDO	\$153,684	
76-6860-0026-00-5	1117 BROAD ST	12/10/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$186,300	43.84	\$614,396	\$317,461	\$107,539	\$296,935	0.362	2,091	\$51.43	RESS	47.0311	2 S	RES CONDO	\$313,278	
76-7207-0001-00-1	253 SHOREVIEW WAY	11/14/24	\$563,000	WD	03-ARM'S LENGTH	\$563,000	\$267,300	47.48	\$593,845	\$199,409	\$363,591	\$394,436	0.922	2,864	\$126.95	RESS	8.9326	1 S	RES CONDO	\$180,809	
76-7210-0003-00-6	1806 LAKE SHORE DR	03/21/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$178,000	28.25	\$599,729	\$398,728	\$231,272	\$201,001	1.151	1,331	\$173.76	RESS	31.8127	1 S	RES CONDO	\$391,728	
76-7210-0015-00-4	1804 LAKE SHORE DR	07/31/23	\$638,000	WD	03-ARM'S LENGTH	\$638,000	\$196,400	30.78	\$700,098	\$474,725	\$163,275	\$225,373	0.724	1,589	\$102.75	RESS	10.8009	1 S	RES CONDO	\$467,725	
76-7530-0001-00-7	1221 BROAD ST	09/29/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$164,600	47.71	\$365,260	\$160,035	\$184,965	\$205,225	0.901	1,490	\$124.14	RESS	6.8805	1 S	RES CONDO	\$158,572	
76-7530-0002-00-3	1221 BROAD ST	09/25/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$152,200	51.59	\$394,541	\$160,035	\$134,965	\$234,506	0.576	1,420	\$95.05	RESS	25.6945	1 S	RES CONDO	\$158,572	
76-7530-0004-00-6	1221 BROAD ST	09/18/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$160,500	46.52	\$403,686	\$160,035	\$184,965	\$243,651	0.759	1,490	\$124.14	RESS	7.3335	1 S	RES CONDO	\$158,572	
76-7530-0005-00-2	1221 BROAD ST	09/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$150,300	50.95	\$391,570	\$160,035	\$134,965	\$231,535	0.583	1,397	\$96.61	RESS	24.9560	1 S	RES CONDO	\$158,572	
76-7530-0010-00-6	1221 BROAD ST	08/12/24	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$169,400	47.32	\$380,483	\$160,035	\$197,965	\$220,448	0.898	1,240	\$159.65	RESS	6.5538	1 S	RES CONDO	\$158,572	
76-7530-0011-00-2	1221 BROAD ST	07/25/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$180,500	48.13	\$385,692	\$160,035	\$214,965	\$225,657	0.953	1,284	\$167.42	RESS	12.0144	1 S	RES CONDO	\$158,572	
Totals:			\$8,671,000			\$8,671,000	\$3,381,100		\$9,394,766		\$3,482,167	\$4,205,933			\$103.48		0.4556				
								Sale. Ratio =>	38.99		E.C.F. =>	0.828			Std. Deviation=>	0.41104089					
								Std. Dev. =>	8.11		Ave. E.C.F. =>	0.832			Ave. Variance=>	31.4319	Coefficient of Var=>	37.75723961			

NOTE:

The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

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	Use Code	Land Value
76-4400-0076-00-2	3622 LAKE SHORE DR	05/09/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$81,300	22.58	\$270,270	\$175,011	\$184,989	\$95,259	1.942	970	\$190.71	RESS	110.9484	1 S	RES CONDO	\$175,011

2026 ECF Analysis: RES6 Premium Water Influence

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	Use Code	Land Value
76-4710-0007-00-7	200 LAKE ST	01/29/25	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$428,800	56.79	\$696,577	\$294,999	\$460,001	\$401,578	1.145	1,342	\$342.77	RES6	2.3847 1 S	RES CONDO	\$294,999	
76-4710-0008-00-3	200 LAKE ST	07/16/24	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000	\$616,900	57.39	\$1,027,268	\$467,783	\$607,217	\$559,485	1.085	2,050	\$296.20	RES6	3.6322 1 S	RES CONDO	\$467,783	
76-4710-0011-00-4	200 LAKE ST	04/12/24	\$1,195,000	WD	03-ARM'S LENGTH	\$1,195,000	\$681,800	57.05	\$1,068,153	\$473,087	\$721,913	\$595,066	1.213	2,050	\$352.15	RES6	9.1528 1 S	RES CONDO	\$473,087	
76-4710-0013-00-7	200 LAKE ST	07/25/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$469,000	62.53	\$710,748	\$305,631	\$444,369	\$405,117	1.097	1,342	\$331.12	RES6	2.4746 1 S	RES CONDO	\$305,631	
76-4710-0015-00-0	200 LAKE ST	06/27/24	\$1,070,000	WD	03-ARM'S LENGTH	\$1,070,000	\$713,100	66.64	\$1,050,241	\$478,402	\$591,598	\$571,839	1.035	2,050	\$288.58	RES6	8.7083 1 S	RES CONDO	\$478,402	
76-4710-0018-00-9	200 LAKE ST	09/30/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$713,100	62.01	\$1,069,285	\$494,350	\$655,650	\$574,935	1.140	2,050	\$319.83	RES6	1.8753 1 S	RES CONDO	\$494,350	
76-4710-0020-00-3	200 LAKE ST	07/18/24	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$910,500	58.74	\$1,450,578	\$717,691	\$832,309	\$732,887	1.136	2,630	\$316.47	RES6	1.4022 1 S	RES CONDO	\$717,691	
Totals:						\$7,545,000			\$7,545,000		\$4,533,200		\$4,313,057		\$3,840,907		\$321.02		0.1290	
									Sale. Ratio =>	60.08			E.C.F. =>	1.123		Std. Deviation=>	0.05628721			
									Std. Dev. =>	3.69			Ave. E.C.F. =>	1.122		Ave. Variance=>	4.2329	Coefficient of Var=>	3.773842731	

E.C.F. w/outliers 1.151
 Std. Dev. w/outliers 0.097
 Two Std. Dev. 0.956 1.345

Mean: 1.122
 Median: 1.136
 Mode: No mode

Use: 1.136

NOTE:
 The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

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	Use Code	Land Value
76-8500-0010-00-0	240 WATER ST	03/21/25	\$746,500	WD	03-ARM'S LENGTH	\$746,500	\$246,500	33.02	\$636,739	\$326,095	\$420,405	\$310,644	1.353	1,228	\$342.35	RES6	135.3334 1 S	RES CONDO	\$326,095	

2026 ECF Analysis: RES7 Residential Condos River South

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	Use Code	Land Value
76-0170-0002-00-9	327 STATE ST	08/25/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$201,900	46.41	\$430,413	\$176,991	\$258,009	\$253,422	1.018	1,491	\$173.04	RES7	4.1013	1 S	RES 1 FAMILY	\$176,991
76-2850-0001-00-3	403 STATE ST	01/15/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$249,000	55.33	\$455,461	\$171,773	\$278,227	\$283,688	0.981	1,466	\$189.79	RES7	7.8363	1 S	RES CONDO	\$171,773
76-2850-0005-00-9	403 STATE ST	08/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$187,200	46.22	\$354,594	\$145,681	\$259,319	\$208,913	1.241	1,259	\$205.97	RES7	18.2164	1 S	RES CONDO	\$145,681
76-3670-0005-00-6	2214 S STATE ST	06/20/23	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$124,600	36.22	\$295,572	\$82,635	\$261,365	\$212,937	1.227	1,181	\$221.31	RES7	16.8315	2 S	RES CONDO	\$82,635
76-3670-0015-00-0	2214 S STATE ST	02/23/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$129,600	35.03	\$301,769	\$80,713	\$289,287	\$221,056	1.309	1,151	\$251.34	RES7	24.9546	2 S	RES CONDO	\$80,713
76-3670-0017-00-0	2214 S STATE ST	09/03/24	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$214,300	54.53	\$393,105	\$112,663	\$280,337	\$280,442	1.000	1,601	\$175.10	RES7	5.9488	2 S	RES CONDO	\$111,461
76-3670-0018-00-0	2214 S STATE ST	10/08/24	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$214,800	63.36	\$386,421	\$107,186	\$231,814	\$279,235	0.830	1,495	\$155.06	RES7	22.8938	2 S	RES CONDO	\$103,774
76-3670-0021-00-0	2214 S STATE ST	07/10/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,100	47.70	\$332,491	\$88,400	\$211,600	\$244,091	0.867	1,281	\$165.18	RES7	19.2224	2 S	RES CONDO	\$88,400

Totals:	\$3,036,000	\$3,036,000	\$1,464,500	\$2,949,826	\$2,069,958	\$1,983,784									\$192.10		1.5674			
			Sale. Ratio =>	48.24			E.C.F. =>	1.043							Std. Deviation=>	0.1790895				
			Std. Dev. =>	9.60			Ave. E.C.F. =>	1.059							Ave. Variance=>	15.0006	Coefficient of Var=>	14.16339585		

E.C.F. w/outliers 0.978
 Std. Dev. w/outliers 0.295
 Two Std. Dev. 0.387 1.569

Mean: 1.059
 Median: 1.009
 Mode: No mode
 Use: 1.009

NOTE:
 The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

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	Use Code	Land Value
76-1180-0002-00-0	312 STATE ST	10/09/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$290,900	56.49	\$705,462	\$421,475	\$93,525	\$283,987	0.329	1,449	\$64.54	RES7	72.9785	1 S		\$421,475

2026 ECF Analysis: RES8 Residential Condos River North

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	Use Code	Land Value	
76-1200-0003-00-6	545 GOLDEN BEAR CT	08/11/23	\$1,855,000	WD	03-ARM'S LENGTH	\$1,855,000	\$0	0.00	\$1,787,825	\$358,248	\$1,496,752	\$1,429,577	1.047	4,435	\$337.49	RES8	6.6228	Two Story	RES 1 FAMILY	\$309,976	
76-1200-0022-01-0	440 GOLDEN BEAR CT	10/29/24	\$1,440,000	WD	03-ARM'S LENGTH	\$1,440,000	\$0	0.00	\$1,440,006	\$339,358	\$1,100,642	\$1,100,648	1.000	2,850	\$386.19	RES8	1.9233	One Story		\$310,676	
76-1915-0016-00-3	484 DUNE RIDGE S	09/13/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$330,500	55.08	\$719,552	\$30,890	\$269,110	\$388,662	0.692	2,508	\$107.30	RES8	28.8360	1 S	RES 1 FAMILY	\$317,506	
76-1915-0027-00-5	413 EDGEWATER DUNE PKWY	01/16/25	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$269,600	49.94	\$541,853	\$197,342	\$342,558	\$344,511	0.994	1,971	\$173.80	RES8	1.3570	1 1/2 S	RES 1 FAMILY	\$197,342	
76-1915-0043-00-1	569 SUMMER RIDGE PKWY	02/10/25	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$230,100	45.12	\$484,458	\$217,258	\$292,742	\$267,200	1.096	1,728	\$169.41	RES8	11.4830	2 S	RES 1 FAMILY	\$206,643	
76-1915-0046-00-0	529 SUMMER RIDGE PKWY	02/27/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$243,600	44.29	\$494,452	\$195,618	\$354,382	\$298,834	1.186	1,888	\$187.70	RES8	20.5121	2 S	RES 1 FAMILY	\$195,618	
76-1915-0071-00-4	536 DUNEWOOD	08/13/24	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$362,500	48.01	\$836,506	\$292,634	\$462,366	\$543,872	0.850	2,518	\$183.62	RES8	13.0624	2 S	RES 1 FAMILY	\$292,634	
Totals:			\$6,249,900			\$6,249,300			\$6,304,652		\$4,318,552	\$4,373,304			\$220.79			0.6719			
								Sale. Ratio =>	22.98				E.C.F. =>	0.987			Std. Deviation=>	0.16351097			
								Std. Dev. =>	23.92				Ave. E.C.F. =>	0.981			Ave. Variance=>	11.9710	Coefficient of Var=>	12.20578331	

E.C.F. w/outliers 0.981

Std. Dev. w/outliers \$0.16

Two Std. Dev. \$0.65

\$1.31

Mean: 0.981

Median: 1.000

Mode: No mode

Use: 1.000

NOTE:
The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

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	Use Code	Land Value
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2026 ECF Analysis: RES9 Residential Condos Marina Influence

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	Use Code	Land Value
76-2981-0008-00-0	994 RIVER RUN	04/28/23	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$0	0.00	\$675,421	\$249,424	\$283,576	\$425,997	0.666	2,078	\$136.47	RES9	22.6684	Two Story		\$246,908
76-2981-0010-00-0	980 RIVER RUN	07/28/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$0	0.00	\$620,455	\$211,983	\$408,017	\$408,472	0.999	2,080	\$196.16	RES9	10.6526	Two Story		\$209,364
76-2981-0018-00-0	245 CAVELIER AVE	04/28/23	\$649,000	WD	03-ARM'S LENGTH	\$649,000	\$0	0.00	\$632,728	\$258,771	\$390,229	\$373,957	1.044	1,716	\$227.41	RES9	15.1153	Two Story		\$256,741
76-2981-0019-00-0	239 CAVELIER AVE	01/09/24	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$0	0.00	\$670,669	\$264,188	\$405,812	\$406,481	0.998	1,888	\$214.94	RES9	10.5994	Two Story		\$262,104
76-2983-0012-00-0	190 MARINERS COVE	05/01/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$0	0.00	\$732,506	\$217,620	\$382,380	\$514,886	0.743	1,790	\$213.62	RES9	14.9710	Town House	RES TOWNHOME	\$208,585
76-2983-0013-00-0	184 MARINERS COVE	12/13/23	\$624,000	WD	03-ARM'S LENGTH	\$624,000	\$0	0.00	\$694,517	\$192,993	\$431,007	\$501,524	0.859	1,790	\$240.79	RES9	3.2966	Town House	RES TOWNHOME	\$183,958
76-2983-0018-00-0	978 WHITWAM	04/28/23	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$0	0.00	\$643,564	\$204,650	\$313,350	\$438,914	0.714	2,323	\$134.89	RES9	17.8439	Two Story	RES CONDO	\$202,213
76-2983-0020-00-0	986 WHITWAM	07/07/23	\$498,225	WD	03-ARM'S LENGTH	\$498,225	\$0	0.00	\$692,860	\$205,172	\$293,053	\$487,688	0.601	2,587	\$113.28	RES9	29.1458	Two Story	RES CONDO	\$202,213
76-2983-0023-00-0	905 HARBOR DR E	08/21/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$0	0.00	\$616,563	\$238,575	\$341,425	\$377,988	0.903	1,897	\$179.98	RES9	1.0909	Town House	RES TOWNHOME	\$234,138
76-2983-0024-00-0	911 HARBOR DR E	06/29/23	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$0	0.00	\$537,399	\$126,457	\$332,543	\$410,942	0.809	2,061	\$161.35	RES9	8.3139	Town House	RES TOWNHOME	\$123,614
76-2983-0025-00-0	917 HARBOR DR E	07/31/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$0	0.00	\$535,080	\$124,138	\$320,862	\$410,942	0.781	2,061	\$155.68	RES9	11.1564	Town House	RES TOWNHOME	\$120,996
76-2983-0026-00-0	923 HARBOR DR E	12/19/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$0	0.00	\$533,596	\$122,654	\$427,346	\$410,942	1.040	2,061	\$207.35	RES9	14.7558	Town House	RES TOWNHOME	\$120,102
76-2983-0027-00-0	929 HARBOR DR E	10/27/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$0	0.00	\$535,718	\$124,776	\$425,224	\$410,942	1.035	2,061	\$206.32	RES9	14.2394	Town House	RES TOWNHOME	\$121,634
76-2983-0028-00-0	935 HARBOR DR E	05/23/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$0	0.00	\$537,825	\$126,883	\$318,117	\$410,942	0.774	2,061	\$154.35	RES9	11.8244	Town House	RES TOWNHOME	\$123,741
76-2983-0029-00-0	941 HARBOR DR E	07/18/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$0	0.00	\$535,568	\$153,339	\$291,661	\$382,229	0.763	1,897	\$153.75	RES9	12.9307	Town House	RES TOWNHOME	\$148,387
76-2983-0030-00-0	152 MARINERS COVE	01/03/24	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$0	0.00	\$686,140	\$185,873	\$493,127	\$500,267	0.986	2,121	\$232.50	RES9	9.3367	Town House	RES TOWNHOME	\$184,456
76-2983-0031-00-0	144 MARINERS COVE	03/20/24	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$0	0.00	\$682,332	\$182,017	\$592,983	\$500,315	1.185	2,121	\$279.58	RES9	29.2859	Town House	RES TOWNHOME	\$180,600
76-2983-0032-00-0	138 MARINERS COVE	10/13/23	\$668,000	WD	03-ARM'S LENGTH	\$668,000	\$0	0.00	\$682,332	\$182,017	\$485,983	\$500,315	0.971	2,121	\$229.13	RES9	7.8994	Town House	RES TOWNHOME	\$180,600
76-2983-0033-00-0	132 MARINERS COVE	02/05/24	\$668,000	WD	03-ARM'S LENGTH	\$668,000	\$0	0.00	\$682,332	\$182,017	\$485,983	\$500,315	0.971	2,121	\$229.13	RES9	7.8994	Town House	RES TOWNHOME	\$180,600
76-2983-0034-00-0	126 MARINERS COVE	01/05/24	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$0	0.00	\$676,438	\$176,171	\$502,829	\$500,267	1.005	2,121	\$237.07	RES9	11.2761	Town House	RES TOWNHOME	\$174,754

Totals: \$11,655,225 \$11,655,225 \$0 \$12,604,043 \$7,925,507 \$8,674,325 \$195.19 0.0723
 Sale. Ratio => 0.00 Std. Dev. => 0.00 E.C.F. => 0.893 Ave. E.C.F. => 0.892 Std. Deviation=> 0.15372759
 Ave. Variance=> 13.2151 Coefficient of Var=> 14.80915356

E.C.F. w/outliers 0.892
 Std. Dev. w/outliers 0.154
 Two Std. Dev. 0.585 1.200

Mean: 0.892
 Median: 0.937
 Mode: 0.971

NOTE:
 The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

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	Use Code	Land Value
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